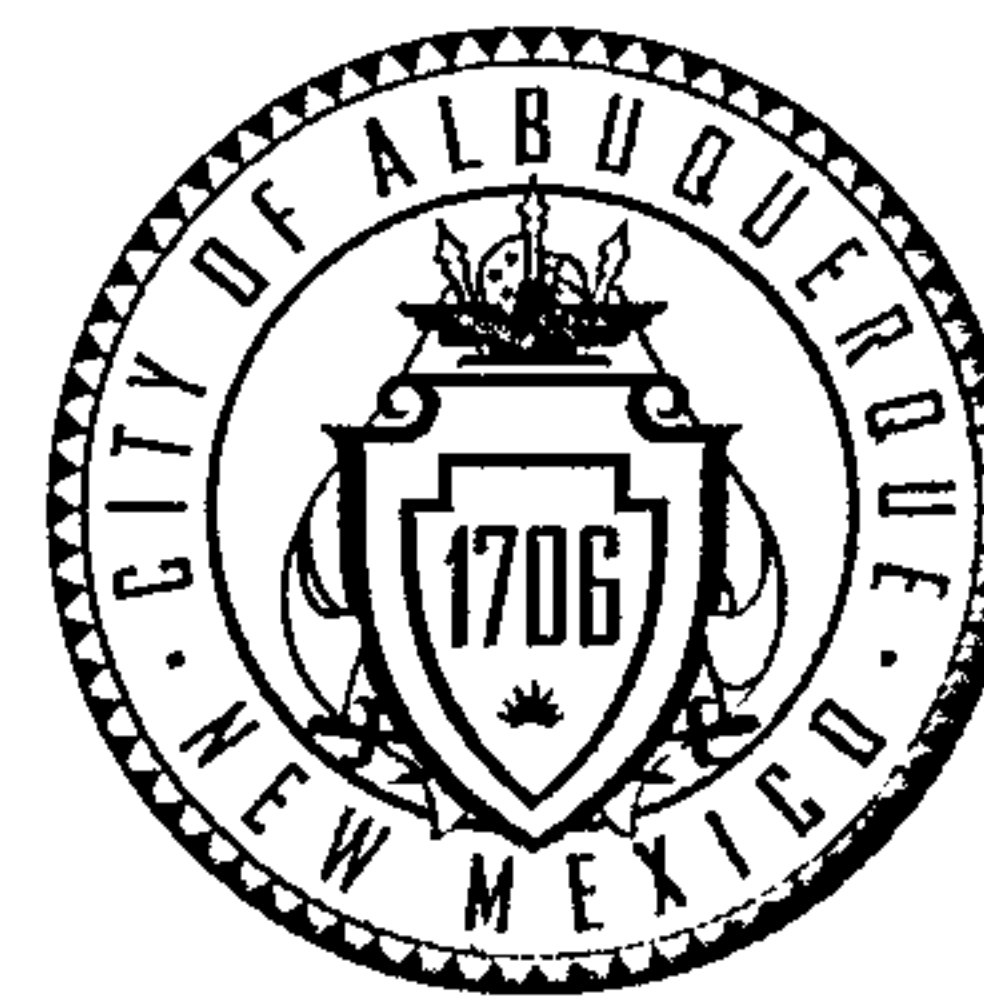


CITY OF ALBUQUERQUE



January 15, 2015

Scott McGee, PE
Scott M. McGee PE, LLC
9700 Tanoan Dr NE
Albuquerque, NM 87111

**Re: Weeping Willow Plaza
5001 Central Ave NE
Request for Permanent C.O. - Accepted
Engineer's Stamp dated: 12-16-14 (K17D107)
Certification dated: 12-22-14**

Dear Mr. McGee,

PO Box 1293

Based on the Certification received 12/23/2014, the site is acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

Albuquerque

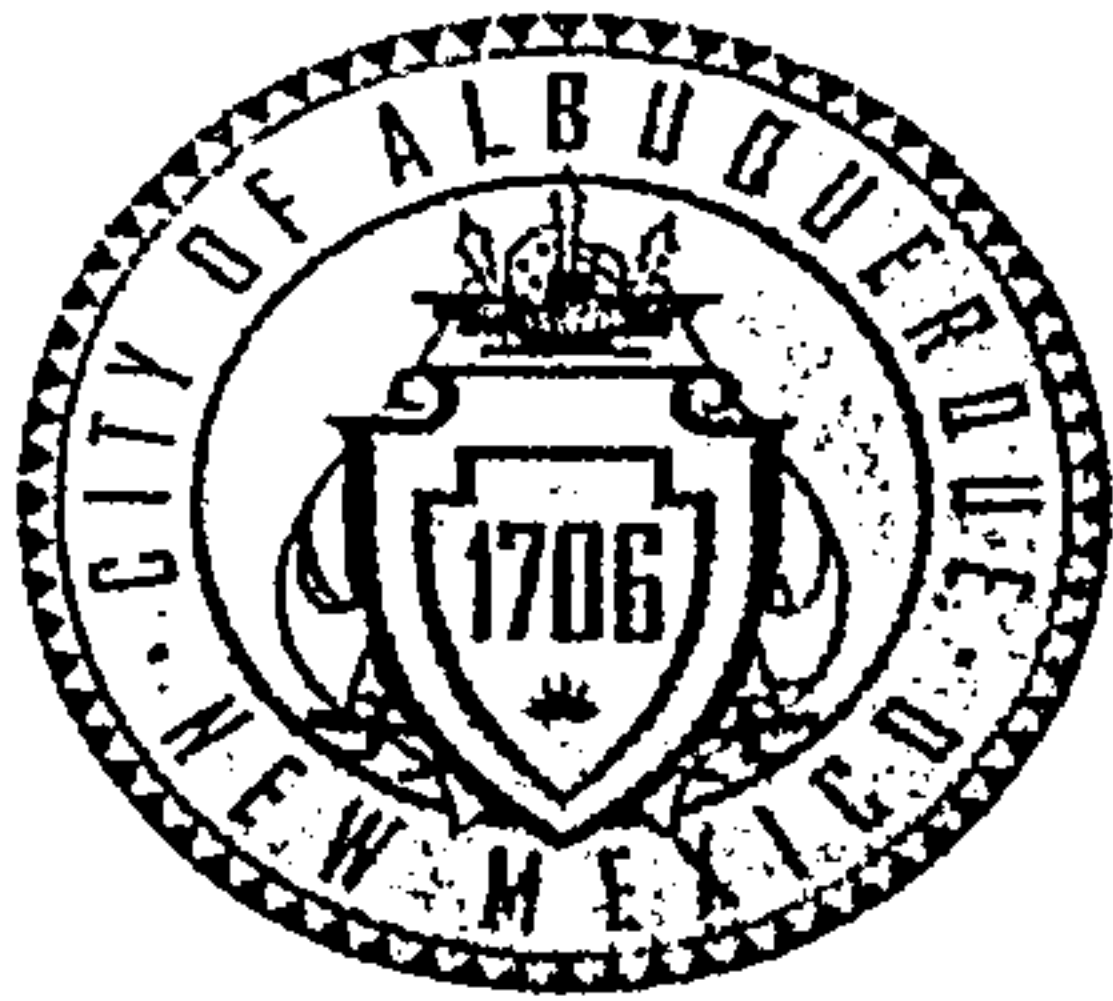
New Mexico 87103

www.cabq.gov

Sincerely,

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

C: RR/CC
CO Clerk
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

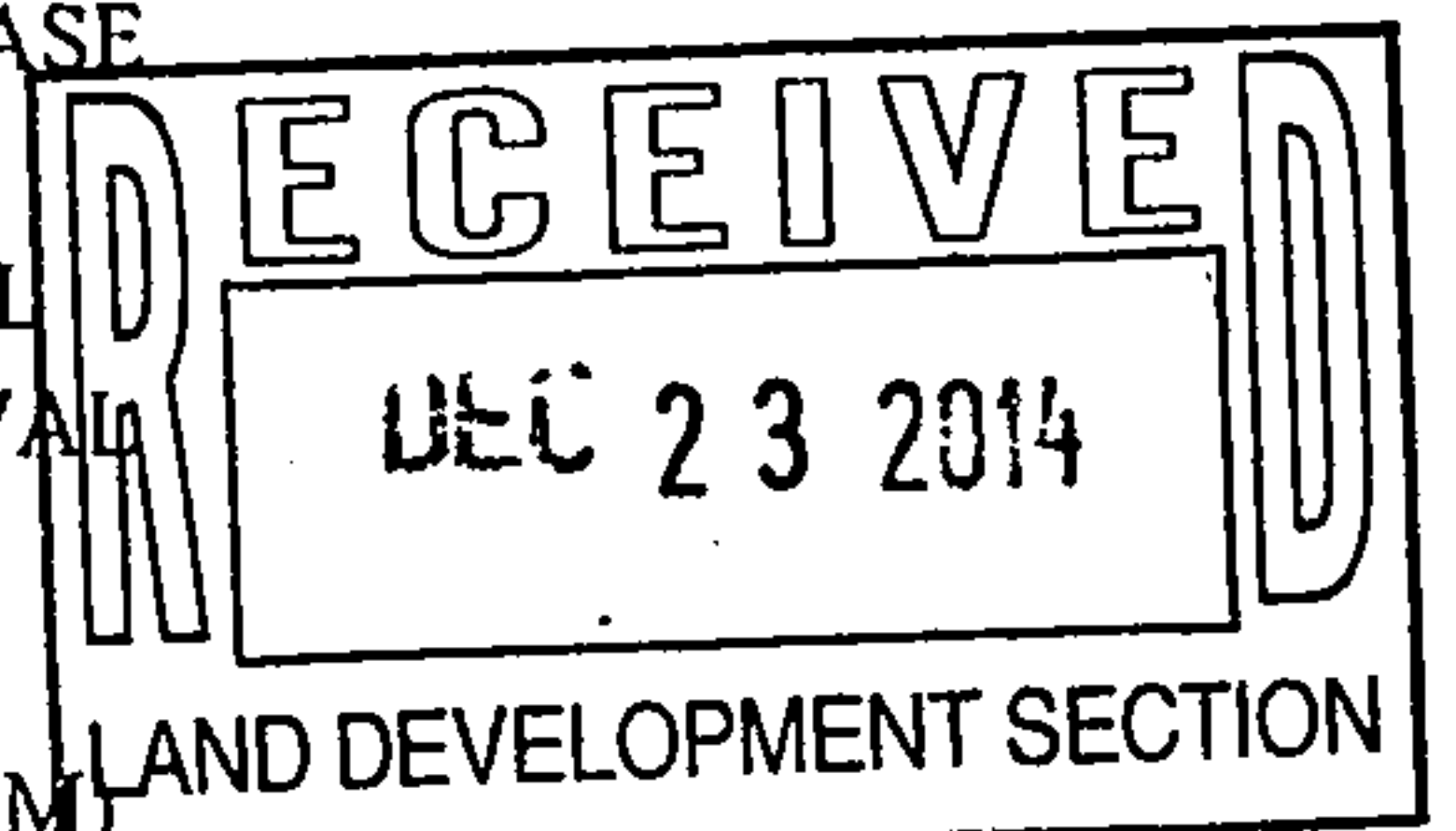
Project Title: WEeping Willow Plaza City Drainage #: K-17/D107
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 35-A, BLOCK 39, VALLEY VIEW ADDN
City Address: 5001 CENTRAL AVE NE
Engineering Firm: SCOTT M MCGEE PE, LLC Contact: SCOTT MCGEE
Address: 9700 TANGAN DR NE
Phone#: 263-2905 Fax#: _____ E-mail: scottmmcgee@gmail.com
Owner: NICK PAVLAKOS Contact: NICK PAVLAKOS
Address: 2651 PAN AMERICAN FREEWAY
Phone#: _____ Fax#: _____ E-mail: _____
Architect: TOM GENTRY Contact: TOM GENTRY
Address: 2724 PALO ALTO
Phone#: 764-8550 Fax#: _____ E-mail: _____
Surveyor: HARRIS SURVEYING Contact: TONY HARRIS
Address: _____
Phone#: 889-8056 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: 12/23/14

By: SCOTT MCGEE

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



**Planning Department
Transportation Development Services**

January 16, 2015

Thomas Gentry, R.A.
Tom Gentry Architect
2724 Palo Alto NE
Albuquerque, NM 87112

**Re: Weeping Willow Plaza, 5001 Central Ave.
Certificate of Occupancy – Transportation Development**
Architect's Stamp dated 10-25-13 (K17-D107)
Certification dated 12-30-14

Dear Mr. Gentry,

Based upon the information provided in your submittal received 01-05-15 and the pictures received 01-14-15. 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.

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)

K17D 107

Project Title: WEEPING WILLOW PLAZA Building Permit #: 201392700 City Drainage #: N/A
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 35-A, BLOCK 39, VALLEY VIEW ADDITION
City Address: 5001 CENTRAL NE ABQ NM 87108

Engineering Firm: SCOTT MCGEE Contact: SCOTT MCGEE
Address: 9700 TANDAN DR. NE ABQ. NM 87111
Phone#: 2023.2905 Fax#: _____ E-mail: SCOTTMCGEE@GMAIL.COM

Owner: KROKES, LLC Contact: NICK PAULAKOS
Address: 2651 PAN AMERICAN FREEWAY NE ABQ. NM 87107
Phone#: 298.1700 Fax#: _____ E-mail: NICKP@SHAREYOURCARE.ORG

Architect: TOM GENTRY ARCHITECT Contact: TOM GENTRY
Address: 2724 PALO ALTO NE ABQ. NM 87112
Phone#: 764.8550 Fax#: _____ E-mail: TGENTRY@EMAABQ.COM

Surveyor: HARRIS SURVEYING Contact: TONY HARRIS
Address: 2412- D MONROE ST. ABQ. NM 87110
Phone#: 889.8056 Fax#: _____ E-mail: TONY@HARRIS SURVEYING.COM

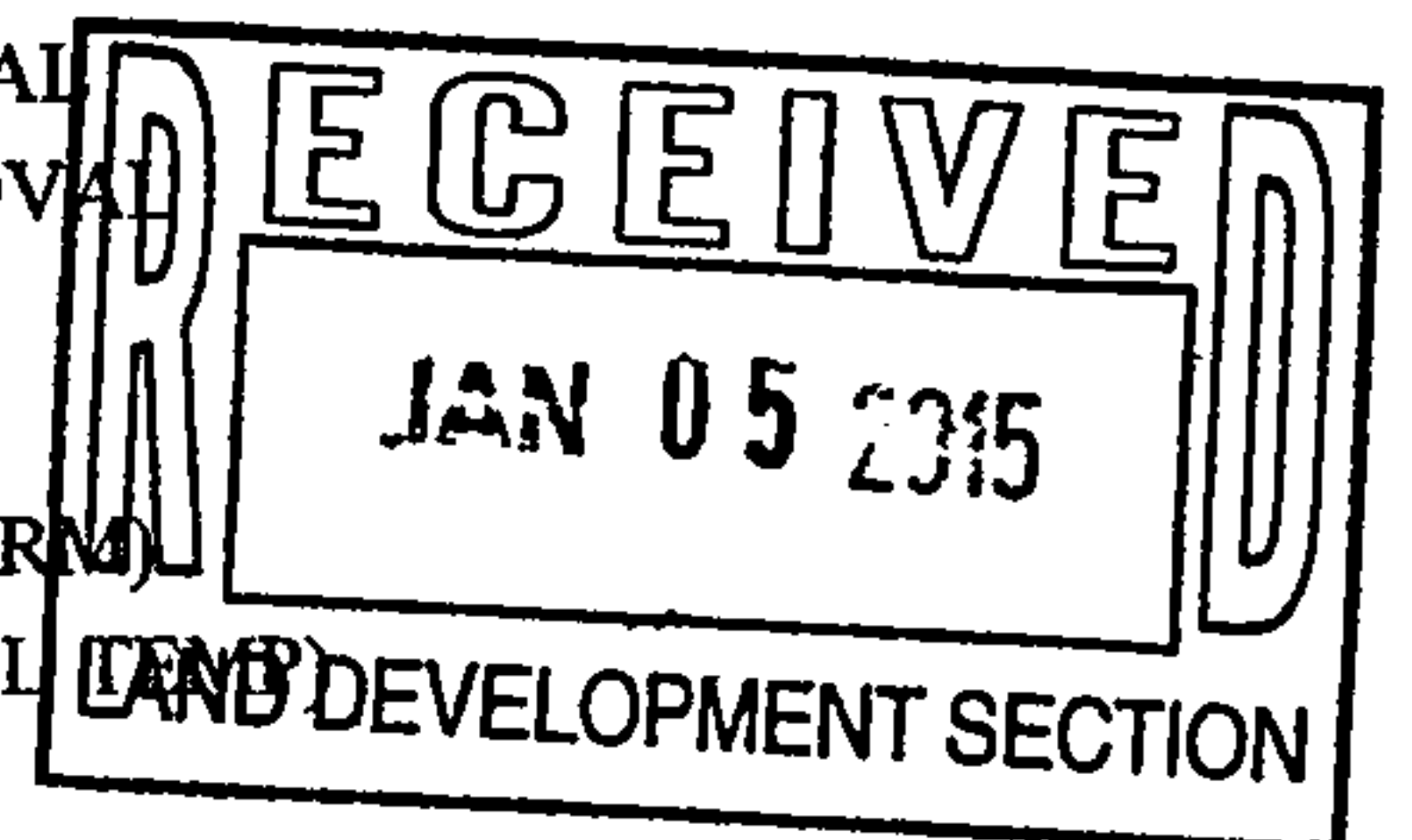
Contractor: LANDMARK CONSTRUCTION Contact: MIKE HONTAS
Address: 5319 MENAUL NE ABQ. NM 87110
Phone#: 883.7333 Fax#: 883.4134 E-mail: MHONTAS@DASKALOSDI.COM

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)
- ☐ 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 N/A No _____ Copy Provided

DATE SUBMITTED: 1.5.15 By: [Signature]

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

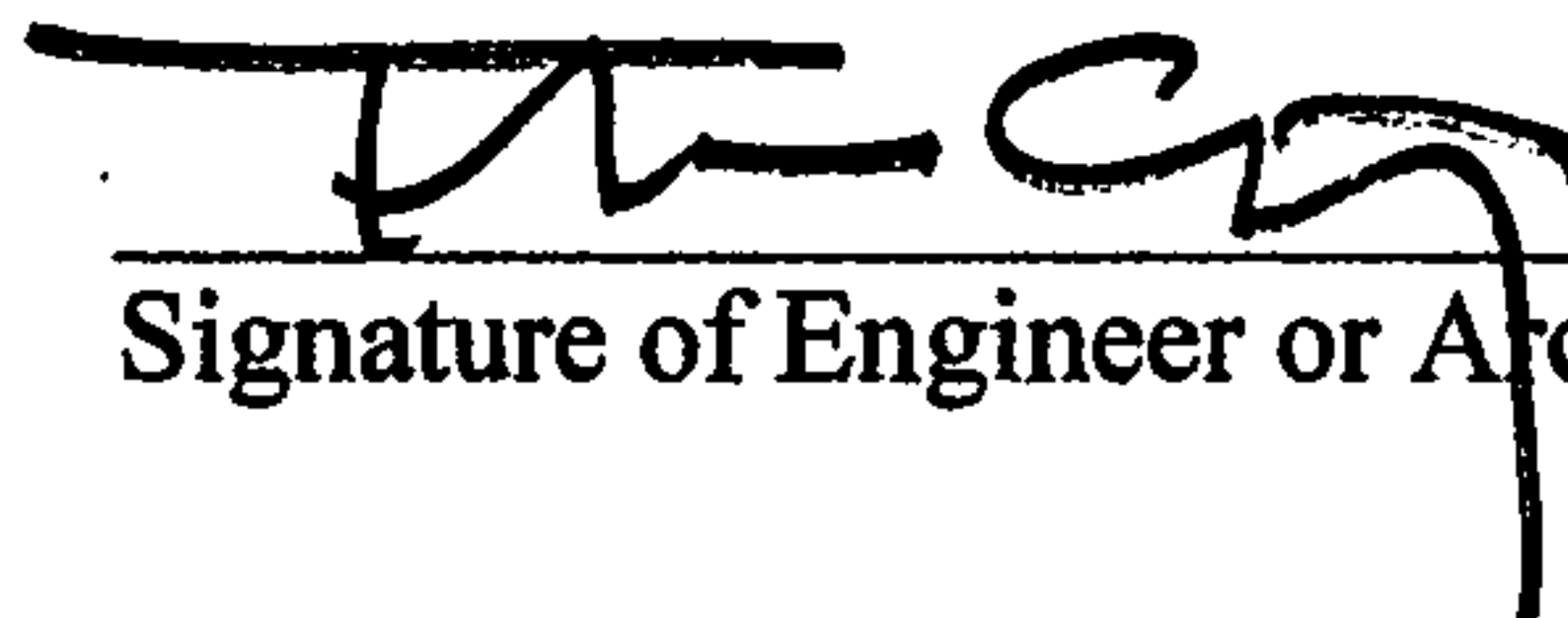
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres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

TRAFFIC CERTIFICATION

I, THOMAS C. GENTRY, NMPE OR NMRA #2734, OF THE FIRM TOM GENTRY ARCHITECT HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10.25.13. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THOMAS GENTRY OF THE FIRM TOM GENTRY ARCH. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12.22.14 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERT. OF COMPLETION.

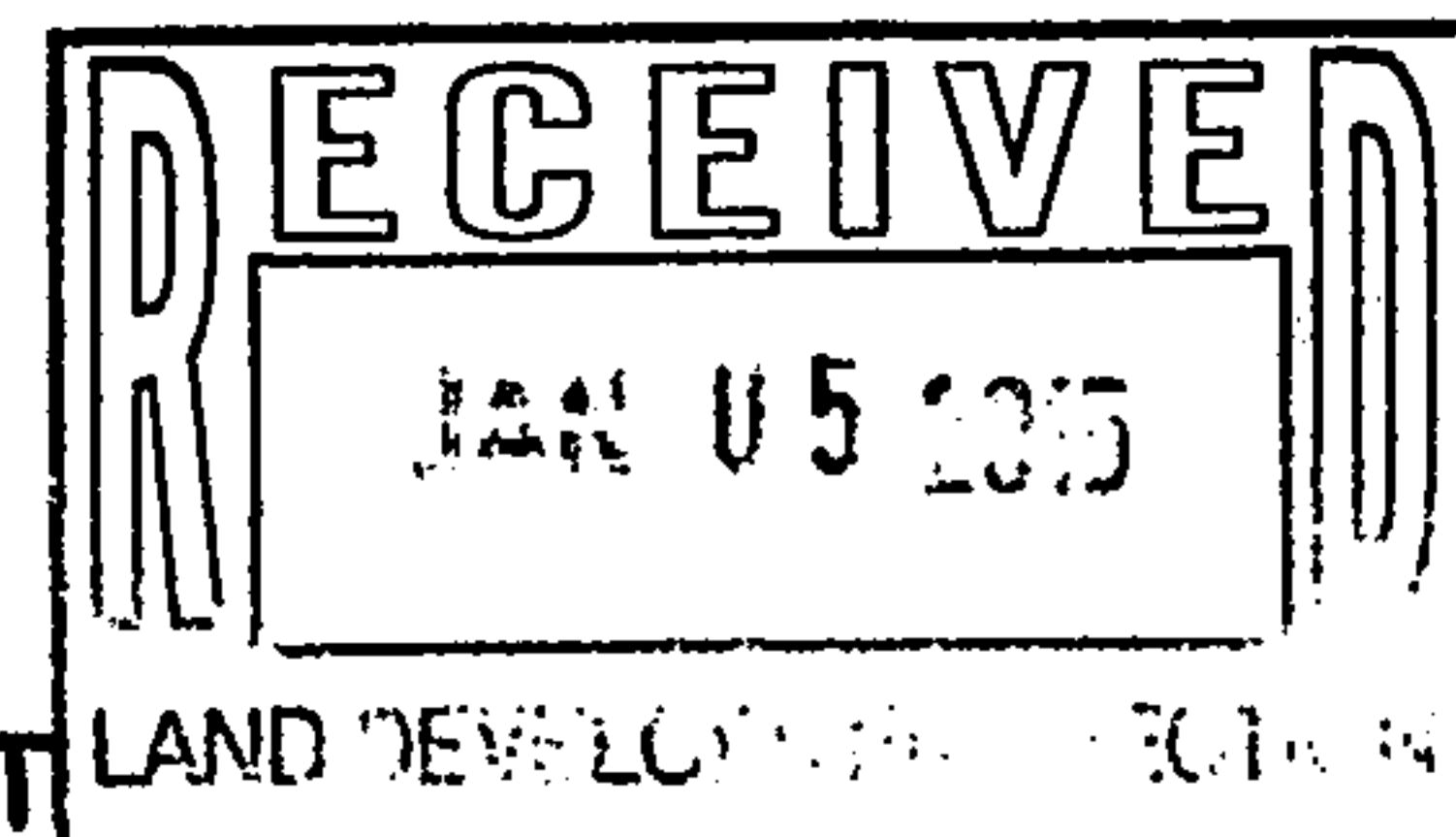
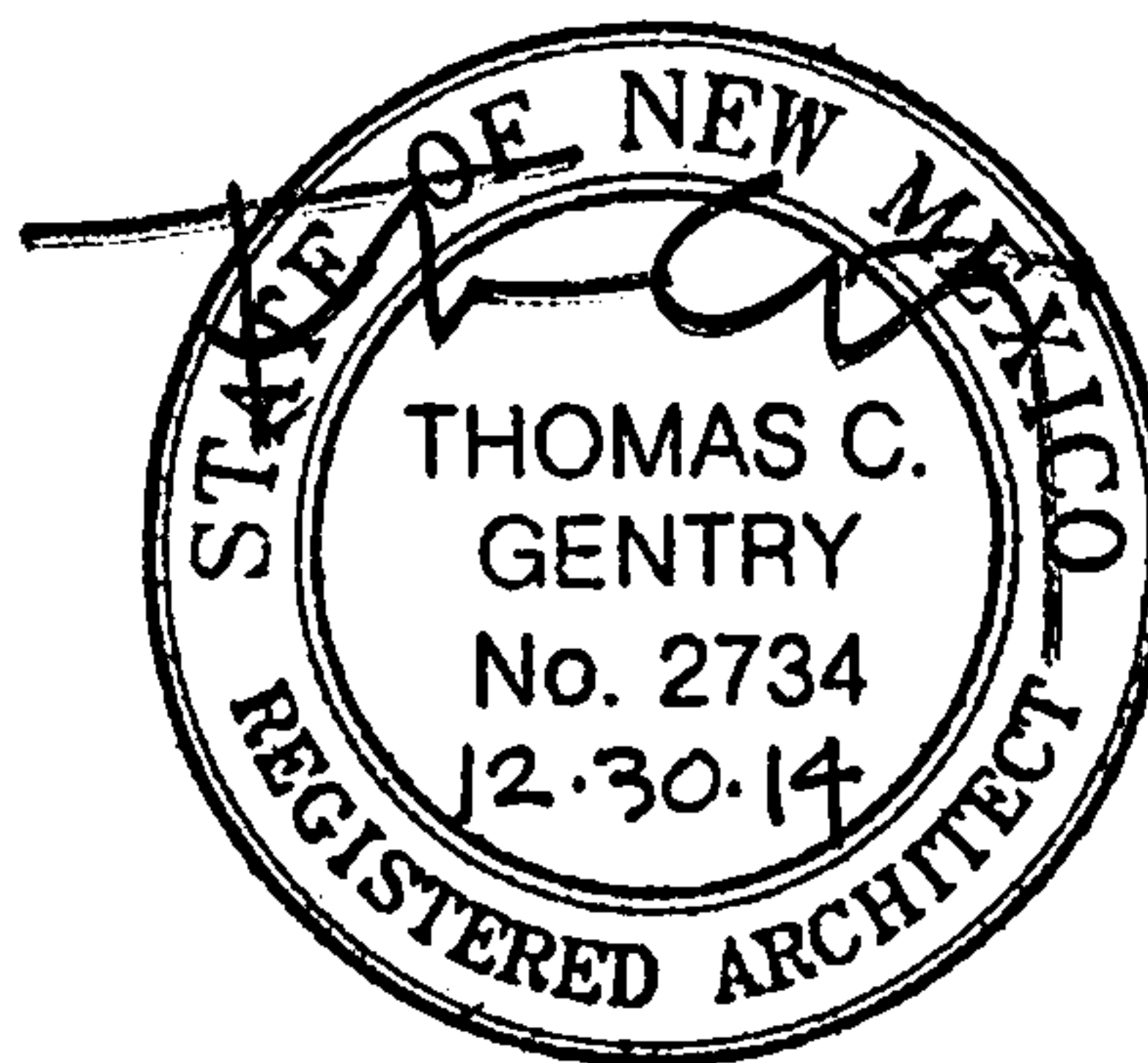
<LIST EXCEPTIONS, IF ANY>

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

12.30.14
Date

ENGINEER'S OR ARCHITECT'S STAMP



TOM GENTRY ARCHITECT
2724 PALO ALTO NE ALBUQUERQUE, NM 87112 (505) 764-8550

5001 Central Ave. N.E.
Weeping Willow Plaza



Did not Remove Curb section
And NO Rebar

This is a 12" Culvert plan calls
for 2-4" p.u.e. ? it can work if they
saw cut cold joints for expansion material
and Tac Weld Bolts

No expansion in Curb
Need To Remove
and Replace to City Dwg 2235

North side pipe on Central



12/30/14 Spoke with Jason Rodriguez about site. He states that these areas have not
been fixed. will wait for Jason to call when fixed.
[Signature]

Cherne, Curtis

From: Rodriguez, Jason T.
Sent: Friday, December 05, 2014 2:42 PM
To: Cherne, Curtis; Harmon Rita T.
Subject: 5001 Central ne Weeping Willow Plaza
Attachments: so-19 5001 central.pdf

Hi Curtis I was just by this project I have a plan but no letter (Nov.2013) where the culvert is it shows two 4" PVC pipes and the south side drain was not built to City of Albuquerque DWG.2235 let me know if you won't me to make contact with the contractor thanks.

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

CITY OF ALBUQUERQUE



December 6, 2013

Scott M. McGee, P.E.
9700 Tanoan Dr NE
Albuquerque, NM 87111

**Re: Weeping Willow Plaza
Lot 35-A, Block 39, Valley View Addition
5001 Central Ave., NE, Grading and Drainage Plan
Engineer's Stamp Date 11-15-13 (K17/D107)**

Dear Mr. McGee,

Based upon the information provided in your submittal received 11-19-13, the grading and Drainage Plan is approved for Building Permit and SO-19 Permit.

PO Box 1293

Albuquerque

New Mexico 87103

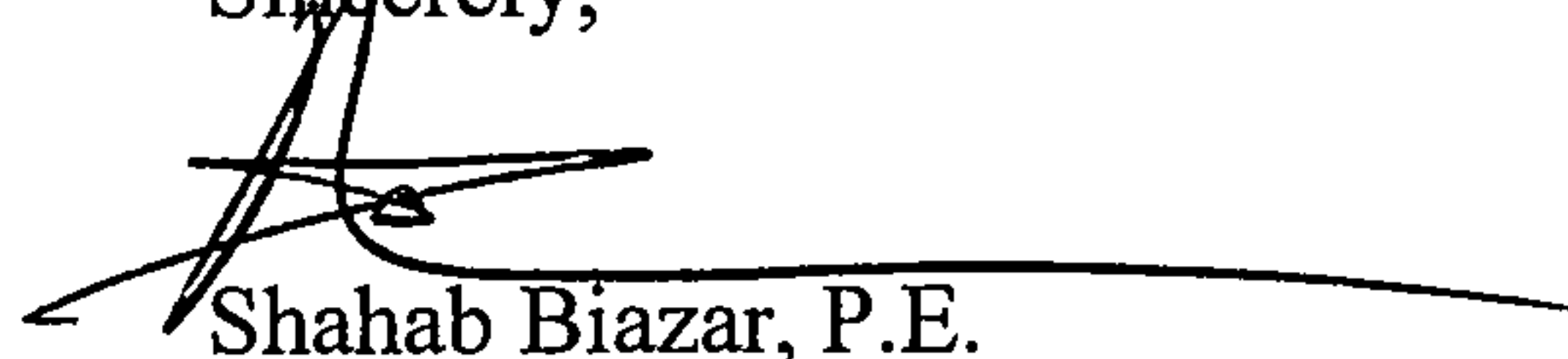
www.cabq.gov

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

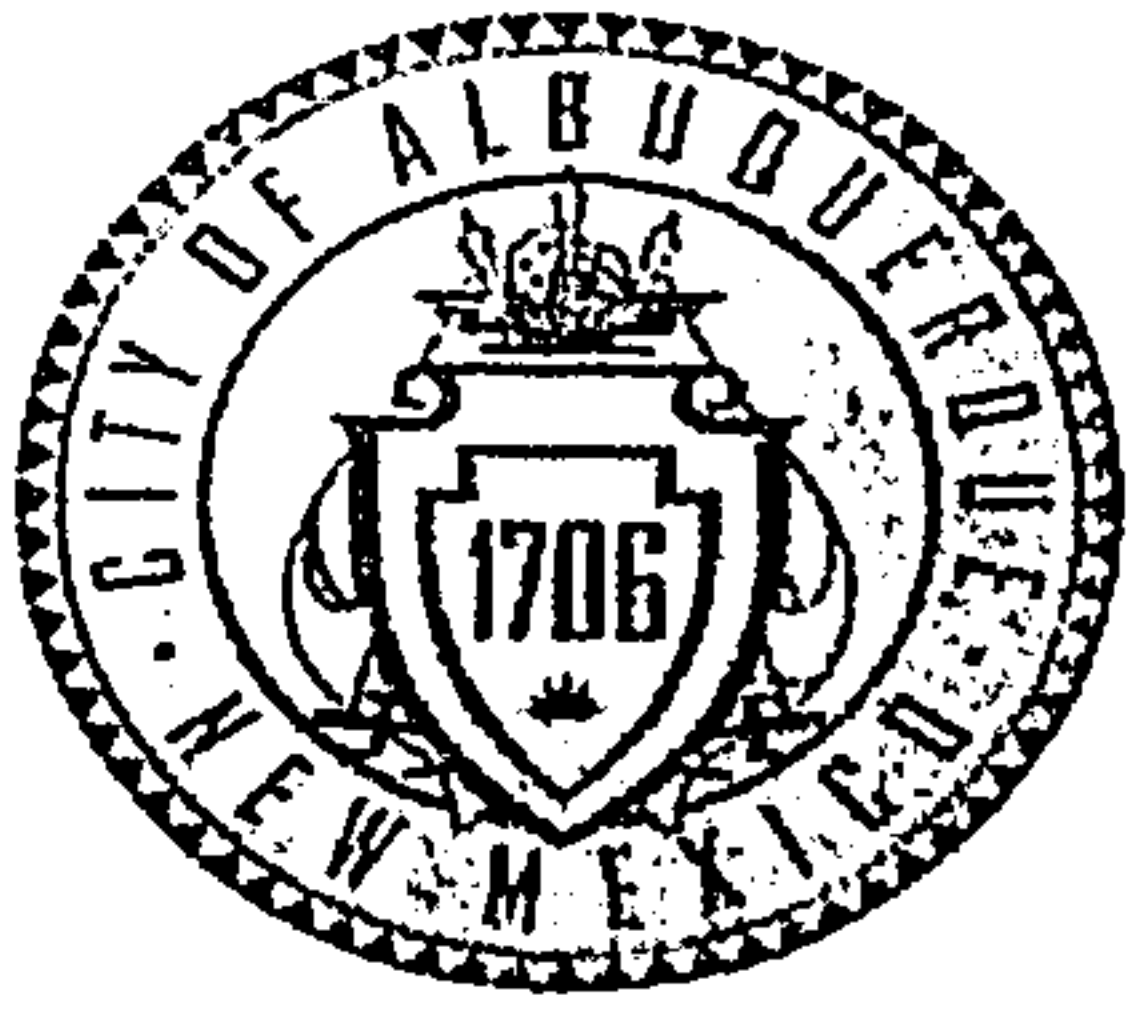
Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3695.

Sincerely,


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

C: e-mail



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: WEeping Willow Plaza City Drainage #: K17D107
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 35-A, BLOCK 39, VALLEY VIEW ADDN
City Address: 5001 CENTRAL AVE NE
Engineering Firm: SCOTT M MCGEE PE, LLC Contact: SCOTT MCGEE
Address: 9700 TANCAN DR NE
Phone#: 263-2905 Fax#: _____ E-mail: scottmmcgee@gmail.com
Owner: NICK PAVLAKOS Contact: NICK PAVLAKOS
Address: 2651 PAN AMERICAN FREEWAY
Phone#: _____ Fax#: _____ E-mail: _____
Architect: TOM GENTRY Contact: TOM GENTRY
Address: 2724 PALO ALTO
Phone#: 764-8550 Fax#: _____ E-mail: _____
Surveyor: HARRIS SURVEYING Contact: TONY HARRIS
Address: _____
Phone#: 889-8056 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 DEVELOPMENT SECTION
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

DATE SUBMITTED: 10/8/13

By: Scott McGee Yes ☒ No ☐ Copy Provided ☐

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

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SCOTT M MCGEE PE, LLC
CIVIL ENGINEER

November 18, 2013

Mr. Shahab Biazar, PE
Senior Engineer, Planning Dept.
Development & Building Services Div.
600 2nd Street NW, Ste. 201
Albuquerque, NM 87102

RE: Weeping Willow Plaza (K 17/ D107)

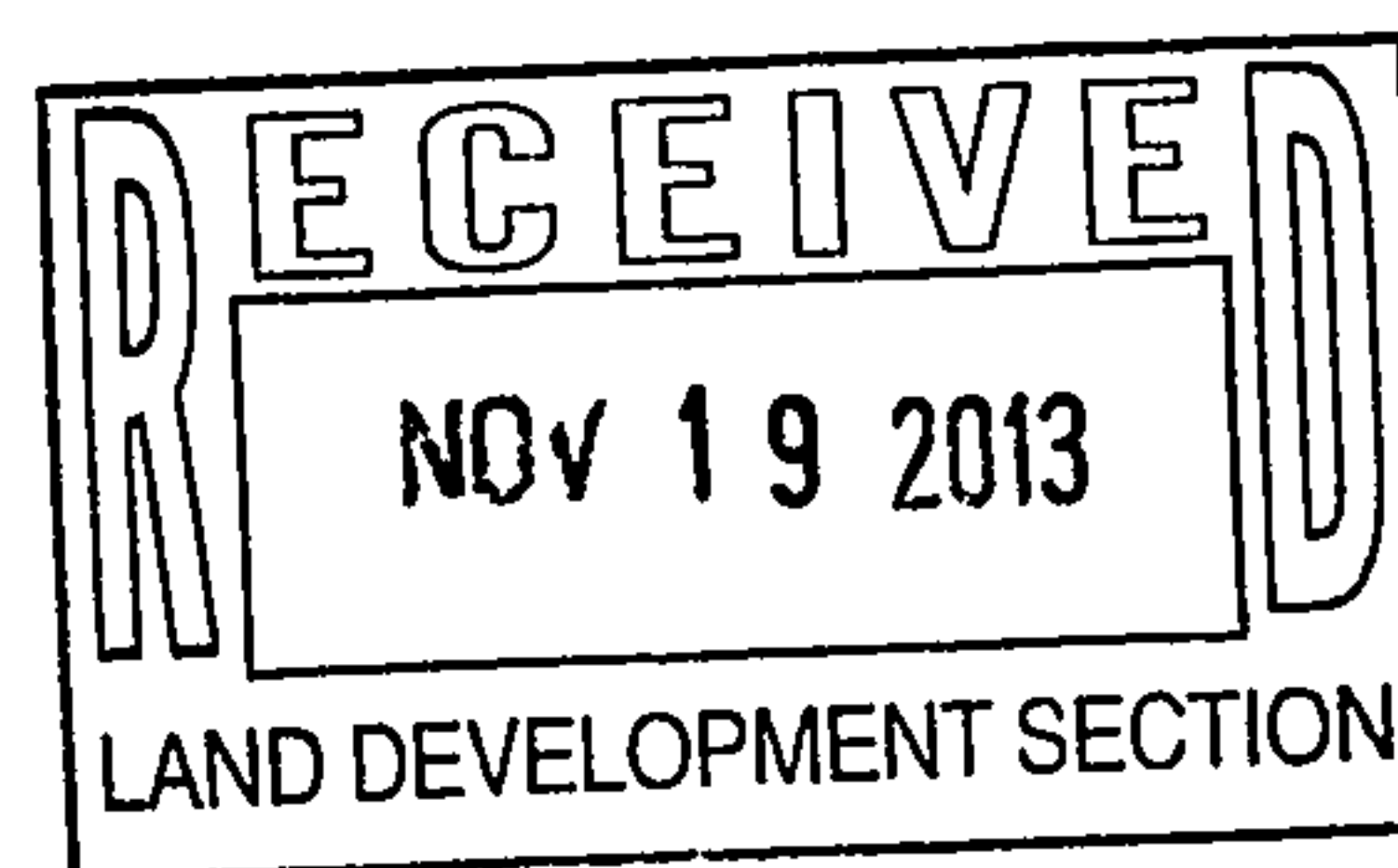
Dear Mr. Biazar,

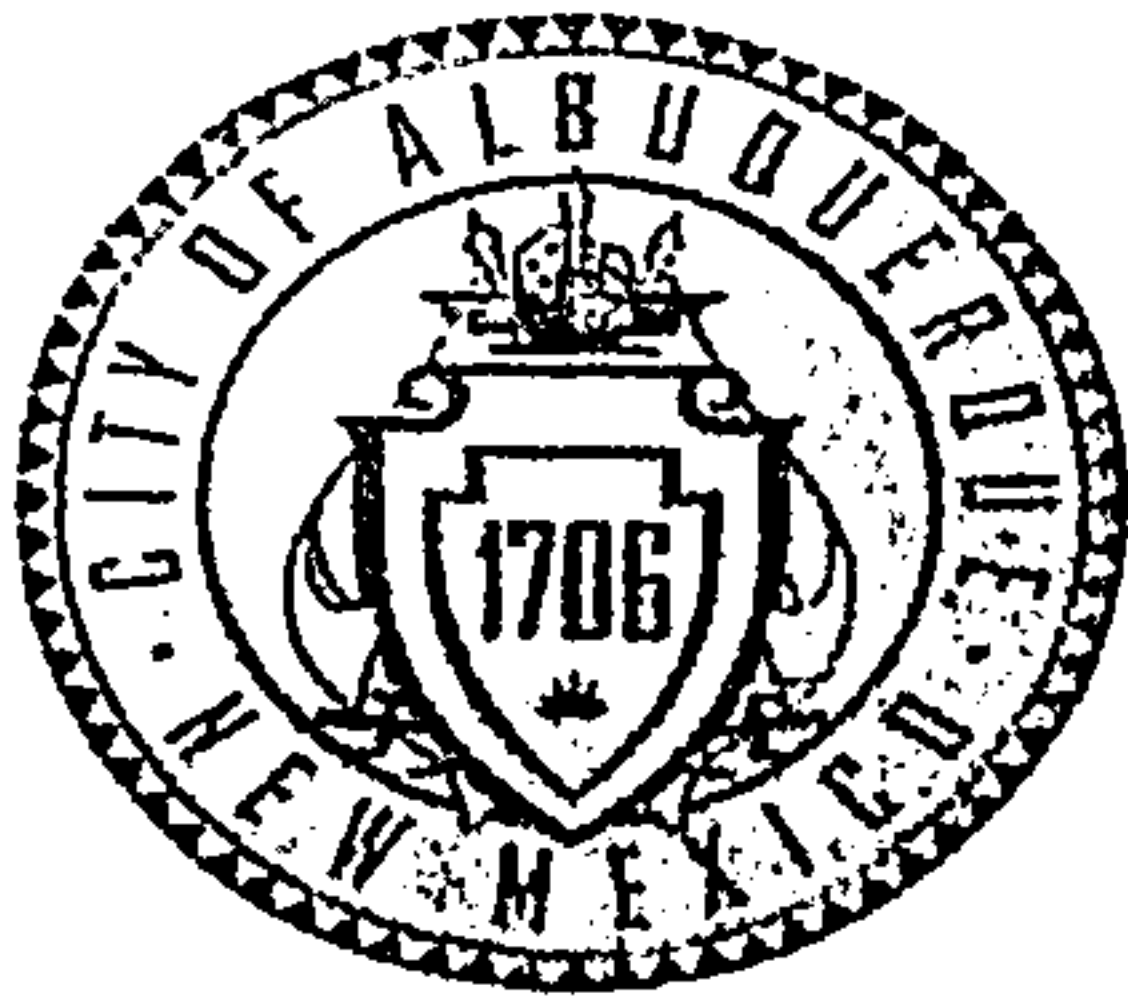
Thank you for your review comments of November 5, which have been addressed as follows:

1. Offsite flows are quantified and discussed in the revised plan drainage narrative.
2. All existing driveways are noted as being removed and replaced with curb/gutter and sidewalk. Additional sidewalk elevations have been added and all proposed doors are accessible.
3. Roof drain locations have been added. An overflow discussion has been added to indicate that flow will exit via the north driveway if drain lines were to become blocked.
4. More spot elevations have been added to indicate adequate water blocks.
5. Parking spot elevations have been added to ensure ADA compliance.
6. Refuse area drain is shown on the Plumbing sheets in the Building Permit sets.
7. Drafting revisions indicate proposed improvements more clearly.

Please contact me if needed to answer additional questions. Thank you.

Scott M McGee





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

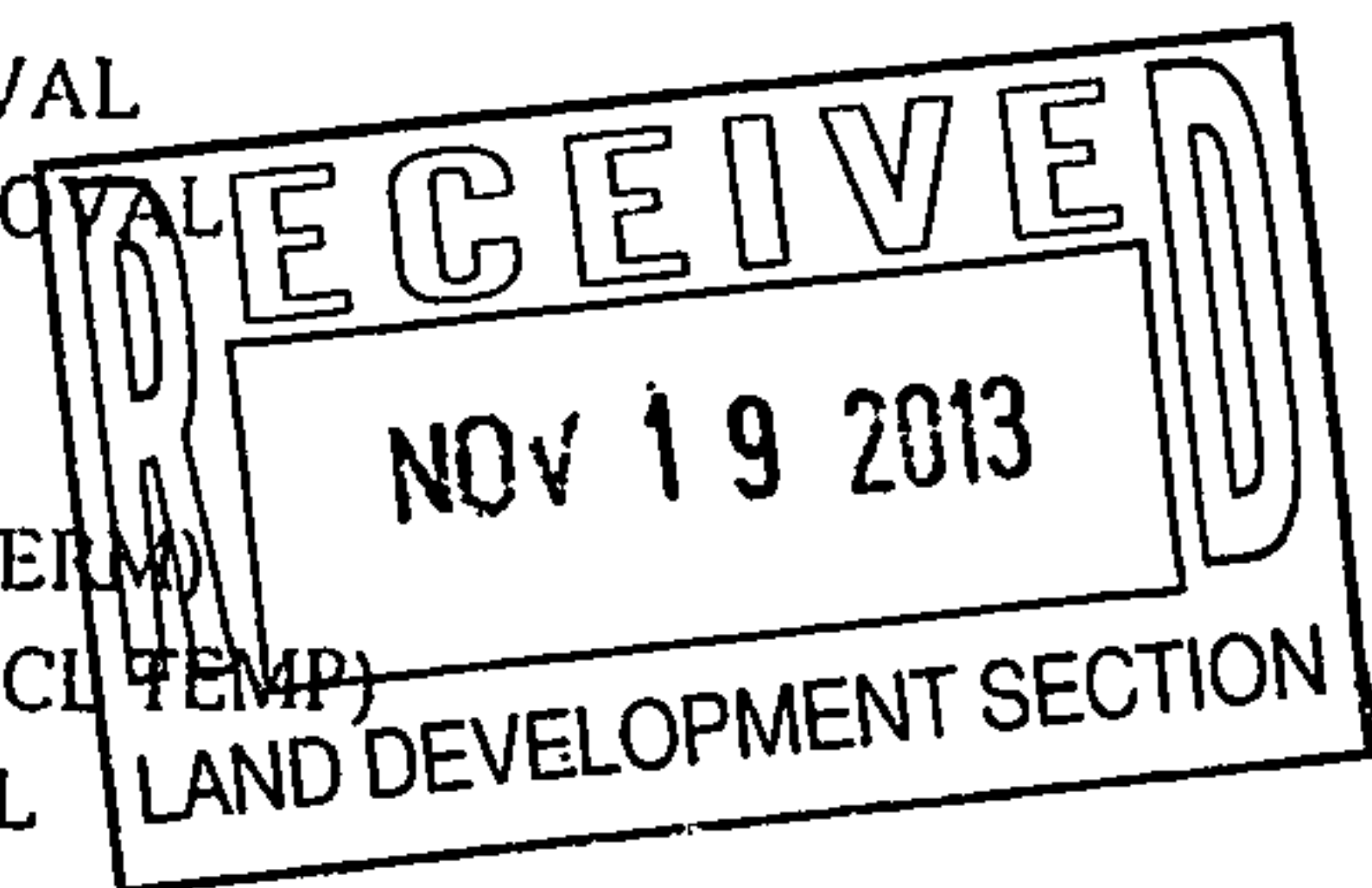
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DRB#: _____ EPC#: _____ Work Order#: _____
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City Address: 5001 CENTRAL AVE NE
Engineering Firm: SCOTT M MCGEE PE, LLC Contact: SCOTT MCGEE
Address: 9700 TANCAN DR NE
Phone#: 263-2905 Fax#: _____ E-mail: scottmmcgee@gmail.com
Owner: NICK PAVLAKOS Contact: NICK PAVLAKOS
Address: 2651 PAN AMERICAN FREEWAY
Phone#: _____ Fax#: _____ E-mail: _____
Architect: TOM GENTRY Contact: TOM GENTRY
Address: 2724 PALO ALTO
Phone#: 764-8550 Fax#: _____ E-mail: _____
Surveyor: HARRIS SURVEYING Contact: TONY HARRIS
Address: _____
Phone#: 889-8056 Fax#: _____ E-mail: _____
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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☐ 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: _____

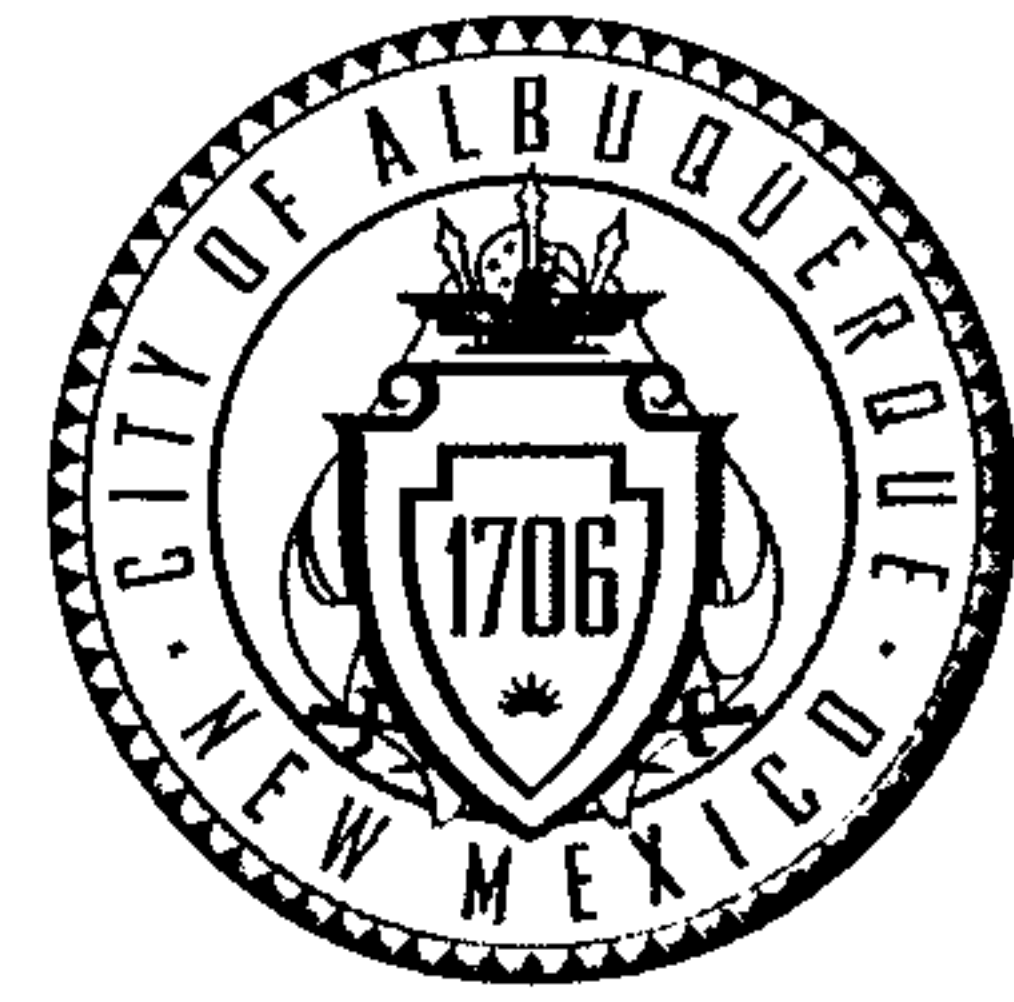
DATE SUBMITTED: 11/19/13

Yes ☒ No ☐ Copy Provided
By: SCOTT MCGEE

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

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CITY OF ALBUQUERQUE



May 22, 2014

Scott M. McGee, P.E.
9700 Tanoan Dr NE
Albuquerque, NM 87111

**Re: Weeping Willow Plaza
Lot 35-A, Block 39, Valley View Addition
5001 Central Ave., NE, Grading and Drainage Plan
Engineer's Stamp Date 5-21-13 (K17D107)**

Dear Mr. McGee,

Based upon the information provided in your submittal received 5-21-14, the grading and Drainage Plan is approved for Building Permit and SO-19 Permit. A previous Grading and Drainage Plan was submitted 11-19-13 (Engineer's Stamp Date 11-15-13) and was approved. The only apparent change is that 4 planters have been added and a new 4" pipe through the curb.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

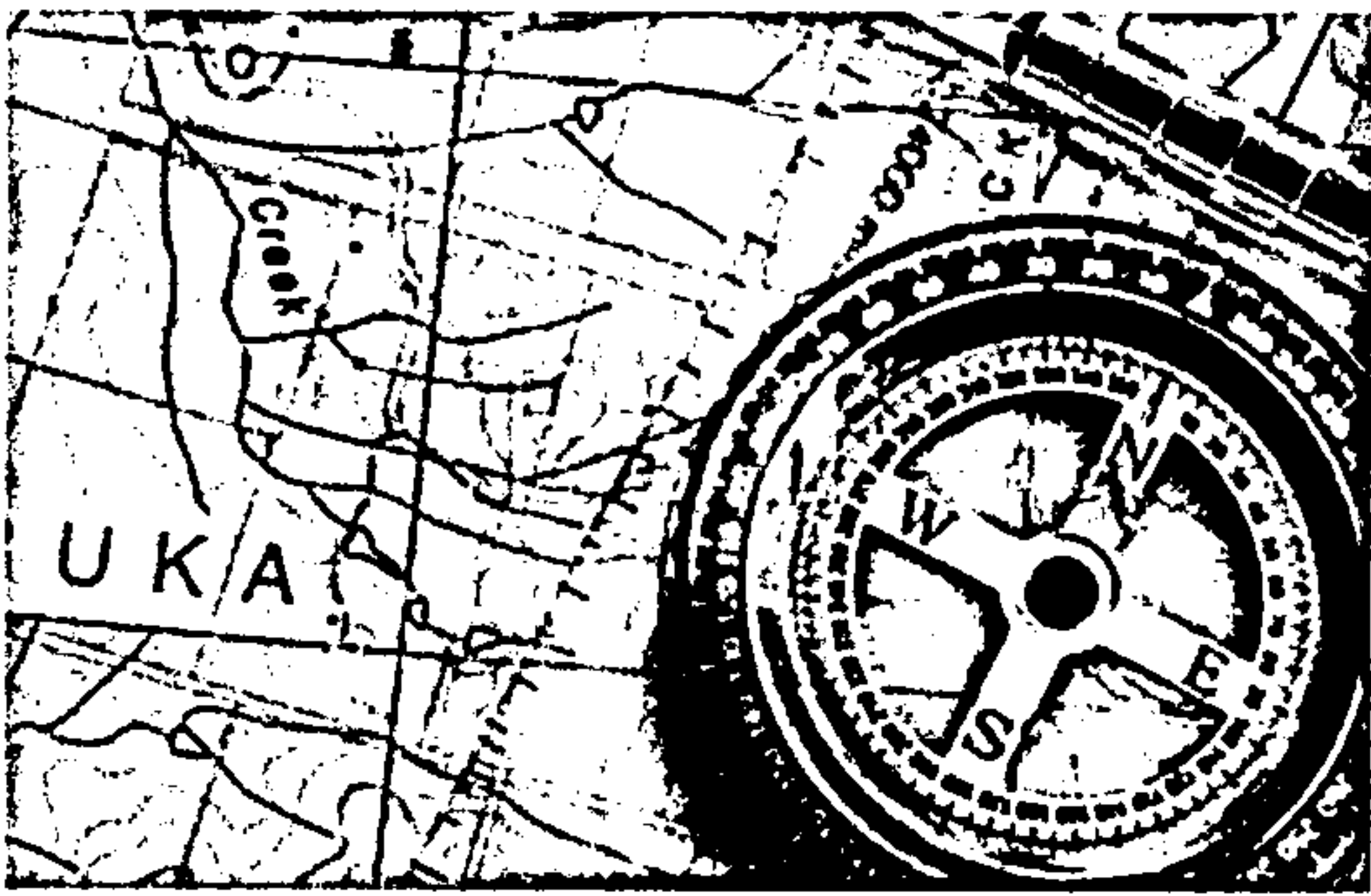
Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf: via Email: Recipient, Tim Sims, Monica Ortiz



SCOTT M MCGEE PE, LLC
CIVIL ENGINEER

May 21, 2014


Ms. Rita Harmon, PE
Senior Engineer, Planning Dept.
Development & Building Services Div.
600 2nd Street NW, Ste. 201
Albuquerque, NM 87102

RE: Weeping Willow Plaza (K 17/ D107)

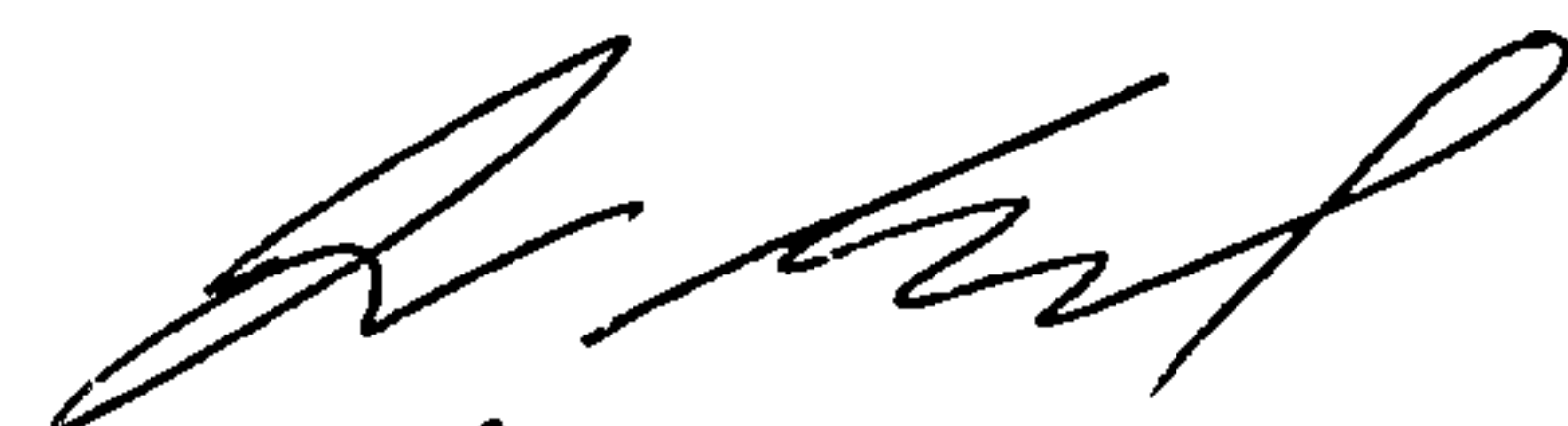
Dear Ms. Harmon,

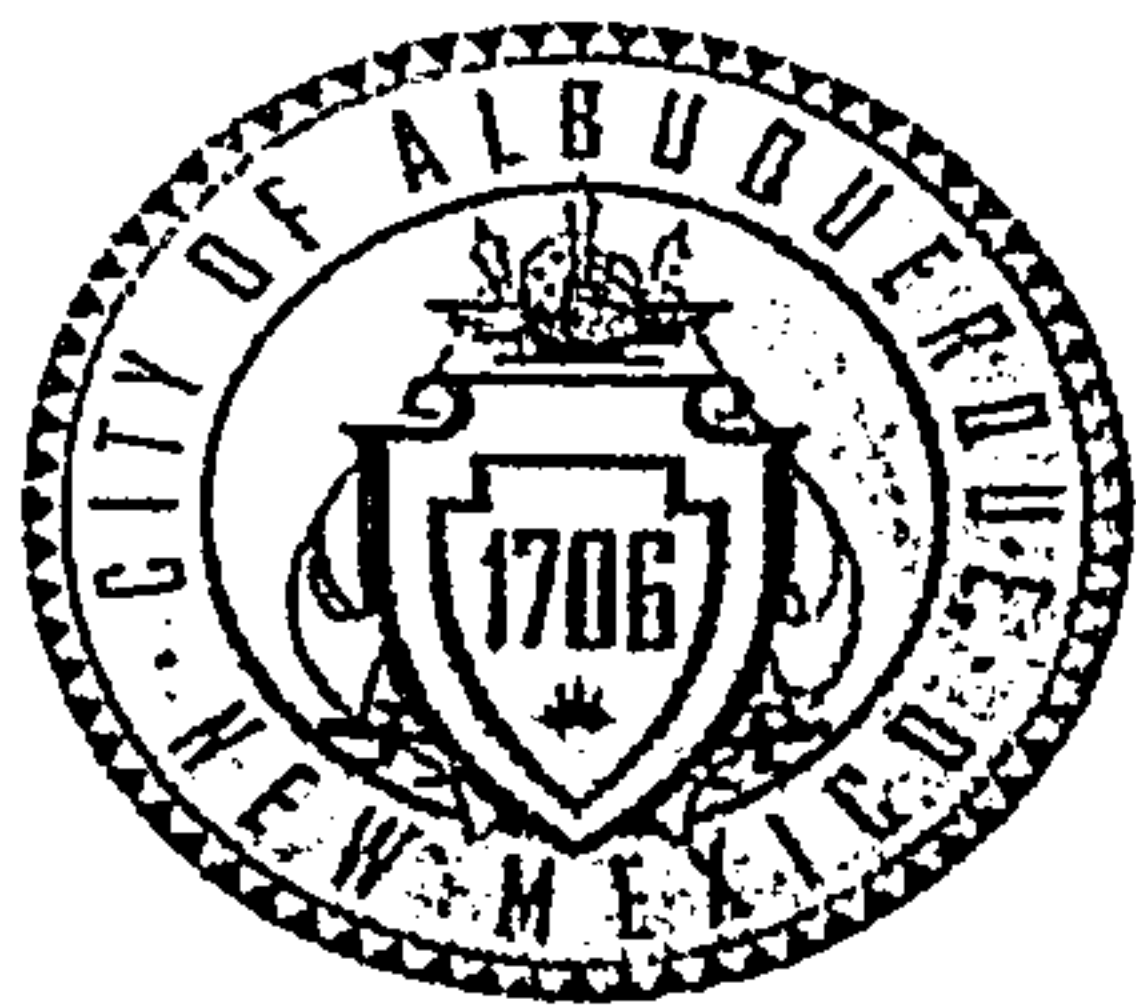
The approved Grading plan has been revised to reflect four planters that have been added between Central Avenue and the southern building. The Architect has worked with Jane Rael to secure City approval for these private improvements to be located within City right-of-way.

Please contact me if needed to answer any questions you may have. Thank you.


Scott M McGee

No revocable permit
is required for
the four planters
in the City ROW


May 22, 2014



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

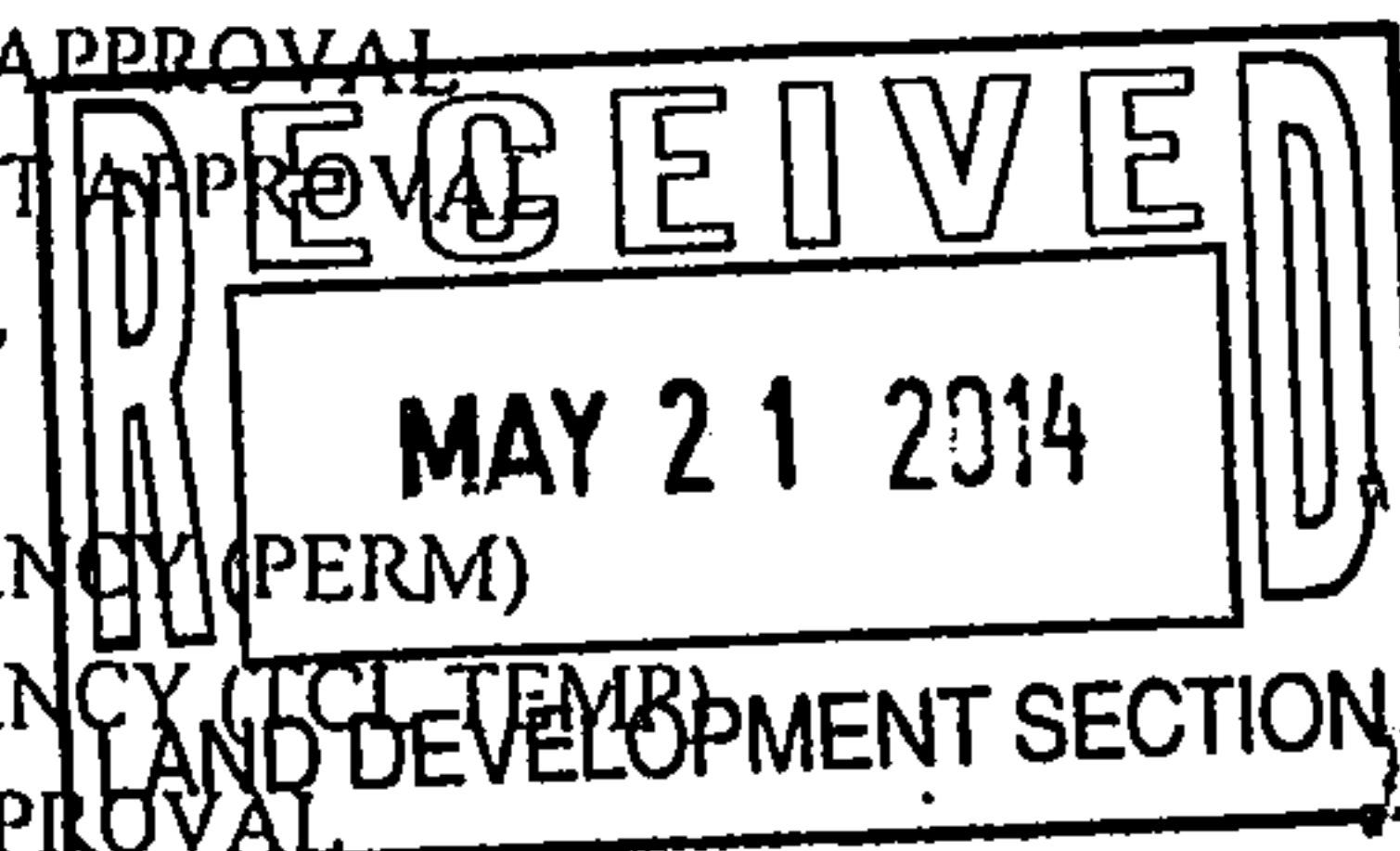
Project Title: WEeping Willow Plaza City Drainage #: K-17/D107
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 35-A, BLOCK 39, VALLEY VIEW ADDN
City Address: 5001 CENTRAL AVE NE
Engineering Firm: SCOTT M MCGEE PE, LLC Contact: SCOTT MCGEE
Address: 9700 TANGAN DR NE
Phone#: 263-2905 Fax#: _____ E-mail: scottmmcgee@gmail.com
Owner: NICK PAVLAKOS Contact: NICK PAVLAKOS
Address: 2651 PAN AMERICAN FREEWAY
Phone#: _____ Fax#: _____ E-mail: _____
Architect: TOM GENTRY Contact: TOM GENTRY
Address: 2724 PALO ALTO
Phone#: 764-8550 Fax#: _____ E-mail: _____
Surveyor: HARRIS SURVEYING Contact: TONY HARRIS
Address: _____
Phone#: 889-8056 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: _____

DATE SUBMITTED: 5/21/14

By: Scott McGee Yes No Copy Provided

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



November 5, 2013

Scott M. McGee, P.E.
9700 Tanoan Dr NE
Albuquerque, NM 87111

**Re: Weeping Willow Plaza
Lot 35-A, Block 39, Valley View Addition
5001 Central Ave., NE, Grading and Drainage Plan
Engineer's Stamp Date 9-25-13 (K17/D107)**

Dear Mr. McGee,

Based upon the information provided in your submittal received 10-08-2013, the above referenced plan can not be approved for Building Permit until the following comments are addressed.

- Are there offsite runoff from the east and the north? How will offsite runoff drain through the site? The southerly building might be blocking offsite runoff.
- The existing entrances not being used have to be removed and replaced with standard curb and gutter. Portion of the existing entrance at the northwest corner of the site will have to be removed. Provide back sidewalk elevations and how they will tie to the proposed doorways. Will all doors be handicap accessible?
- Include roof flow directions. How will the runoff drain north side of the northerly building and south side of the southerly building? There are 2-4" pipe penetration proposed. Will the runoff flow over the sidewalk if the pipes are plugged? Provide more elevations in this area and back of sidewalks along Jackson Street. Will the existing pipe penetration along Jackson Street be removed?
- Do we have adequate water block at the entrances?
- Provide spot elevations within the handicap parking area to assure ADA compliance.
- A drain to the sanitary sewer should be provided for the trash enclosure area if a restaurant is being proposed on this site.
- Clearly show existing versus proposed improvements along the right-of-way.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

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

C: e-mail

CITY OF ALBUQUERQUE



October 28, 2013

Tom Gentry, R.A.
2724 Palo Alto NE
Albuquerque, NM 87112

Re: Weeping Willow Plaza, Traffic Circulation Layout
Architect's Stamp dated 10-25-13 (K17-D107)

Dear Mr. Gentry,

The TCL submittal received 10-25-13 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

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

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

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

Sincerely,

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

C: File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: WEEPING WILLOW PLAZA Building Permit #: _____ City Drainage #: K17D107

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

Legal Description: LOT 35-A, BLOCK 39, VALLEY VIEW ADDITION

City Address: 5001 CENTRAL NE, ABQ. NM 87108

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: KROKES, LLC Contact: NICK PAULAKOS

Address: 2051 PAN AMERICAN FWY, ABQ, NM 87107

Phone#: (505) 239-3698 Fax#: _____ E-mail: _____

Architect: DM GENTRY Contact: _____

Address: 2724 PALO ALTO NE, ABQ. NM 87112

Phone#: (505) 744-8550 Fax#: _____ E-mail: TGENTRY@EMAABQ.COM

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: LANDMARK CONSTRUCTION, INC Contact: PETE DASKALOS

Address: 5319 MENAUL NE ABQ NM 87110

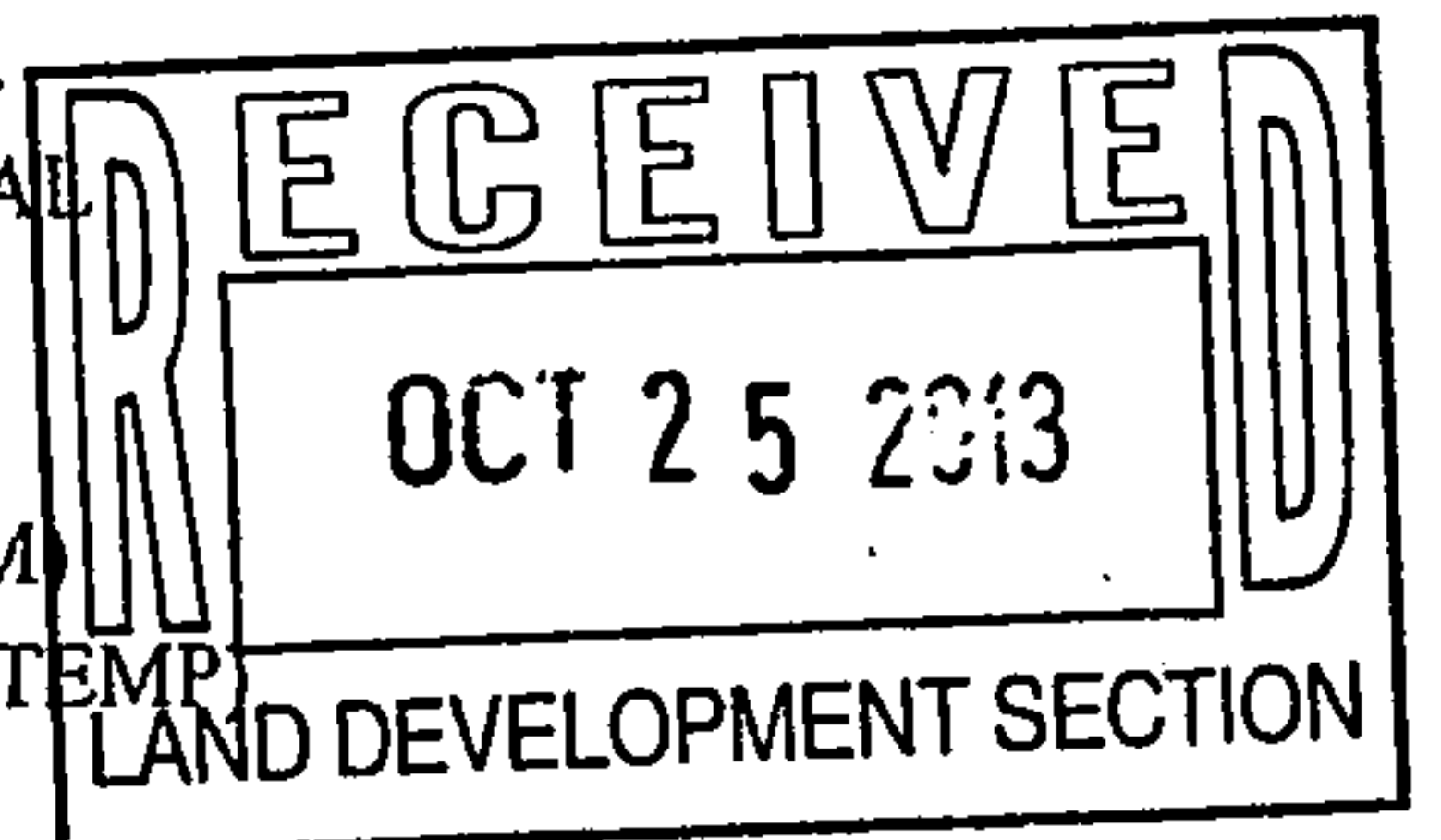
Phone#: (505) 480-1935 Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

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- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
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- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: 10.25.13 By: [Signature]

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6 set to sign
[Signature]