

Planning Department

Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: EAST CENTURY GATEWAY PLAZA	Building Permit #:	City Drainage #: K20-D061
DRB#: EPC#:		Work Order#:
Legal Description: LOTS 1-3 EAST CENTURY GATEWAY PLAZA		
City Address: 10201 CENTRAL NE		
		Contact: DAVID SOULE
Engineering Firm: RIO GRANDE ENGINEERING		
Address: PO BOX 93924, ALBUQUERQUE, NM 87199 Phone#: 505.321.9099 Fax#: 505.8	72.0999	E-mail: DAVID@RIOGRANDEENGINEERING.COM
Phone#: 505.321.9099 Fax#: 505.8		
Owner: TEKIN PROPERTIES		Contact:
Address: 8036 OAK POINT DRIVE, FRISCO, TEXAS 75034		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Phone#: Fax#:		E-mail:
Architect: PETER BUTTERFIELD		Contact: PETER BUTTERFIELD
Address: Phone#: Fax#:		E-mail:
Phone#:		
Surveyor: SURV-TEK	<u> </u>	Contact: rUSTY hUGG
Address:		
Phone#: 9 Fax#:	,	E-mail:
Contractor:		Contact:
Address:		
Phone#:		E-mail:
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TYPE OF SUBMITTAL:	SIA/FINANCIAL GUARAN	
DRAINAGE REPORT	PRELIMINARY PLAT API	
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TRAFFIC CIRCULATION LAYOUT (TCL)	BUILDING PERMIT APPR	
ENGINEER'S CERT (TCL)	GRADING PERMIT APPR	
ENGINEER'S CERT (DRB SITE PLAN)	PAVING PERMIT APPRO	
ENGINEER'S CERT (ESC)	WORK ORDER APPROVA	
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OTHER (SPECIFY)	GRADING CERTIFICATION	
OTHER (SPECIFY) WAS A PRE-DESIGN CONFERENCE ATTENDED:		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 followin 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
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- 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

Reed 2/19/15



February 18, 2015

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

Re: East Century Gateway Plaza Tract 2

10201 Central Ave NE

Request Permanent C.O. - Accepted

Engineer's Stamp dated: 6-20-14 (K20D061)

Certification dated: 1-26-15

Dear Mr. Soule,

Based on the Certification received 2/19/2015, 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 924-3695 or Rudy Rael at 924-3977.

Albuquerque

Sincerely,

New Mexico 87103

Curtis Cherne, P.E.,

www.cabq.gov

Principal Engineer, Hydrology

Planning Department

RR/CC

email

July 14, 2014



David Soule, P.E.
Rio Grande Engineering
PO Box 93924
Edgewood, New Mexico 87199

RE: East Century Gateway Plaza
Grading and Drainage Plan
Engineers Stamp Date 6/20/14 (K20-D061)

Dear Mr. Soule,

Based upon the information provided in your submittal received 6/20/14, this plan is approved for Grading Permit and Building Permit. Please be advised, before either Permit can be issued, an Erosion and Sediment Control Plan prepared by a registered engineer under the laws of the State of New Mexico, must be approved. This project requires a Topsoil Disturbance Permit since it is disturbing ¾ of an acre or more.

Please attach a copy of this approved plan to the construction sets in the permitting

process prior to sign-off by Hydrology.

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

Albuquerque

PO Box 1293

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

New Mexico 87103

Sincerely,

www.cabq.gov

Curtis Cherne, P.E.

Principal Engineer, Hydrology

Planning Department

RR/CC C: File

Albuquerque - Making History 1706-2006

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Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

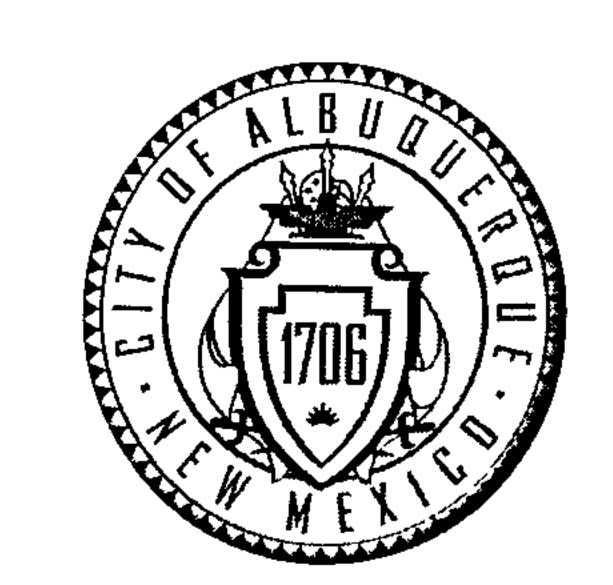
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Phone#: 505.321.9099 Fax#: 505	5.872.0999	E-mail: DAVID@RIOGRANDEENGINEERING.COM
Owner: TEKIN PROPERTIES		Contact:
Address: 8036 OAK POINT DRIVE, FRISCO, TEXAS 75034		
Phone#: Fax#:		E-mail:
Architect: PETER BUTTERFIELD		Contact: PETER BUTTERFIELD
Address:		
Phone#: Fax#:		E-mail:
Surveyor: SURV-TEK		Contact: rUSTY hUGG
Address:		· Contact.
Phone#: 9 Fax#:		E-mail:
Contractor:		Contact:
Address:		
Phone#: Fax#:	· · · · · · · · · · · · · · · · · · ·	E-mail:
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June 19, 2014

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



RE: East Century Gateway Plaza
Grading and Drainage Plan
Engineers Stamp Date 6/11/14 (K20-D061)

Dear Mr. Soule,

Based upon the information provided in your submittal received 6/11/2014, the above referenced Grading and Drainage Plan cannot be approved for Grading Permit or Building permit until the following comments are addressed.

- A drain with a grease trap needs to be placed in the trash enclosure.
- Add two foot curb cuts spaced every 20 feet in the drive thru lane.

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

PO Box 1293

Sincerely,

Albuquerque

Curtis Cherne, P.E.

New Mexico 87103

Principal Engineer, Planning Department Development and Review Services

C: File

RR/CC

www.cabq.gov



Planning Department

Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

K20D06/

Project Title: EAST CENTURY GATEWAY PLAZA	Building Permit #:	City Drainage #:
DRB#: EPC#:		Work Order#:
Legal Description: LOTS 1-3 EAST CENTURY GATEWAY PLAZ	ZA	
City Address: 10201 CENTRAL NE		
Engineering Firm: RIO GRANDE ENGINEERING		Contact: DAVID SOULE
Address: PO BOX 93924, ALBUQUERQUE, NM 87199		· · · · · · · · · · · · · · · · · · ·
Phone#: 505.321.9099 Fax#: 505	5.872.0999	E-mail: DAVID@RIOGRANDEENGINEERING.COM
Owner: TEKIN PROPERTIES		Contact:
Address: 8036 OAK POINT DRIVE, FRISCO, TEXAS 75034		
Phone#: Fax#:		E-mail:
Architect: PETER BUTTERFIELD		Contact: PETER BUTTERFIELD
Address: Phone#: Fay#		
Phone#: Fax#:		E-mail:
Surveyor: SURV-TEK		Contact: rUSTY hUGG
Address:		
Phone#: 9 Fax#:	· · · · · · · · · · · · · · · · · · ·	E-mail:
Contractor:		Contact:
Address:		
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DATE SUBMITTED: 6/11/14	By:	

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RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

June 20, 2014

Mr. Curtis Cherne Mr. Rudy Rael Hydrology Department Public Works Department City of Albuquerque

RE: Drainage Resubmittal

10201 Central NE

K20-D061

Dear Mr. Rael:

The purpose of this letter is to accompany the revised plan. The plan has been revised to address your written comments dated June 19, 2014. The following is a summary of your comments and he corrections we have done to address.

- 1. A drain from grease trap must be placed in trash enclosure.

 Added a note to the plan stating this requirement. I have included a reduced copy of the master utility plan to show we will be constructing this feature
- 2. Add two foot curb cuts at drive thru lane.

 We have added two additional curb cuts to the drive thru lane. The lane was designed to have a 1% slope to a single opening, the additional cuts improve the design

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

Sincerely,

David Soule, PE

Rio Grande Engineering

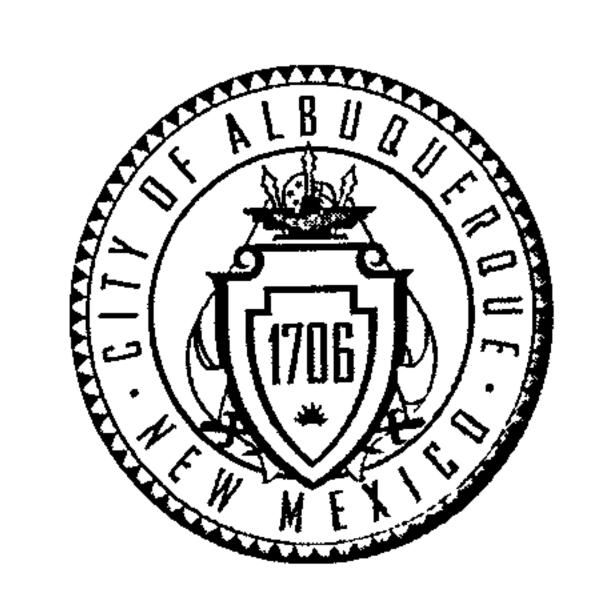
PO Box 93924

Albuquerque, New Mexico 87199

505-321-9099

JUN 2 0 2014
LAND DEVELOPMENT SECTION

December 12, 2014



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

Re: East Gateway Plaza

10201 Central Ave NE

Request Permanent C.O. - Accepted

Engineer's Stamp dated: 6-9-14 (K20D061)

Certification dated: 12-10-14

Dear Mr. Soule,

Based on the Certification received 12/10/2014, the site is acceptable for release of Certificate of Occupancy by Hydrology.

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

PO Box 1293

Albuquerque

New Mexico 87103

Sincerely,

Curtis Cherne, P.E.

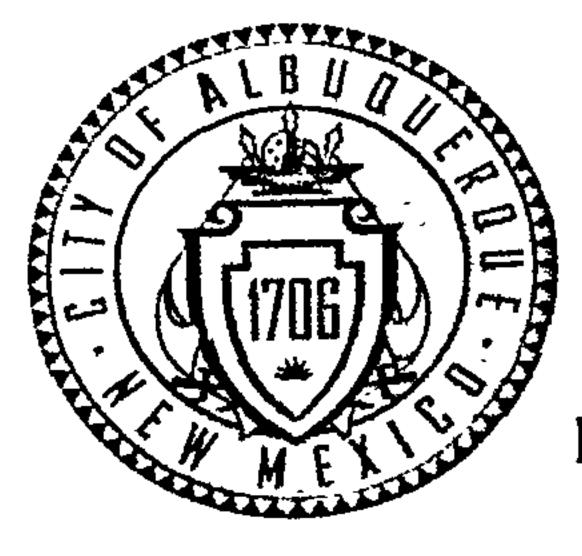
Principal Engineer, Planning Dept. Development and Review Services

www.cabq.gov

RR/CC

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email



Planning Department

Development & Building Services Division

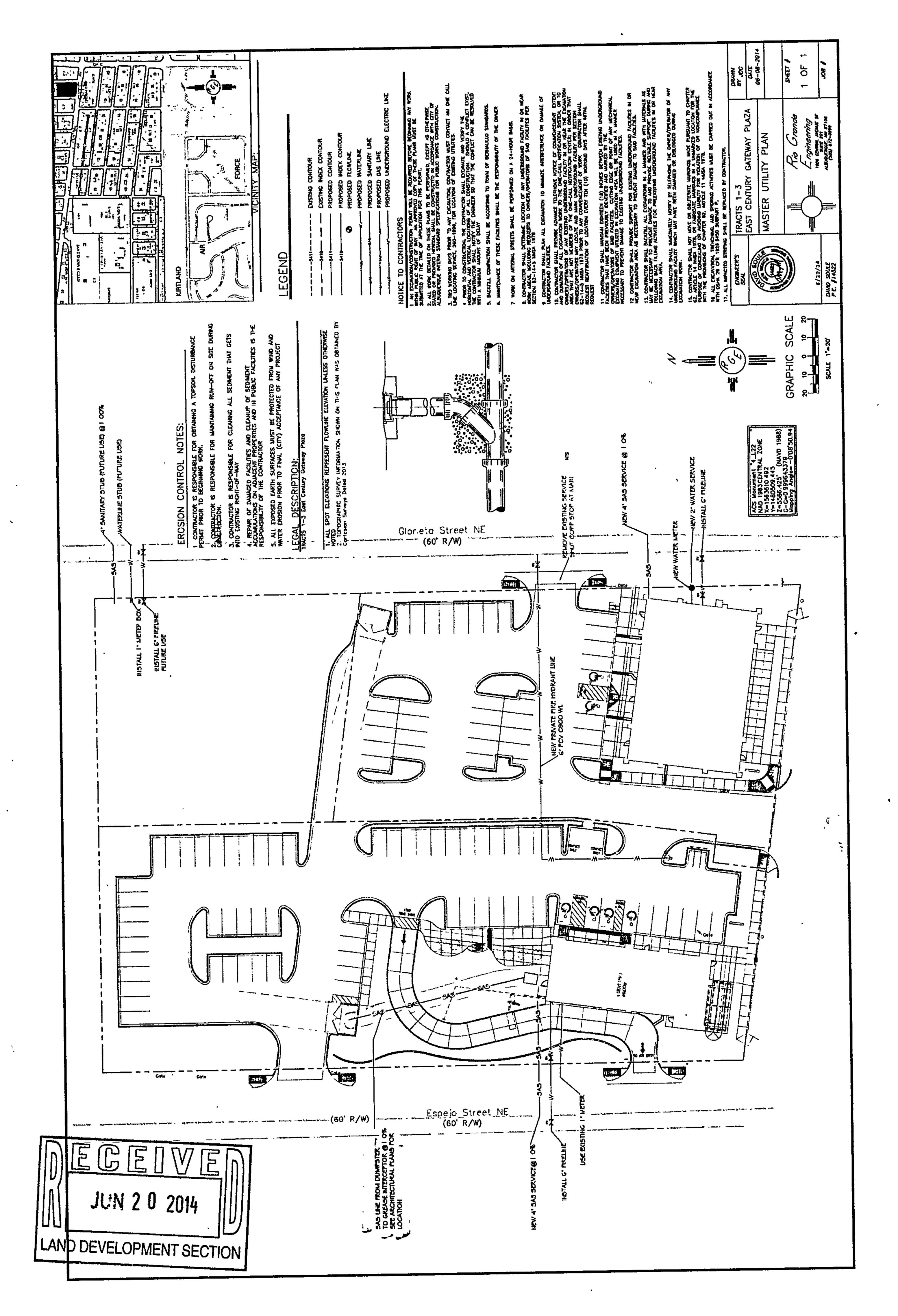
DRAINAGE AND TRANSPORTATION INFORMATION SHEET

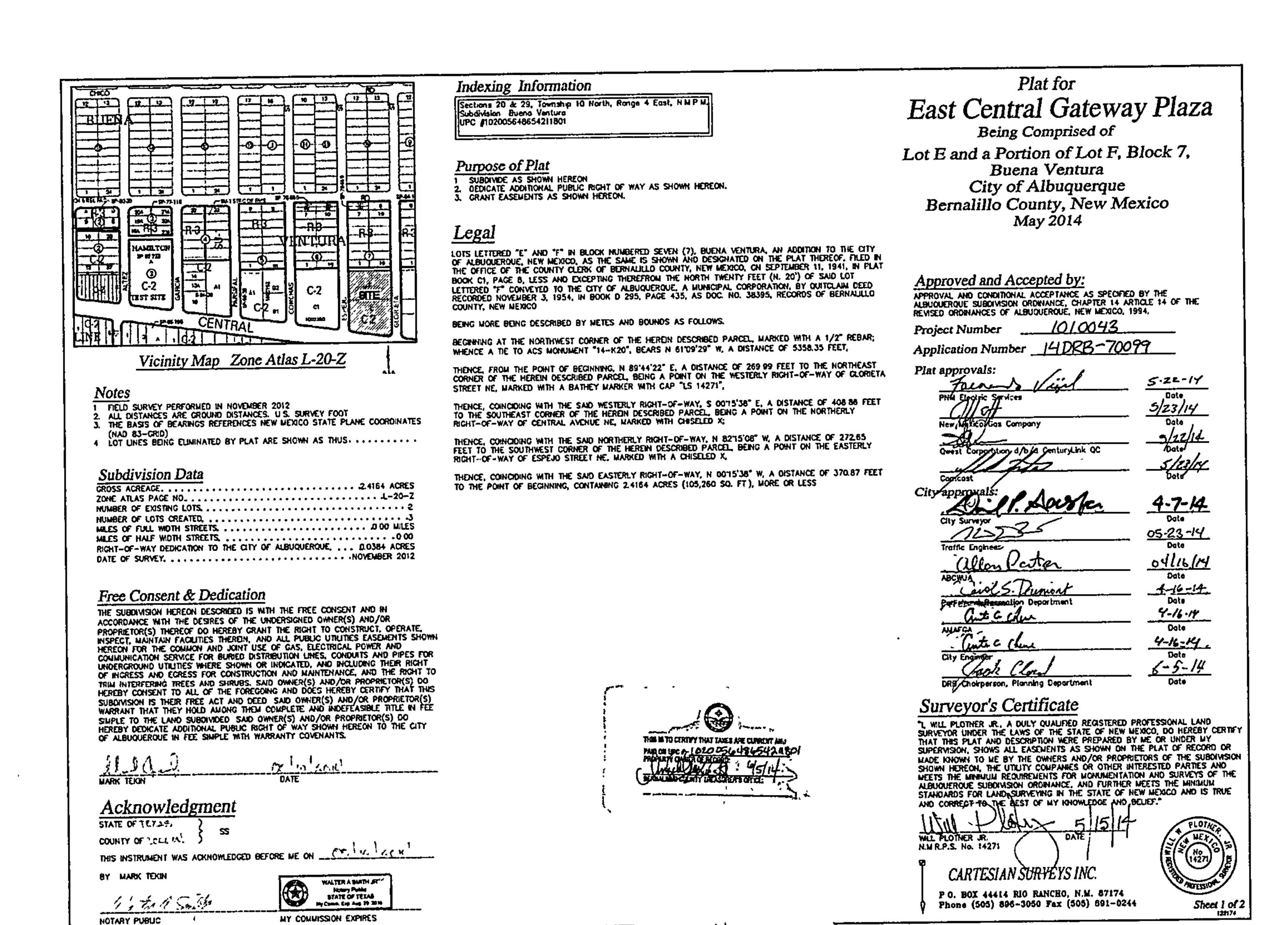
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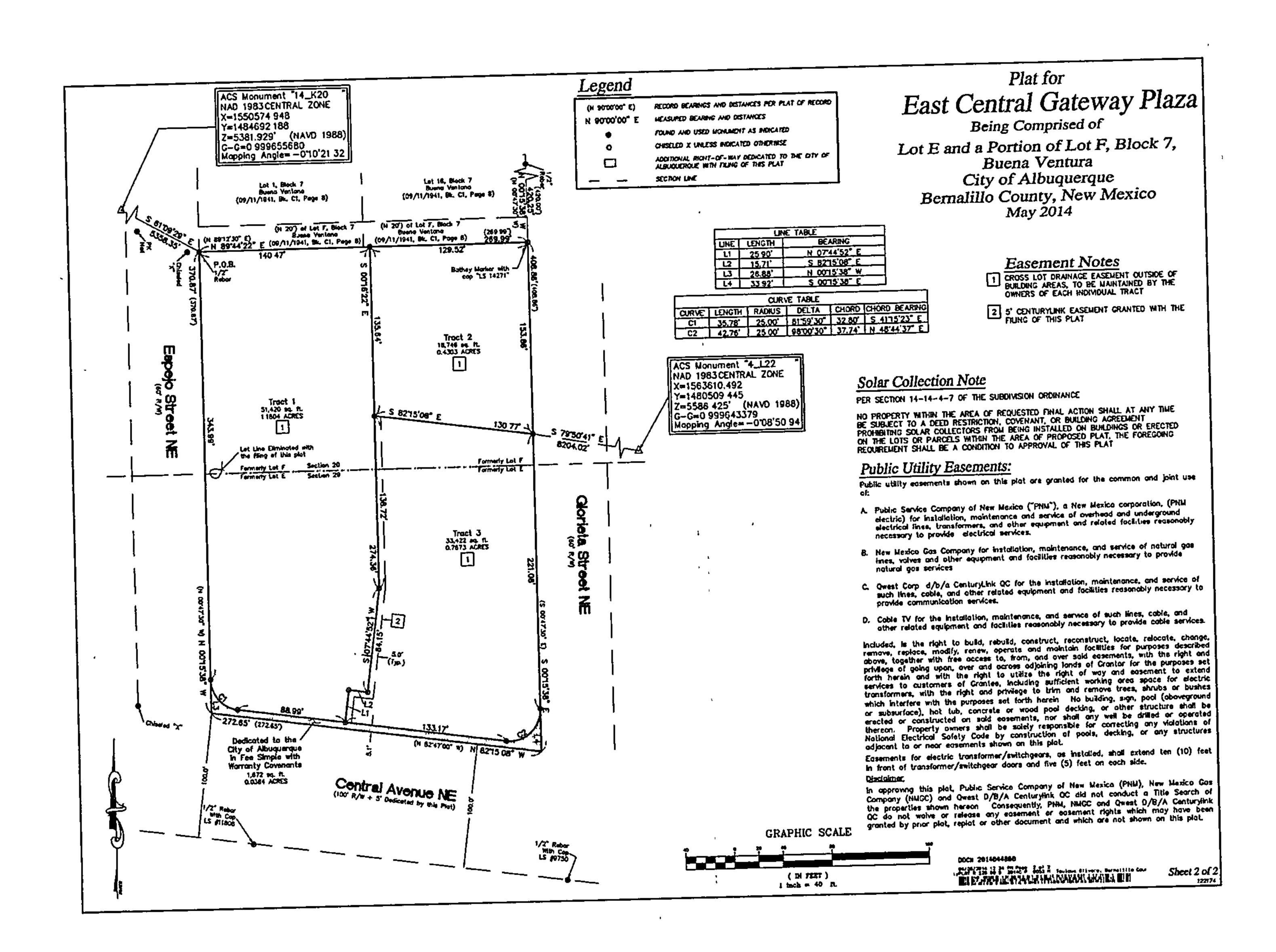
Project Title: EAST CENTURY GATEWAY	PLAZA	Building Permit #:	City Drainage #: K20-D061
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City Address: 10201 CENTRAL NE			
	MEEDING		Contact: DAVID SOULE
Engineering Firm: RIO GRANDE ENG			
Address: PO BOX 93924, ALBUQUERQL	Fax#: 505.872.09	399	E-mail: DAVID@RIOGRANDEENGINEERING.COM
Phone#: 505.321.9099	Fax#. 500.012.00		
Owner: TEKIN PROPERTIES			Contact:
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Address: Phone#:	Fax#:		E-mail:
Thunch.			Contact: rUSTY hUGG
Surveyor: SURV-TEK			
Address:	T?U.		E-mail:
Phone#: 9	Fax#:		
Contractor:	· · · · · · · · · · · · · · · · · · ·		Contact:
Address:			
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DATE SUBMITTED: 12/10/14		-y.	

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DRAINAGE REPORT

For

EAST CENTURY GATEWAY PLAZA TRACTS 1-3 Albuquerque, New Mexico

Prepared by

Rio Grande Engineering PO Box 93924 Albuquerque, New Mexico 87199

JUNE 2014



David Soule P.E. No. 14522

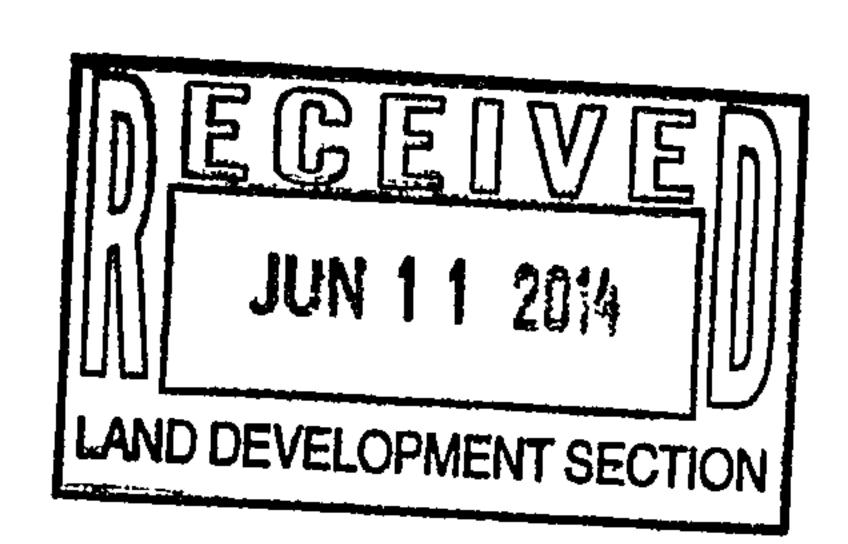


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Site Grading and Drainage Plan	

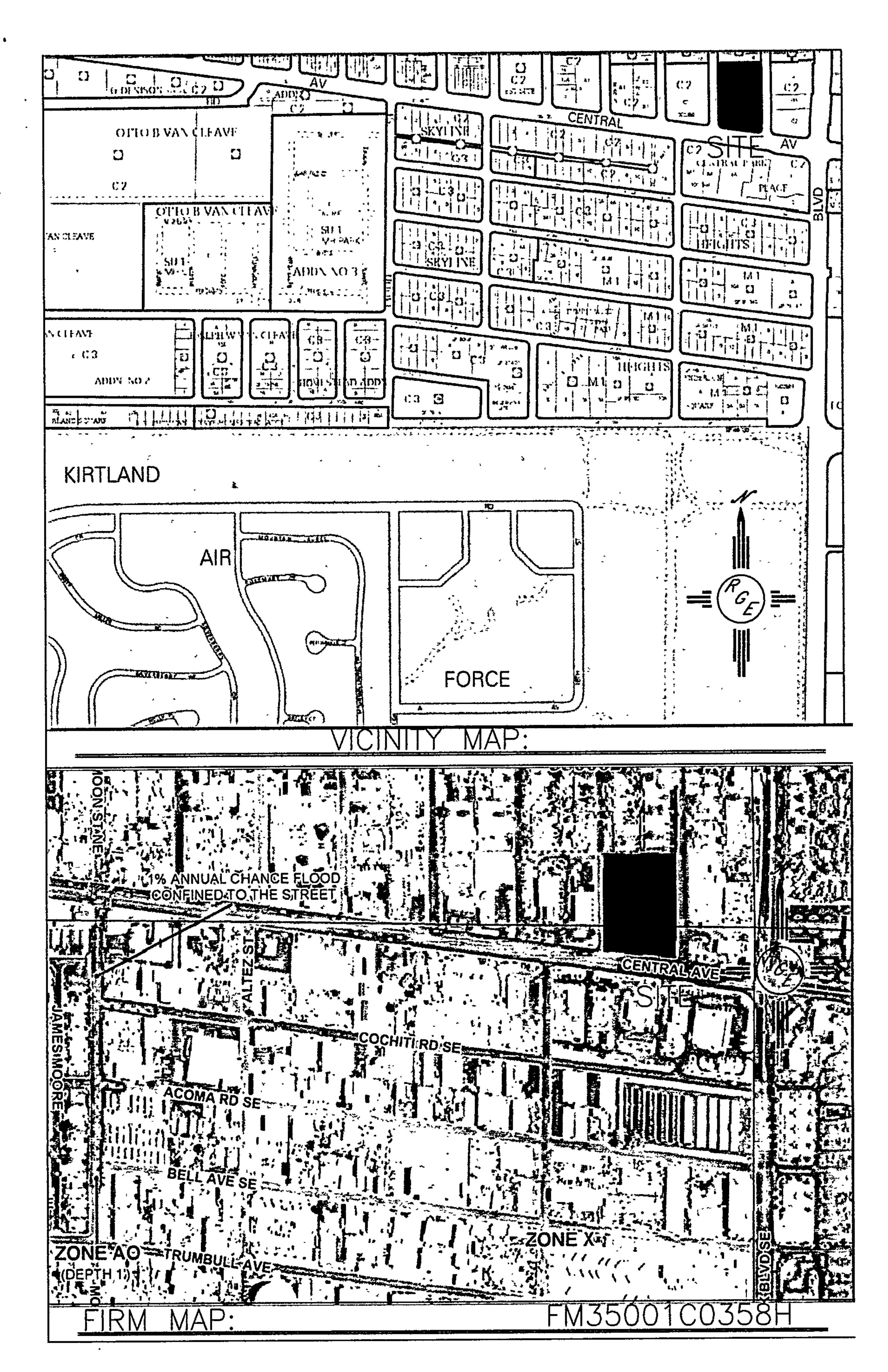
PURPOSE

The purpose of this report is to provide the Drainage Management Plan for the redevelopment of a 2.4 acre parcel of land located on Northeast Central. This plan will be utilized for the redevelopment of the subject property from a sales lot into two retail buildings and a future pad site. This plan was prepared in accordance with the City of Albuquerque's Development Process Manual. This report will demonstrate that the proposed improvements do not adversely affect the surrounding properties, nor the upstream or downstream facilities.

INTRODUCTION

The subject of this report, as shown on the Exhibit A, is a 2.4-acre parcel of land located on the north side of Central Avenue NE east between Glorieta and Espejo road NE. The site is located in a fully developed are of the north east heights of Albuquerque. The legal description of this site is tracts 1-3, East Century Gateway Plaza. As shown on FIRM map 35001C0358, the site is located entirely within Flood Zone X. The site is currently developed as a completely paved sales lot.

The site is located within the boundaries of the East Gateway sector plan. This area is completely developed. The proposed drainage solution must not increase existing flow rate and account for the 90th percentile storm. The site must retain the first .42" of rainfall The site shall maintain existing drainage patterns



LEGAL DESCRIPTION:

TRACTS 1—3 East Century Gateway Plaza

EXISTING CONDITIONS

The site is currently developed as a completely impervious sales lot. It appears to have been a lot for either car of mobile homes. The site has been completely paved, with no landscaping. The site currently discharges 12.49 cfs to the adjacent Espejo roadway. Once the flows leave the site they enter the public roadway they are conveyed to the north within the roadway. The existing upland flows are diverted around the site within Glorieta road

PROPOSED CONDITIONS

The proposed improvements consist of 2 new retail buildings and a future pad site. The onsite grading will be conveyed within the parking areas and with water quality ponds located in all landscape area. The site contains 9 sub drainage basins. Basins A, B, C, F, and G drain out the north driveway on Espejo, all basins pass thru harvest ponds. Basins D is a small landscape area at the southeast corner, it will retain all the flows generated. Basin E and H free discharge to the adjacent streets without passing thru water quality ponds. Basin I contains the majority of the south west building, it passes thru water quality pond as well. The site generates a peak flow rate of 11.21 cfs, which is 1.28 cfs less than the existing conditions. The site is required to retain the water quality volume of 3,662 cubic feet, the site provides for 4,172 cubic feet.

Due the construction of water quality ponds thru-ought the site which retains all the flow in during normal events and overflow during the 100-year event, the peak flow will be attenuated by these ponds. There does not appear to be an established method to model what is happening. In an attempt to estimate the actual peak flow rate we have created an equivalent model. This model is based upon the actual 100-year, 6-hour volume that will leave the site. This site will discharge 14,415 cubic feet of storm water during this event. Using this volume and the area of the site we iterated the land treatments until they match this volume. As shown the equivalent model site would discharge 9.49 cfs during the 100-year. 6-hour event.

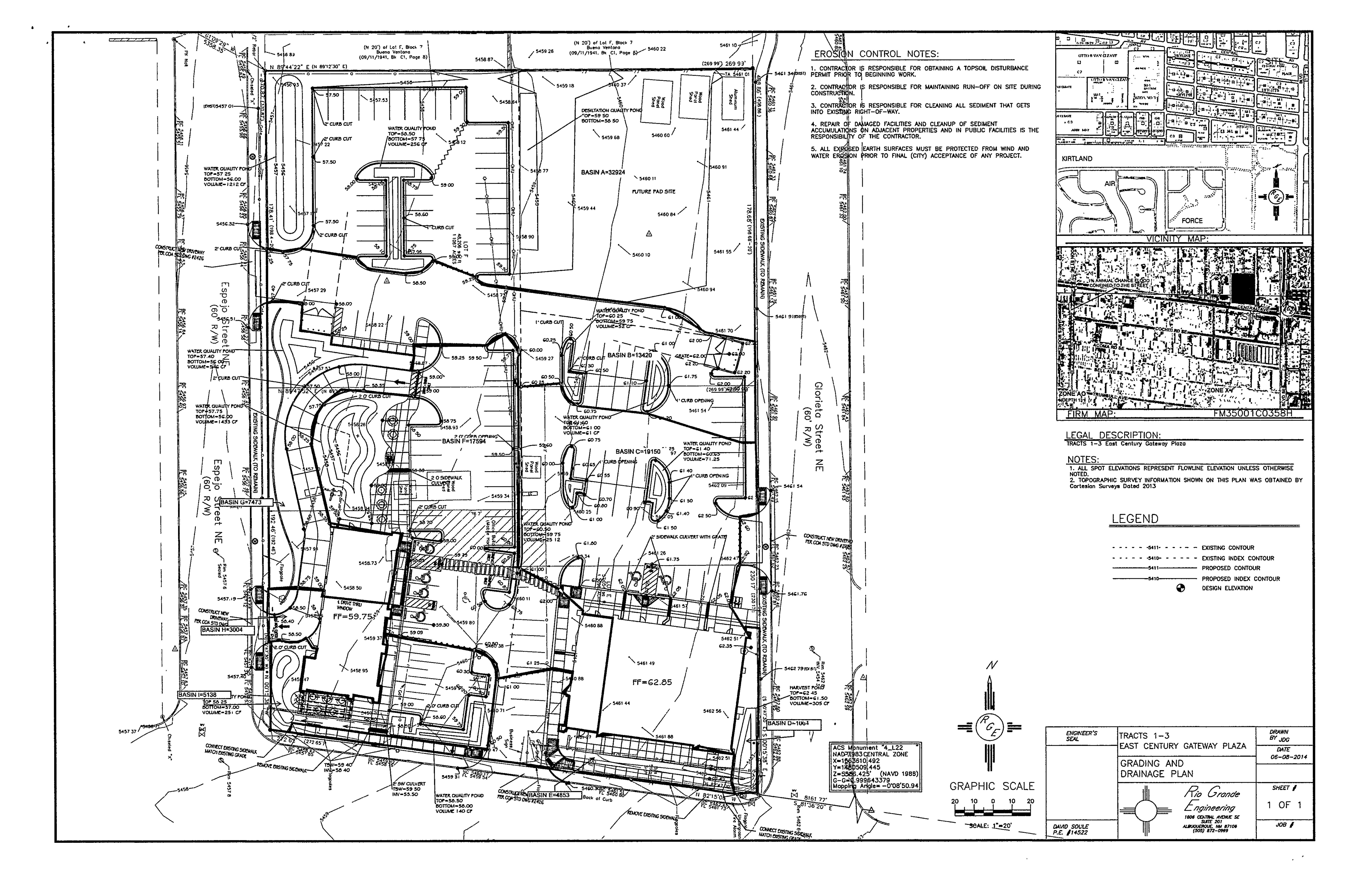
SUMMARY AND RECOMMENDATIONS

This site is a redevelopment of a completely developed parcel of land located in a fully developed watershed located within the north east heights. The developed condition will produce a peak discharge rate less than existing. The site has been designed to retain the 90th percentile storm event. The site will maintain the existing drainage patterns

The proposed site development does not adversely affect the upstream or downstream facilities. The site was designed in conformance to City of Albuquerque Drainage Policy.

Therefore, we request approval of the site-grading plan. Since this site encompasses more than 1 acre, an Erosion Control Plan, NPDES permit and SWPPP will be required prior to any construction activity.

APPENDIX A SITE HYDROLOGY



Weighted E Method

EAST CENTURY GATEWAY PLAZA

Existing Developed Basins

Basin	Area	Area	Treatment A		T-0-1						100-Year, 6-l	r.	
,,,	(sf)				Treatme	nt B	Treatme	nt C	Treatme		Weighted E		Elow
NATIVE	104620.00	(acres)	<u>%</u>	(acres)	%	(acres)	%	(acres)	%	(acres)	(ac-ft)	(ac-ft)	Flow cfs
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BASIN B	 	0.756	0%	0	5.0%	0.038	15.0%	0.11337		0.642	2.246		12
BASIN C	13420	0.308	0%	·	10.0%	0.031	0.0%	0	90%	0.277	2.216		3
BASIN D	19150	0.440	0%	0	8.0%	0.035	0.0%	0	92%	0.404	2.245	1,900.057	1
BASIN E	1064	0.024	0%	0	0.0%	0.000	100.0%	0.02443		0.000		0.082	2
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BASIN F	17594	0.404	0%	0	23.0%	0.093	0.0%		77%			0.021	0
BASIN G	7473.00	0.172	0%	0	52.0%	0.089	0.0%		~	0.311	2.029	0.068	1
BASIN H	3004.00	0.069	0%	0	0.0%	0.000	10.0%	0.0060	48%	0.082	1.611	0.023	0
BASIN I	5138.00	0.118	0%	0	38.0%			0.0069		0.062	2.253	0.013	0.
Harvest amount	104620.00	2.402	·	—— -		0.040	0.0%		62%	0.073	1.813	0.018	0.
UIVALENT MODEL SITE	104620.00	2.402	0%	0	15.0%	0.360	45.00/	4 000				3661.700	
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Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm (zone 4)

Ea= 0.66 Qa= 1.87 Eb = 0.92Qb= 2.6 Ec= 1.29 Qc= 3.45 Ed = 2.36Qd = 5.02

WATER QUALITY REQUIRED

3662 CF 4172 CF

WATER QUALITY PROVIDED EXISTING

12.49 CFS

PROPOSED (WITHOUT ATTENUATION FROM HAVETST PONDS)

11.21 CFS

REDUCTION

1.28 CFS

SINCE THERE IS NOT A GOOD METHOD TO ESTIMATE TRUE DISCHARGE AFTER FLOWS GO THRU PONDS WE PROPOSE TO PROVIDE AND EQUIVALENCY MODEL THIS MODEL BEGINS WITH TOTAL 100-YEAR 6-HOUR VOLUME AND ITTERATES THE TREATMENT RATIOS TO MATCH THE PROPOSED VOLUME LEAVING SITE

PROPOSED DISCHARGE VOLUME=

14414.739

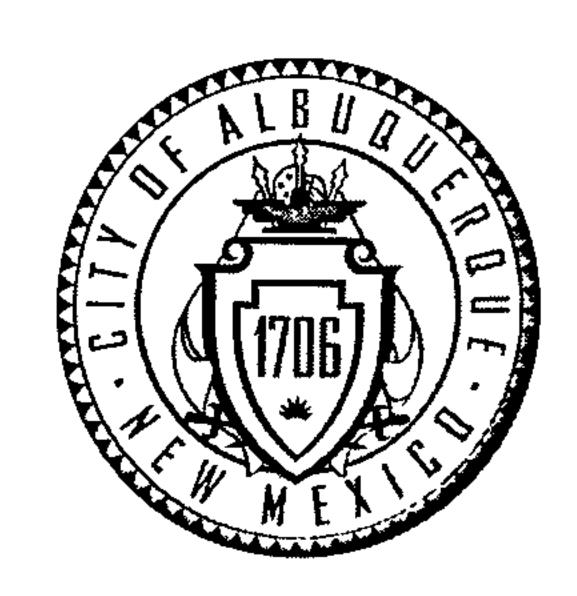
0.3309

EQUIVALENCY DISCHARGE RATE=

9.49



existing Sit:



Planning Department Transportation Development Services

January 27, 2015

Peter Butterfield, R.A.
Peter Butterfield Architects
13013 Glenwood Hills Ct. NE
Albuquerque, NM 87111

Re: East Central Gateway Plaza, 10201 and 10221 Central Ave. NE

Certificate of Occupancy – Transportation Development

Architect's Stamp dated 05-05-14 (K20-D061)

Certification dated 01-12-15

Dear Mr. Butterfield,

PO Box 1293 Based upon the information provided in your submittal received 01-12-15,

Transportation Development has no objection to the issuance of a <u>Permanent</u> <u>Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation

Development for a Permanent Certificate of Occupancy to be issued by the Building

Albuquerque and Safety Division.

If you have any questions, please contact me at (505)924-3630.

New Mexico 87103

www.cabq.gov

Racquel M. Michel, P.E.

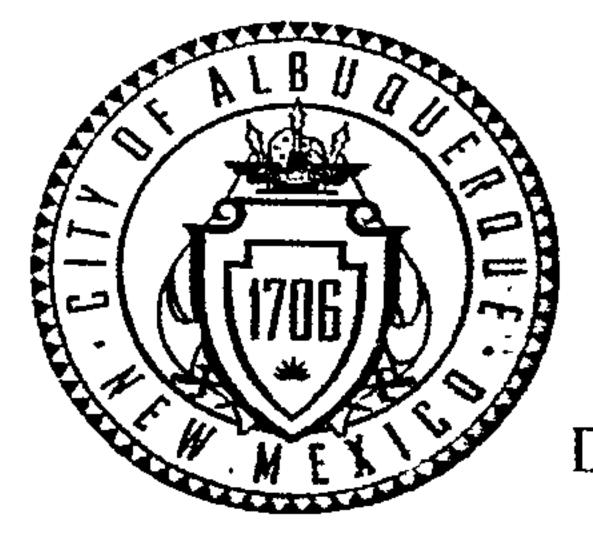
Senior Engineer, Planning Dept.

Development Review Services

c: File

Sincerely,

CO Clerk



Planning Department

Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2013)

Project Title: Tracts 3 East Central Gatew	ay Plaza Building Permit #: T20149182 City Drainage #: \LZODOb
DRB#: EPC#:	Work Onder M.
Legal Description: Tracts 1 & 3 East Central G	ateway Plaza
City Address: 10201 Central NE	
Engineering Firm: Rio Grande Engineering	
Address: PO Box 93924	Contact: David Soule
Phone#: 505 321 9099 Fax#:	E-mail: darvid@miaamandarmai.
Owner: 10201 Central LLC	E-mail: david@riograndeengineerin
Address: 8036 Oak Point Drive, Frisco Texa	Contact: Mark Tekin
Phone#: 214 960 9991 Fax#:	
	E-mail: marktekin@gmail.com
Architect: Peter Butterfield Architect	Contact: Peter Butterfield
Address: 13013 glenwood hills ct ne Albuqu	erque, NM 87111
Phone#: 505 332 9323 Fax#: 5	05 212 0901 E-mail: peterbutterfield@Q.com
Surveyor: Sandia Land Survey	
Address: 15 Casa Terrenos Placitas, NM 870	Contact: Andrew Medina
\mathbf{D} 1 " \mathbf{C} 0 \mathbf{C} 0 \mathbf{C} 0 \mathbf{C} 1 $$	05 867 1405 E-mail:
Contractor: Hart Construction	
Address: 2919 2nd St NW Albuquerque, Nev	Contact: Rick Sanchez Weyico 87107
N1	
<u> </u>	E-mail: RGonzales@hartconstructic
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL DRAINAGE PLAN RESUBMITTAL	PRELIMINARY PLAT APPROVATE OF THE PROPERTY OF
CONCEPTUAL G & D PLAN	S. DEV. PLAN FOR SUB'D MREVAD [2] [7] [5]
GRADING PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL
EROSION & SEDIMENT CONTROL PLAN (ESC)	SECTOR PLAN APPROVAL JAN 1 2 2015
ENGINEER'S CERT (HYDROLOGY)	PRINTED PER A A REPORT AND A LIBERT AND A LI
CLOMR/LOMR	X CERTIFICATE OF OCCUPANCY (TCL TEMP) CERTIFICATE OF OCCUPANCY (TCL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL)	
ENGINEER'S CERT (TCL)	FOUNDATION PERMIT APPROVAL
ENGINEER'S CERT (DRB SITE PLAN)	BUILDING PERMIT APPROVAL
ENGINEER'S CERT (DRB SITE PLAN) ENGINEER'S CERT (ESC)	GRADING PERMIT APPROVAL SO-19 APPROVAL
SO-19	PAVING PERMIT APPROVAL ESC PERMIT APPROVAL
	WORK ORDER APPROVAL ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	GRADING CERTIFICATION OTHER (SPECIFY)
VAS A PRE-DESIGN CONFERENCE ATTENDED:	Y Vec No. O. B
OATE SUBMITTED: 12/9/2014	X Yes No Copy Provided Pur Doton Daytton 5-1-1
	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 followin

- Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 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:

Monday, January 12, 2015 7:36 AM

Subject:

Read: 10221 central TCL final

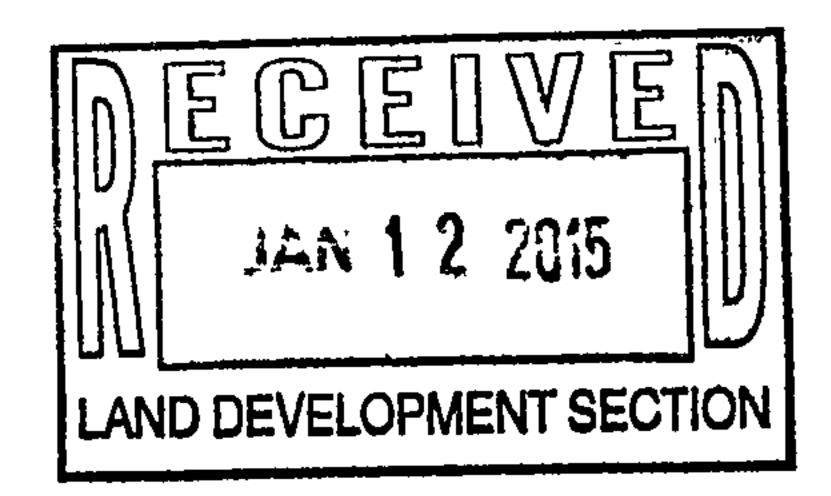
Your message

To: Ortiz, Monica

Subject: 10221 central TCL final

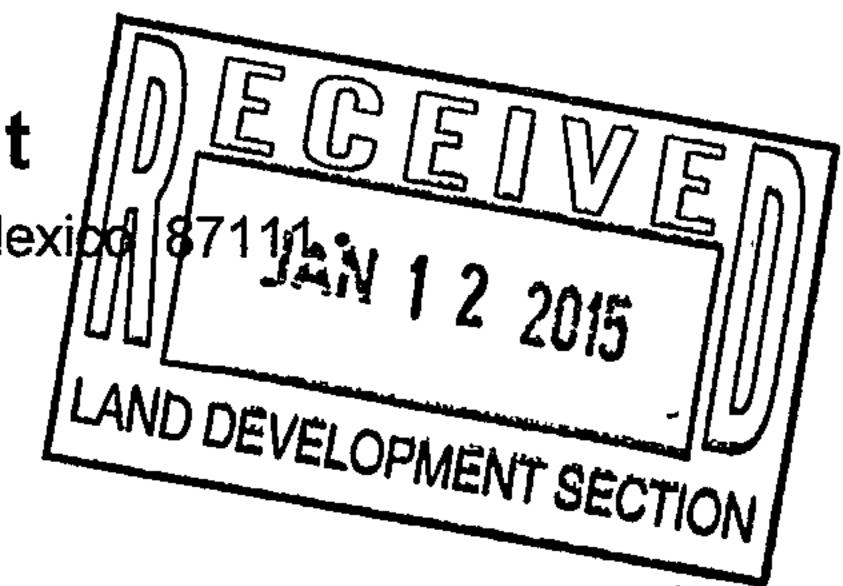
Sent: Sunday, January 11, 2015 9:29:56 AM (UTC-07:00) Mountain Time (US & Canada)

was read on Monday, January 12, 2015 7:35:32 AM (UTC-07:00) Mountain Time (US & Canada).



peter butterfield architect

• 505 332 9323 • fax 212 0901 • 13013 Glenwood Hills Ct. NE • Albuquerque New Mexibo 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 6-16-2014. 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 JANUARY 9, 2015 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

1/12/19





Planning Department Transportation Development Services

January 16, 2015

Peter Butterfield Architect, R.A.
Peter Butterfield Architecture Firm
13013 Glenwood Hills Ct NE
Albuquerque, NM 87111

Re: Tract 1 & 3 East Central Gateway Plaza, 10201 Central Ave NE 60-Day Temporary Certificate of Occupancy- Transportation Development

Architect's Stamp dated 05-05-14 (K20-D061)

Certification dated 12-09-14

Dear Mr. Butterfield,

Based upon the information provided in your submittal received 01-09-15,

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.

Albuquerque

PO Box 1293

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

New Mexico 87103

Sincerely,

www.cabq.gov

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept. Development Review Services

C:

File

CO Clerk



A TECO ENERGY COMPANY

December 31, 2014

Ms. Monica Ortiz
Planning Department – Transportation & Hydrology
Development & Building Services Division
600 2nd St NW, Suite 201
Albuquerque, NM 87102

Subject:

10201 Central Ave NE

Central and Espejo Ramp

I am following up with you in regards to a request from Mr. Rick Gonzales from Hart Construction in reference a ramp we had to remove and replace during the installation of a new service line to the new Freddy's Restaurant at 10201 Central Ave NE. The existing main was located under the ramp and needed to be removed and replaced by NMGC to complete the installation of the requested service. The ramp was replaced to where we did not change to original slope of the ramp.

Let me know if you have any questions in regards to the ramp. I can be reached at 697-6802 or my cell at 401-7642.

Sincerely,

Joe Herrera

Project Manager - Gas Operations

New Mexico Gas Company

Cc: Mr. Rick Gonzales

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

	(REV 02/2013) L20D0
Freddies Project Title: Tracts 1 & East Central Gateway	(REV 02/2013) <u>Y Plaza</u> Building Permit #: <u>T20149182</u> City Drainage #: <u>#2000</u>
	Work Order#:
DRB#: Legal Description: Tracts 1 & 3 East Central Gat	
	Cway riaza
City Address: 10201 Central NE	
Engineering Firm: Rio Grande Engineering	Contact: David Soule
Address: PO Box 93924	
Phone#: 505 321 9099 Fax#:	E-mail: david@riograndeengineerin
Owner: 10201 Central LLC	Contact: Mark Tekin
Address: 8036 Oak Point Drive, Frisco Texas	
Phone#: 214 960 9991 Fax#:	E-mail: marktekin@gmail.com
Architect: Peter Butterfield Architect	Contact: Peter Butterfield
Address: 13013 glenwood hills ct ne Albuque	
Phone#: 505 332 9323 Fax#: 50	E-mail: peterbutterfield@Q.com
Surveyor: Sandia Land Survey	Contact: Andrew Medina
Address: 15 Casa Terrenos Placitas, NM 8704	43
	05 867 1405 E-mail:
Contraction	Contact: Rick Sanchez
Contractor: Hart Construction Address: 2919 2nd St NW Albuquerque, New	
	E-mail: RGonzales@hartconstructio
1 dAn. (5	A THAIL ICOULDATE OUTDER OUTDE
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D PRRPYAGE FIND S
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT A PEROVAL LS LIVE LS
GRADING PLAN	SECTOR PLAN APPROVAL JAN 0 9 2015
ENGINEER (CERT (UXDROLOGY)	FINAL PLAT APPROVAL X CERTIFICATE OF OCCUPANCY (PERM)
ENGINEER'S CERT (HYDROLOGY)	
CLOMR/LOMR	CERTIFICATE OF OCCUPA LAND DEVELOPMENT SECTION FOUNDATION PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	BUILDING PERMIT APPROVAL
ENGINEER'S CERT (TCL)	
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROVAL SO-19 APPROVAL PAVING PERMIT APPROVAL ESC PERMIT APPROVAL
ENGINEER'S CERT (ESC)	
SO-19	
OTHER (SPECIFY)	GRADING CERTIFICATION OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	X Yes No Copy Provided
DATE SUBMITTED: 1/7/15	By: Peter Butterfield
DAID BUDIMIIIDD. I///IJ	DJ. I VIVI DUIIVIIIVIU

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
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- 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:

Subject:

Thursday, January 08, 2015 12:08 PM

Read: FW: 10201 Central avenue TCL Final

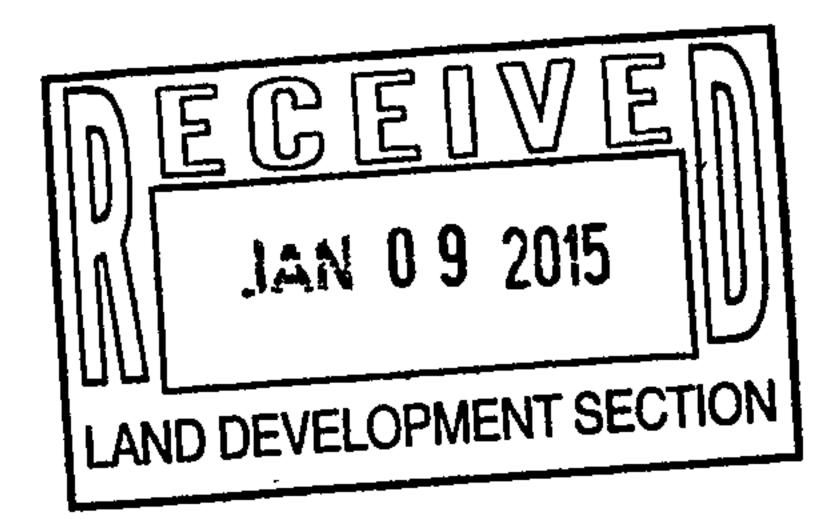
Your message

To: Ortiz, Monica

Subject: FW: 10201 Central avenue TCL Final

Sent: Thursday, January 8, 2015 11:08:39 AM (UTC-07:00) Mountain Time (US & Canada)

was read on Thursday, January 8, 2015 12:08:16 PM (UTC-07:00) Mountain Time (US & Canada).



peter butterfield architect

• 505 332 9323 • fax 212 0901 • 13013 Gienwood 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 6-16-2014. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY PETER BUTTERHILLD OF THE TIRM PETER BUTTERHILLD ARCHITECT I TURTHER CERTIFY THAT THAVE PERSONALLY VISITED THE PROJECT SHE ON DECEMBER 8, 2014 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SHE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BETTER. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

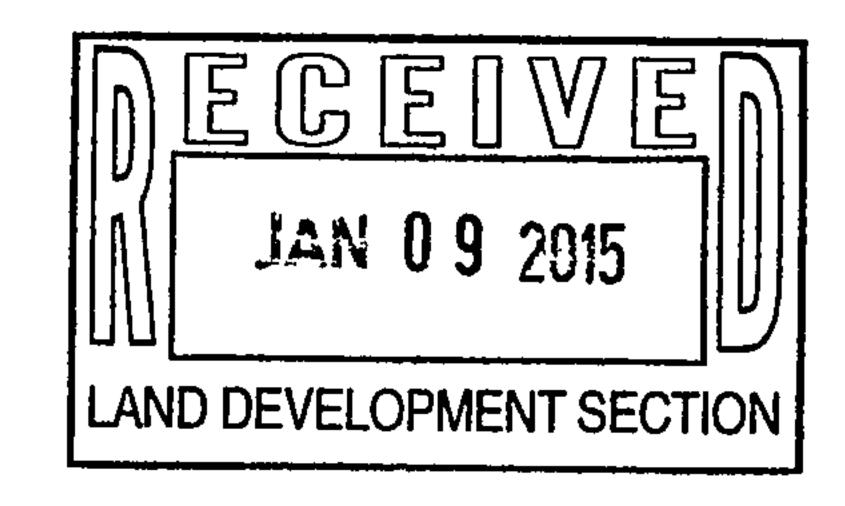
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Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

1/7/15 Date







Planning Department Transportation Development Services

December 16, 2014

Peter Butterfield Architect, R.A. Peter Butterfield Architecture Firm 13013 Glenwood Hills Ct NE Albuquerque, NM 87111

Re: Tract 1 & 3 East Central Gateway Plaza, 10201 Central Ave NE
60-Day Temporary Certificate of Occupancy- Transportation Development
Architect's Stamp dated 05-05-14 (K20-D061)
Certification dated 12-09-14

Dear Mr. Butterfield

Based upon the information provided in your submittal received 12-09-14, Transportation Development has no objection to the issuance of a <u>60-day Temporary Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>60-day Temporary Certificate of Occupancy</u> to be issued by the Building and Safety Division.

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Albuquerque

New Mexico 87103

- The corner curb ramp at Central Ave and Espejo St NE needs to be removed and replaced per the City of Albuquerque Standard Specifications drawing 2426 to comply with ADA access.
- All wheel chair ramps located within the public right of way must have truncated domes. The wheel chair ramp on the corner of Central Ave and Espejo St NE is missing the truncated domes.

www.cabq.gov

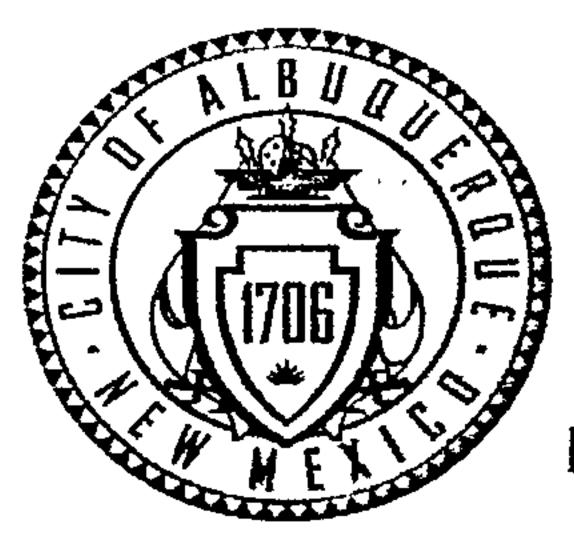
Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to rmichel@cabq.gov or mortiz@cabq.gov prior to submittal. 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

CC: CO Clerk File



Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Tracts 1 & 3 East Central Gateway	Plaza Building Permit #: T20149182 City Drainage #: \L20 \DCW
DRB#: EPC#:	Work Order#:
Legal Description: Tracts 1 & 3 East Central Gate	way Plaza
City Address: 10201 Central NE	
Engineering Firm: Rio Grande Engineering	Contact: David Soule
Address: PO Box 93924	
Phone#: 505 321 9099 Fax#:	E-mail: david@riograndeengineerin
Owner: 10201 Central LLC	Contact: Mark Tekin
Address: 8036 Oak Point Drive, Frisco Texas	
Phone#: 214 960 9991 Fax#:	E-mail: marktekin@gmail.com
Architect: Peter Butterfield Architect	Contact: Peter Butterfield
Address: 13013 glenwood hills ct ne Albuquer	
Phone#: 505 332 9323 Fax#: 505	E-mail: <u>peterbutterfield@Q.com</u>
Surveyor: Sandia Land Survey	Contact: Andrew Medina
Address: 15 Casa Terrenos Placitas, NM 87043	3
Phone#: 505 867 1241 Fax#: 505	5 867 1405 E-mail:
Contractor: Hart Construction	Contact: Rick Sanchez
Address: 2919 2nd St NW Albuquerque, New	Mexico 87107
Phone#: 505 345 4001 Fax#: (50	5)-345-4304 E-mail: RGonzales@hartconstructic
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVALD
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPANCY (PERM)
CLOMR/LOMR	CERTIFICATE OF OCCUPANCY (TCL TEMP)DEVELOPMENT SECTION
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT APPROVAL
X ENGINEER'S CERT (TCL)	BUILDING PERMIT APPROVAL
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROVAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVAL SC PERMIT APPROVAL WORK ORDER APPROVAL ESC CERT ACCEPTANCE
SO-19 OTHER (SPECIFY)	WORK ORDER APPROVAL ESC CERT. ACCEPTANCE GRADING CERTIFICATION OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	X Yes No Copy Provided Detail Details
DATE SUBMITTED: 12/9/2014	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

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- 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 architect

• 505 332 9323 • fax 212 0901 • 13013 Glenwood Hills Ct. NE • Albuquerque New Mexico 87111 •

TRAFFIC CERTIFICATION

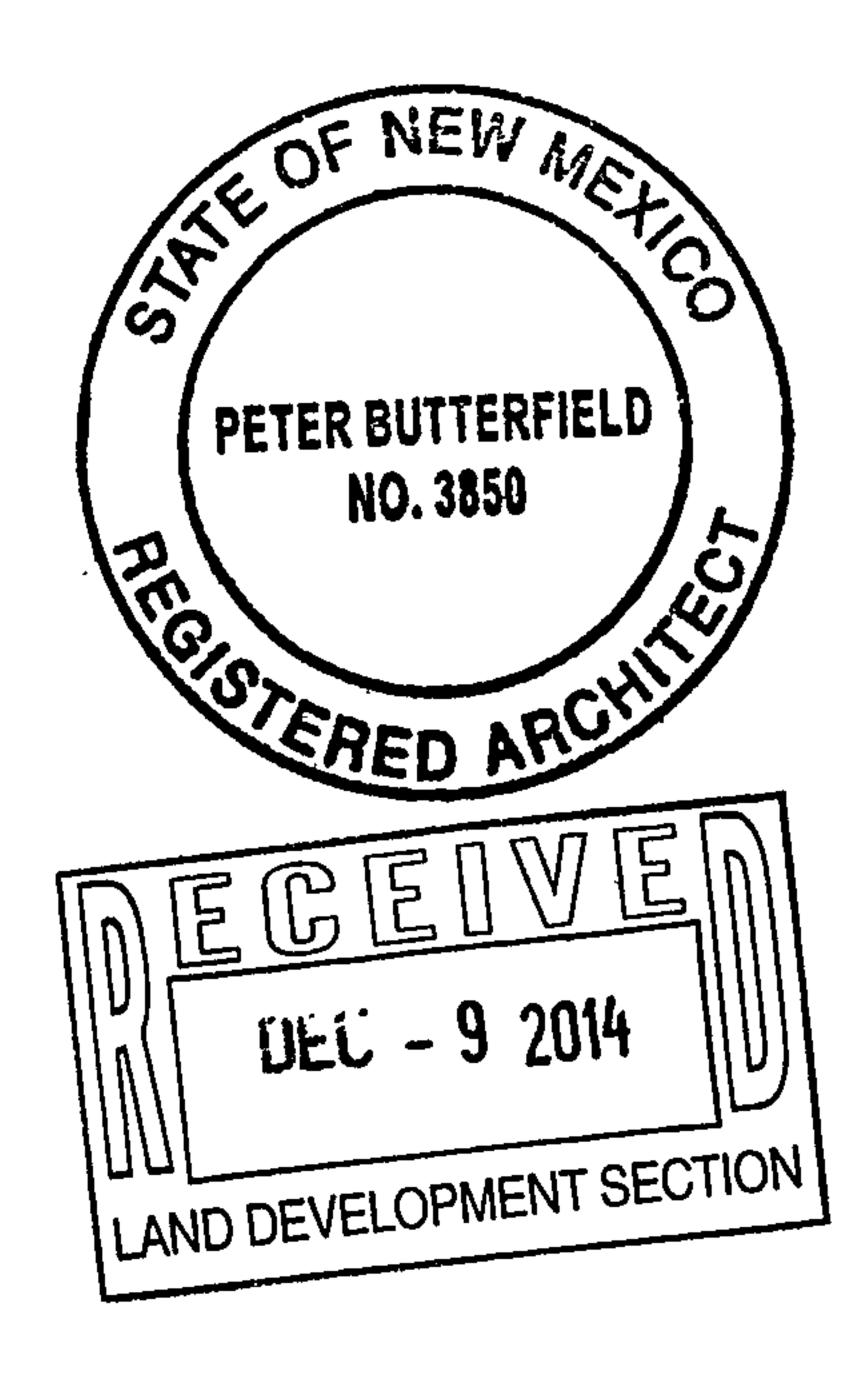
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Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

12 9 4-Date





June 16, 2014

Peter Butterfield, R.A.
Peter Butterfields Architect
13013 Glenwood Hills Ct. NE
Albuquerque, NM 87111

Re: Tracts 1 & 3 East Central Gateway Plaza, 10201 Central Avenue NE,

Traffic Circulation Layout

Architect's Stamp dated 5-05-14 (K20-D061))

Dear Mr. Butterfield,

The TCL submittal received 6-13-14 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.

PO Box 1293

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 <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

Albuquerque

New Mexico 87103

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 <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

www.cabq.gov

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



Planning Department

Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

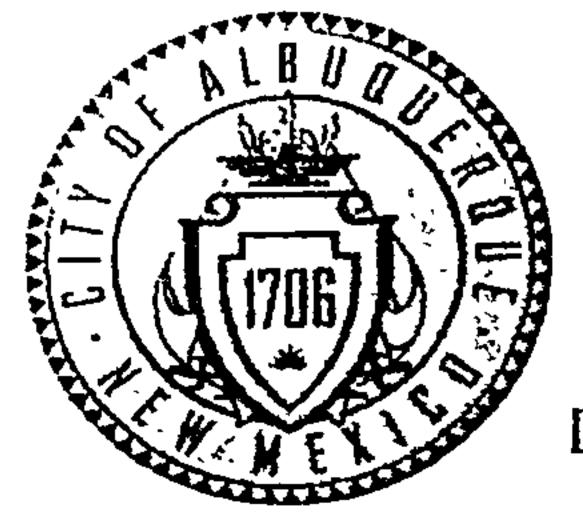
	(REV 02/2013)
Project Title: Tracts 1 & 3 East Central Gate	(REV 02/2013) Way Plaza Building Permit #: City Drainage #:
DRB#:	
City Address:	Gateway Plaza, City of Albuquerque, Bernalillo County, NM
Engineering Firm: Rio Grande Engineering Address: PO Box 93924, Albuquerque NN	Contact: David Soule
Phone#: 505-321-9099 Fax#:	
Owner: 10201 Central LLC	li-mail: david@riograndeengineerin
Address: 8036 Oak Point Drive, Frisco, Te	Contact: Mark Tekin
Phone#: 214 960 9991 Fax#:	Hi-mail: marktekin@gmail.com
Architect: Peter Butterfield, Architect	
Address: 13013 Glenwood Hills Ct NE, All	Contact: peter butterfield
THE TOTAL CONTRACTOR OF THE STATE OF THE STA	505.212 0901 E-mail: peterbutterfield@Q.com
Surveyor:	
Address:	EPENDE Contact:
Phone#:	
Contractor:	JUN 1 2 204
Address:	JUN 1 3 2014 Contact:
	JUEVEI ODICE - JULI
TYPE OF SUBMITTAL:	DEVELOPMENT SECTION Ei-mail:
DRAINAGE REPORT	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
DRAINAGE PLAN ISI SUBMITTAL	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN RESUBMITTAL	PRELIMINARY PLAT APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. PLAN FOR SUB'D APPROVALIDE COLONIA S. DEV. FOR BLDG. PERMIT APPROVALIDAD S. DEV. FOR BLDG. PERMIT S. DEV. FOR BLDG.
GRADING PLAN	
EROSION & SEDIMENT CONTROL PLAN (ESC)	SECTOR PLAN APPROVAL FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	
CLOMR/LOMR	CERTIFICATE OF OCCUPANCY (PERMILID) CERTIFICATE OF OCCUPANCY (TCL. TEMAND DEVELOPMENT SECTION) FOUNDATION REPAIR APPROVAL
X TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT APPROVAL
ENGINEER'S CERT (TCL)	X BUILDING PERMIT APPROVAL
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OTHER (SPECIFY)	GRADING CERTIFICATION LINE DATE OF THE COMPANY
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PATE SUBMITTED: 5/6/14	By: peter Butterfield Copy Provided LAND DEVELOPMENT SECTION

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

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- Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 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

tsims@cobq.gov





Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Tracts 1 & 3 East Central Gatewa	y Plaza Building Permit #:_	
DRB#: EPC#:		Work Order#:
Legal Description: Tracts 1 & 3, East Central Ga	teway Plaza, City of Albuquer	que, Bernaillo County, Nivi
City Address:		
Engineering Firm: Rio Grande Engineering		Contact: David Soule
Address: PO Box 93924, Albuquerque NM 8	7199	
Phone#: 505-321-9099 Fax#:	<u></u>	E-mail: david@riograndeengineerin
Owner: 10201 Central LLC		Contact: Mark Tekin
Address: 8036 Oak Point Drive, Frisco, Texas	s 75034	
Phone#: 214 960 9991 Fax#:		E-mail: marktekin@gmail.com
Architect: Peter Butterfield, Architect	NIN / 07111	Contact: peter butterfield
Address: 13013 Glenwood Hills Ct NE, Albu		E-mail: peterbutterfield@Q.com
Phone#: 505 332 9323 Fux#: 50	05 212 0901	E-man: peteroutterretage.com
Serveyor:		Contact:
Address:		·
Phone#: Fax#:		E-mail:
Contractor:		Contact:
Address:		
Phones: Fax#:	<u></u>	E-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVA	AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANT	
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPR	
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D A	
CONCEPTUAL G & D PLAN GRADING PLAN	S. DEV. FOR BLDG. PERMI'S SECTOR PLAN APPROVAL	
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL	
ENGINEER'S CERT (HYDROLOGY)		NCY (PERM) LILL OPMENT SECTION
CLOMR/LOMR	CERTIFICATE OF OCCUPA	NCY (PERMILIU) NCY (TCL TEMAND DEVELOPMENT SECTION
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ENGINEER'S CERT (TCL)	BUILDING PERMIT APPROY	
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	TE PERMITTEN
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVA	
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OTHER (SPECIFY)	GRADING CERTIFICATION	TO THE PROPERTY OF THE PARTY OF
WAS A PRE-DESIGN CONFERENCE ATTENDED:	X Yes No Cor	AND DEVELOPMENT SECTION
DATE SUBMITTED: 5/6/14	By: peter Butterfield	AND DEVELORISED DECLION

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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- 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

Weld No Ilfune 2014 + 51ms@cobq.gov

Beck, Cynthia

From:

Beck, Cynthia

Sent:

Monday, June 09, 2014 12:03 PM

To:

'Peter Butterfield'

Subject:

RE: central site TCL

Attachments: Freddy-TCL COMMENTS -sheet (3).pdf

Peter,

Please refer to attachment for comments. This was a cursory review and I may have missed necessary information.

If you would like to bring in a hard copy to review together for clarity, I will make time for you.

I am not clear on what is happening along Central frontage with the sidewalk....what exists, what is being removed, what is proposed. Also, if the public sidewalk is located within the private property, a Permanent Sidewalk Easement must be provided. The forms can be accessed on-line or over-the-counter.

Sincerely,

Cynthia K Beck

Associate Engineer, Planning Dept. Development & Review Services 600 2nd St. NW Suite 201 Albuquerque NM 87102 (505) 924-3924

From: Peter Butterfield [mailto:peterbutterfield@q.com]

Sent: Monday, June 09, 2014 10:42 AM

To: Beck, Cynthia

Subject: central site TCL

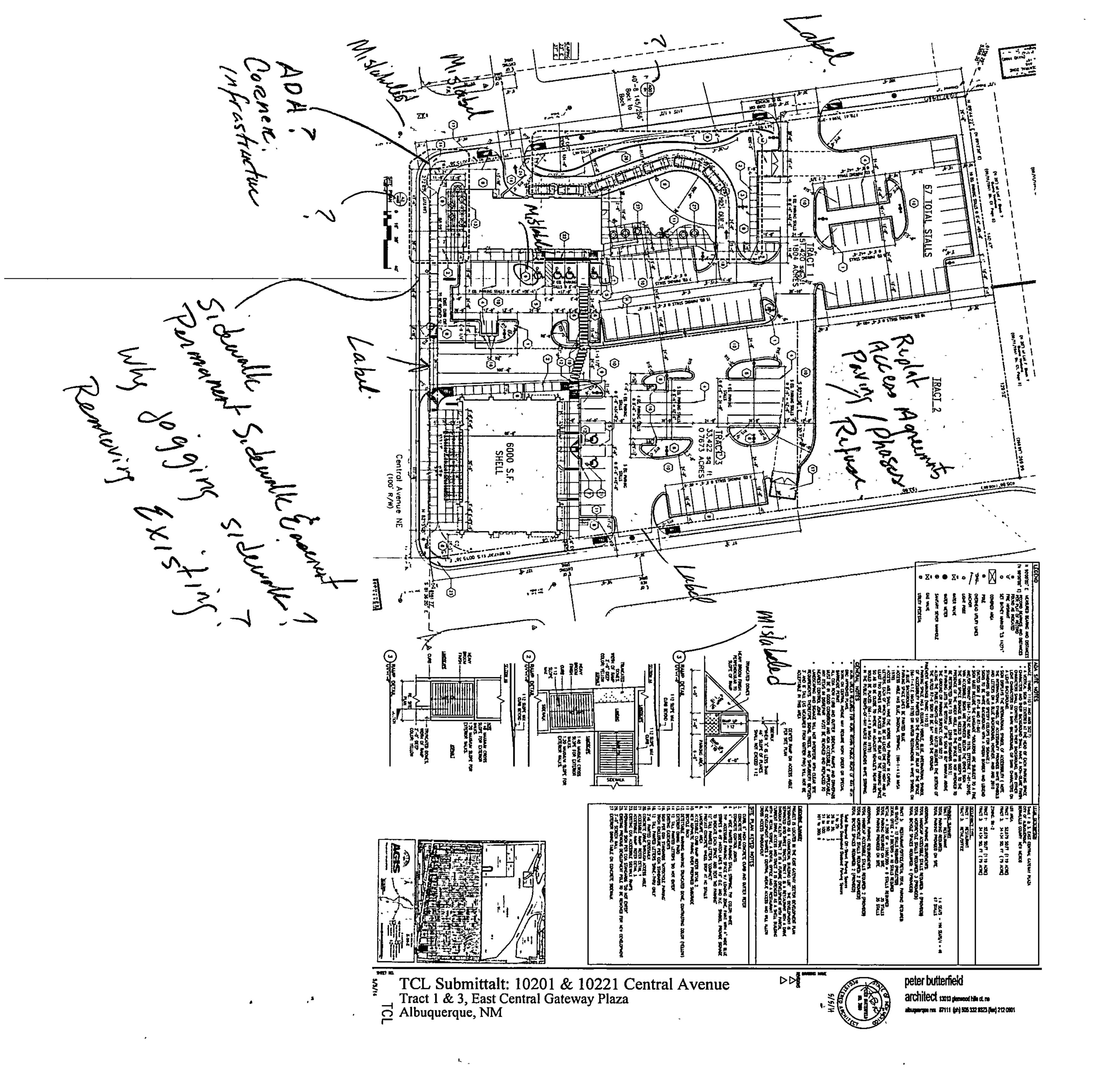
Good Morning Cynthia

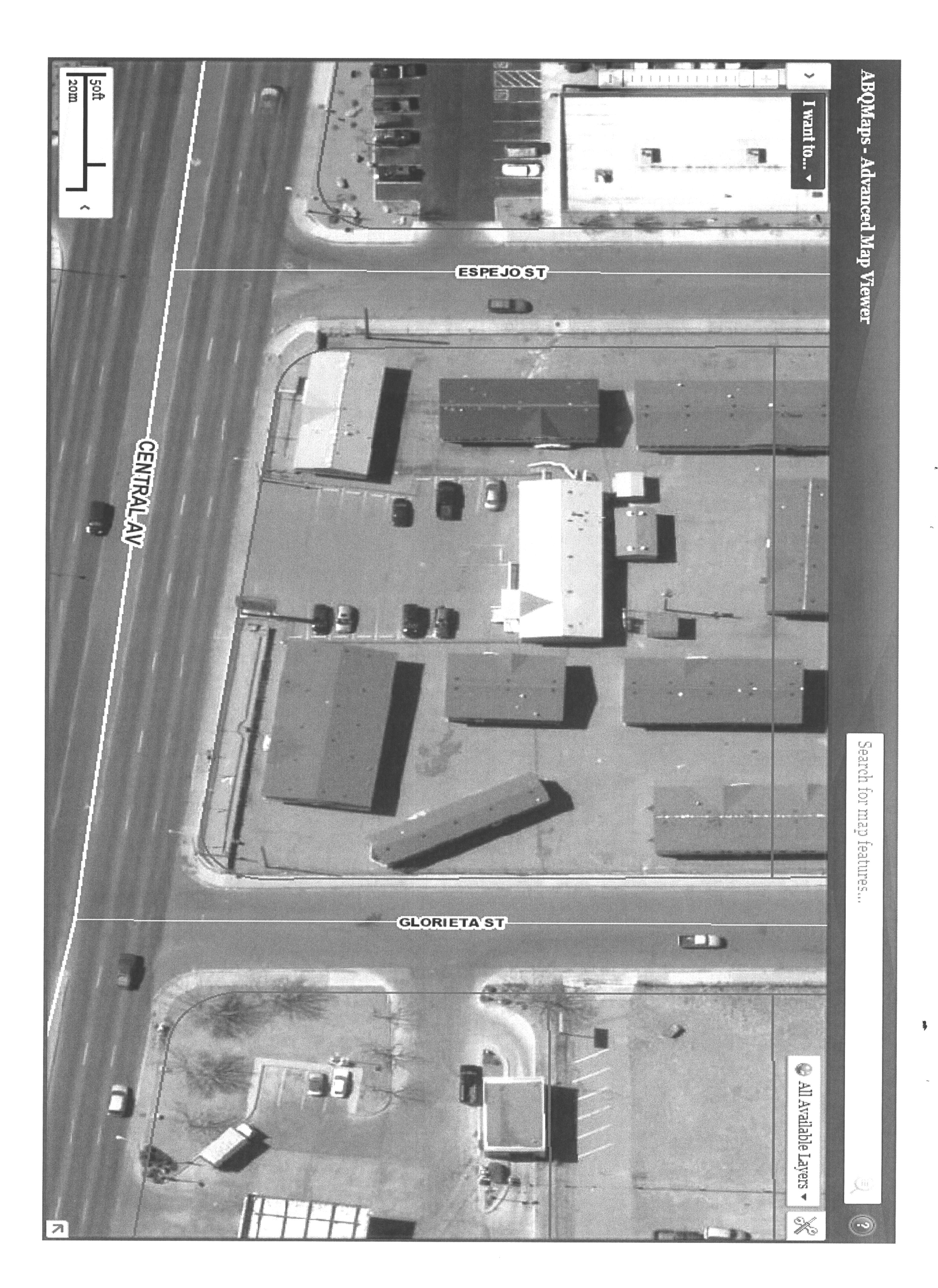
I have removed all references to the changes required on the comment letter. this is the sheet I would like to submit. If you can do a quick review and let me know if there are any concerns before I head back down there I would greatly appreciate it. thank you.

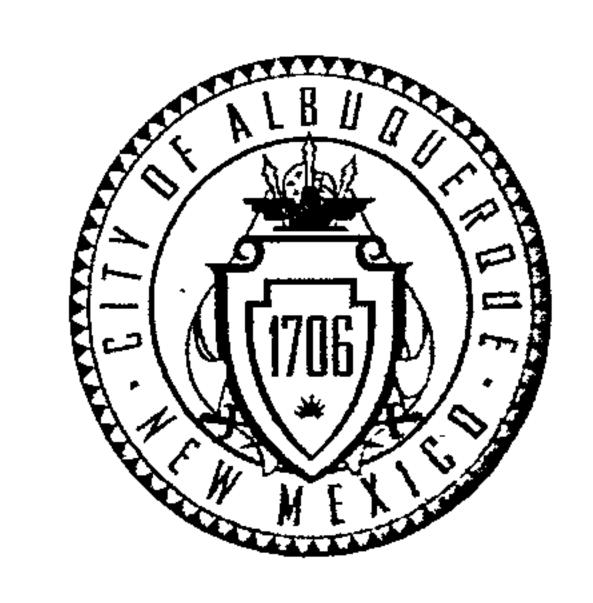
peter butterfield architect

13013 glenwood hills ct ne albuquerque nm, 87111 office 505-332-9323 505-514-1364 505-212-0901 fax

peterbutterfield@Q.com







May 8, 2014

Peter Butterfield, R.A.
Peter Buterfield Architect
13013 Glenwood Hills Ct. NE
Albuquerque, NM 87111

Re: Tracts 1 & 3 East Central Gateway Plaza, 10201 Central Avenue NE, Traffic Circulation Layout

Architect's Stamp dated 5-05-14 (K20-D061))

Dear Mr. Butterfield,

Based upon the information provided in your submittal received 5-06-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. The development of this site must be in compliance with current DPM and ADA standards and regulations.
- 2. Please refer to all applicable city standards.
- 3. Please ensure all ramps are ADA compliant.
- 4. Show a detail of the wheelchair ramps located at the proposed interior crosswalks and HC Parking (key note 9), or refer to the appropriate city standard.
- 5. Please label and dimension all existing driveways across the street from proposed driveways. Please demonstrate proposed driveways meet DPM criteria for driveway placement (see the *Development Process Manual*, Chapter 23, Section 6, Part B.6). Where a drive exists on the opposite side of the street, the centerline of new drive needs to be within 15 ft of the existing drive centerline or offset 50 ft or more.
- 6. Clarify text on TCL "existing curb/gutter to be removed per COA #2415A." Should the text read "existing c&g and sidewalk to be removed and replaced with proposed drivepad per COA Std Dwg #2426"?
- 7. Abandon curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard (#2430 and #2415). Label/dimension driveways proposed to be removed.
- 8. Clarify the extents of the current phase. Executive Summary text refers to development on Tract 1&3 only; however, site plan indicates some infrastructure on Tract 2.
- 9. A cross-access agreement between Tract 3 & 2 will be required to allow current layout, allowing refuse pickup servicing Tract 3 to encroach into Tract 2.

PO Box 1293

' Albuquerque

New Mexico 87103

www.cabq.gov

UNB.

- 10. Please provide evidence of Replat to identify 3 lots, Tract 1, 2, &3. Currently, AGIS indicates two lots, E & F.
- 11. Since Central Ave is an arterial roadway, driveways with full access (right in / right out and left in / left out); the drivepad has a 36-foot minimum width (40 ft desirable) (see the *Development Process Manual*, Chapter 23, Section 6, Part B.8).
- 12. Please include a copy of your shared access agreement between Tracts 1, 2 & 3 if the lots are to be owned separately.
- 13. Work within the public right of way requires a work order with DRC approved plans. Infrastructure work on Central Ave may require a work order or special barricade permitting.
- 14. Please indicate whether the sidewalk corner intersections have existing ADA accessible ramps (Espejo/Central & Glorieta/Central).
- 15. All COA ROW curb & gutter, sidewalks, ramps, and drivepads must be in good condition and ADA accessible if applicable. Existing broken or cracked concrete infrastructure must be removed and replace to the nearest joint.
- 16. One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress.
- 17. There appears to be a power pole south of the drive-thru exit. If so, is there an issue with clear sight requirements? Please label all power poles, guy wires, fire hydrants, etc, on site plan.
- 18. Label and detail all line types: within the perimeter of the drive-thru lane there appears to be patio tables to the east and an buffer wall to the west, no label provided.
- 19. Please add the following note: "Landscaping and signing 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."

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

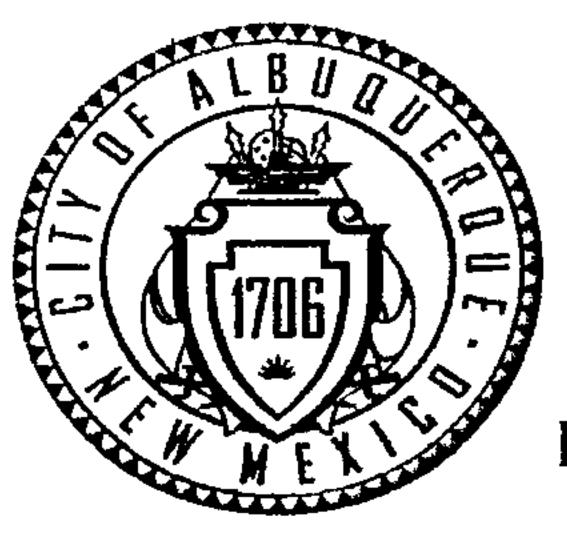
Sincerely,

Cynthia K Beck

Associate Engineer, Planning Dept.

Development Review Services

C: File



Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Tracts 1 & 3 East Central Gateway	Plaza Building Permit #:	City Drainage #: K20D06
DRB#: EPC#:		Work Order#:
Legal Description: Tracts 1 & 3, East Central Gate	eway Plaza, City of Albuquer	que, Bernalillo County, NM
City Address:		
Engineering Firm: Rio Grande Engineering		Contact: David Soule
Address: PO Box 93924, Albuquerque NM 87	199	
Phone#: 505-321-9099 Fax#:		E-mail: david@riograndeengineerin
Owner: 10201 Central LLC		Contact: Mark Tekin
Address: 8036 Oak Point Drive, Frisco, Texas	75034	
Phone#: 214 960 9991 Fax#:		E-mail: marktekin@gmail.com
Architect: Peter Butterfield, Architect		Contact: peter butterfield
Address: 13013 Glenwood Hills Ct NE, Albuq	uerque NM 87111	pour pour contract
	5 212 0901	E-mail: peterbutterfield@Q.com
Surveyor:		Contact:
Address:		
Phone#: Fax#:		E-mail:
Contractor:		Contact:
Address:		
Phone#: Fax#:		E-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROV	AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARAN'	
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPI	
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WAS A PRE-DESIGN CONFERENCE ATTENDED:	X Yes No Co	py Provided
DATE SUBMITTED: 5/6/14	By: peter Butterfield	

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