



# City of Albuquerque

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

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

Legal Description: Tracts 1 & 3 East Central Gateway Plaza

City Address: 10221 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 Albuquerque, NM 87111

Phone#: 505 332 9323 Fax#: 505 212 0901 E-mail: peterbutterfield@Q.com

Surveyor: Sandia Land Survey Contact: Andrew Medina

Address: 15 Casa Terrenos Placitas, NM 87043

Phone#: 505 867 1241 Fax#: 505 867 1405 E-mail: \_\_\_\_\_

Contractor: Hart Construction Contact: Rick Sanchez

Address: 2919 2nd St NW Albuquerque, New Mexico 87107

Phone#: 505 345 4001 Fax#: (505)-345-4304 E-mail: RGonzales@hartconstructic

### 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: 1/11/2015 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



**LEGEND**

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD FOUND AS INDICATED
- FIRE HYDRANT
- SET BATHEY MARKER "LS 14271"
- COVERED AREA
- POLE
- OVERHEAD UTILITY LINES
- ANCHOR
- LIGHT POST
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- GAS VALVE
- UTILITY PEDESTAL

**LINE TABLE**

LINE	LENGTH	BEARING
L1	25.90'	N 07°44'52" E
L2	15.71'	S 82°15'08" E
L3	26.88'	N 00°15'38" W
L4	33.92'	S 00°15'38" E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	35.78'	125.00'	81°58'30"	32.80'	S 41°13'23" E
C2	42.76'	25.00'	98°00'30"	37.74'	N 48°44'37" E

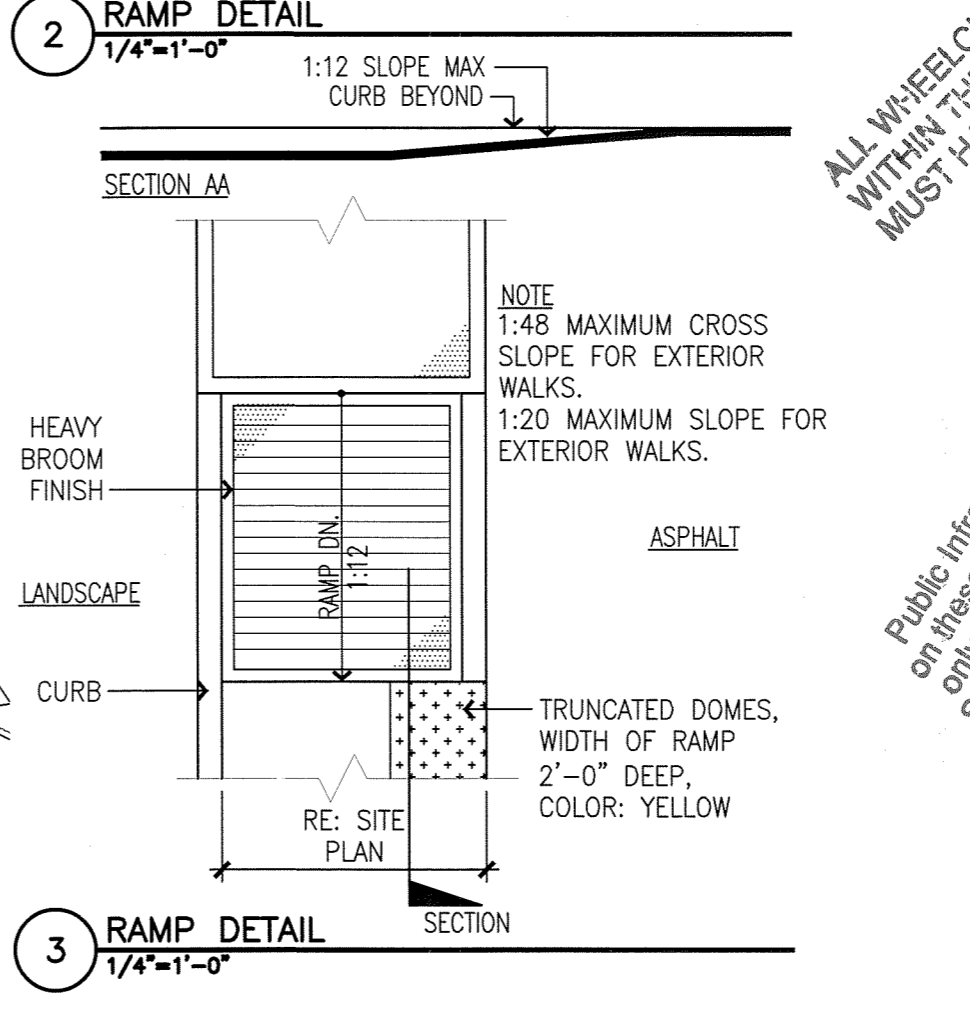
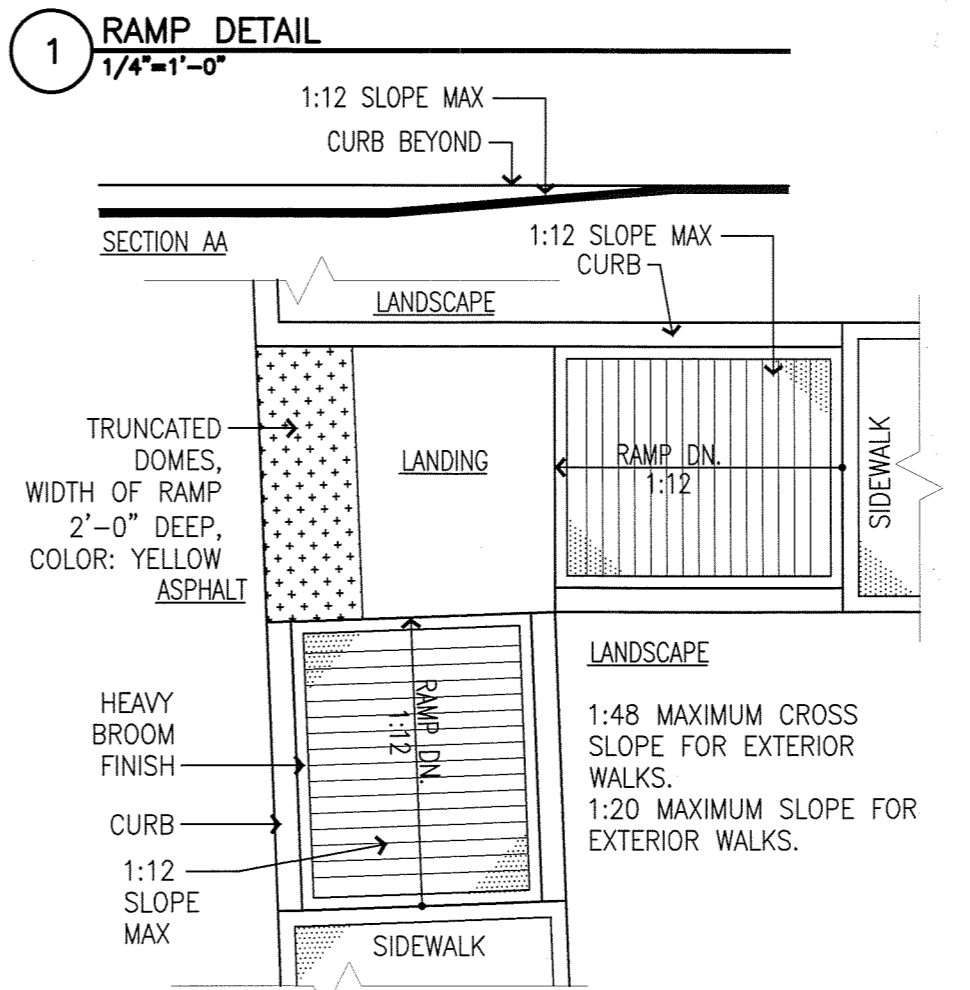
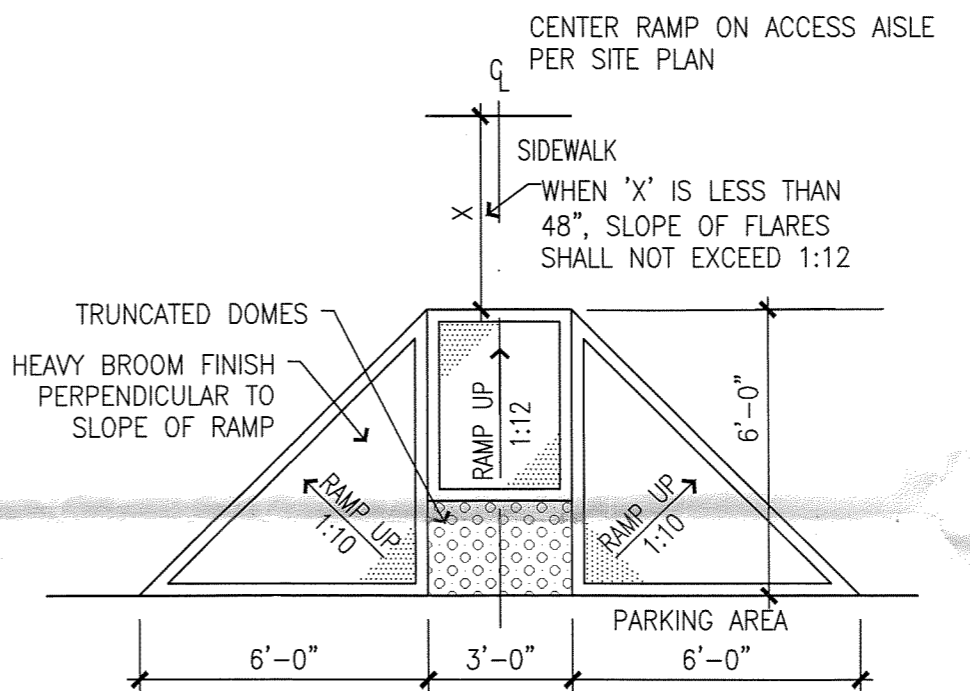
**ADA SITE NOTES**

SIGNAGE (NMB 1110.1 AND ANSI 502.7)

- A VERTICAL SIGN IS CENTERED AT THE HEAD OF EACH PARKING SPACE.
- CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- SIGN DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PROVIDES WHITE SYMBOLS AND LETTERS ON A BLUE BACKGROUND, HOWEVER, ANSI AND 2010 STANDARDS DO NOT SPECIFY COLORS FOR SIGNAGE.)
- SIGNS TO BE WHITE BACKGROUND WITH A GREEN BORDER AND LEGEND (MUTCD SIGN # R7-8 AND R7-8A).
- SIGN MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" (66-7-352.4C NMSA 1978, EFFECTIVE 7-01-2010).
- VAN ACCESSIBLE SIGNS ARE PROVIDED BELOW THE OTHER SIGN.
- THE VAN SPACE SIGNAGE IS NEEDED TO ALERT VAN USERS TO THE PRESENCE OF THE WIDER AISLE, BUT THE SPACE IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS. (2010 STANDARDS 502.5)
- IN PARKING LOTS THE BOTTOM OF THE SIGN IS 60" MINIMUM ABOVE THE GROUND OR PARKING SURFACE. (ANSI 502.7)
- ALONG THE PUBLIC RIGHTS-OF-WAY MUTCD REQUIRES THE BOTTOM OF THE MUTCD R7-8 SIGN TO BE 34" ABOVE THE GROUND.
- PAVEMENT MARKINGS (NMB 1110.3)
- PARKING SPACE HAS A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT REAR OF THE SPACE (66-1-4.1.E NMSA 1978) OR MUTCD RECOMMENDS A WHITE SYMBOL ON A BLUE BACKGROUND.
- PARKING SPACE LINES BE PAINTED BLUE
- ACCESS AISLE HAS BLUE, DIAGONAL STRIPING. (66-1-4.1.B NMSA 1978).
- 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 TIRES WOULD BE PLACED. (66-1-4.1.B NMSA 1978)
- IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.

**GENERAL NOTES**

- WORK ORDER REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY WITH DRC APPROVED PLANS.
- WORK ON CENTRAL AVENUE MAY REQUIRE WORK ORDER OR SPECIAL BARRICADE PERMIT
- ALL COA ROW CURB AND GUTTER, SIDEWALK, RAMPS AND DRIVEPADS MUST BE IN GOOD CONDITION AND ADA ACCESSIBLE IF APPLICABLE. ANY ITEMS IN DISREPAIR MUST BE REMOVED AND REPLACED TO NEAREST CONTROL JOINT
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA



**LEGAL DESCRIPTION**

Tract 1 & 3, EAST CENTRAL GATEWAY PLAZA  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

**LOT AREA:**

TRACT 1: 52,079 SQ. FT. (1.19 ACRE)  
TRACT 3: 34,434 SQ. FT. (.79 ACRE)

**ZONING:** SU-2

TRACT 1: 52,079 SQ. FT. (1.19 ACRE)  
TRACT 3: 34,434 SQ. FT. (.79 ACRE)

**OCCUPANCY TYPE:**

TRACT 1: RESTAURANT  
TRACT 3: RETAIL/OFFICE

**PARKING SUMMARY**

TRACT 1: RESTAURANT  
TOTAL PARKING REQUIRED: 1:4 SEATS - 196 SEATS/4 = 49  
TOTAL PARKING PROVIDED ON SITE: 67 STALLS

**ADDITIONAL PARKING REQUIREMENTS:**

TOTAL HANDICAP ACCESSIBLE STALLS REQUIRED: 4 (PROVIDED)  
TOTAL MOTORCYCLE STALLS REQUIRED: 3 (PROVIDED)  
TOTAL BICYCLE SPACES REQUIRED: 4 (PROVIDED)

TRACT 3: RESTAURANT/OFFICE/RETAIL TOTAL PARKING REQUIRED:  
68 SEATS/4 = 17 STALLS REQUIRED (PROJECTED)  
DENTAL OFFICE = 2 DOCTORS = 10 STALLS REQUIRED  
RETAIL = 1:200 SF = 1500/200 = 8 STALLS REQUIRED  
TOTAL PARKING REQUIRED ON SITE: 35 STALLS  
TOTAL PARKING PROVIDED ON SITE: 35 STALLS

**ADDITIONAL PARKING REQUIREMENTS:**

TOTAL HANDICAP ACCESSIBLE STALLS REQUIRED: 2 (PROVIDED)  
TOTAL MOTORCYCLE STALLS REQUIRED: 2 (PROVIDED)  
TOTAL BICYCLE SPACES REQUIRED: 2 (PROVIDED)

Total Required Off-Street Parking Spaces  
Minimum Designated Disabled Parking Spaces  
1 to 25: 1  
26 to 35: 2  
36 to 50: 3  
51 to 100: 4  
101 to 300: 8

**EXECUTIVE SUMMARY**

PROJECT IS LOCATED IN THE EAST GATEWAY SECTOR DEVELOPMENT PLAN DESIGNATED AS A 'COMMERCIAL BUILDING LOT'. THE DEVELOPMENT IS SEPARATED INTO THREE TRACTS, TRACT 1 IS A RESTAURANT WITH A DRIVE THROUGH FACILITY, TRACT 2 IS A FUTURE DEVELOPMENT WITH PARITAL CURRENT DRIVE ACCESS AND TRACT 3 IS INTENDED AS A SHELL BUILDING WITH A RETAIL STORE, A DENTAL OFFICE AND A RESTAURANT. THE DEVELOPMENT SHARES A CENTRAL AVENUE ACCESS AND WILL ALLOW CROSS ACCESS THROUGHOUT.

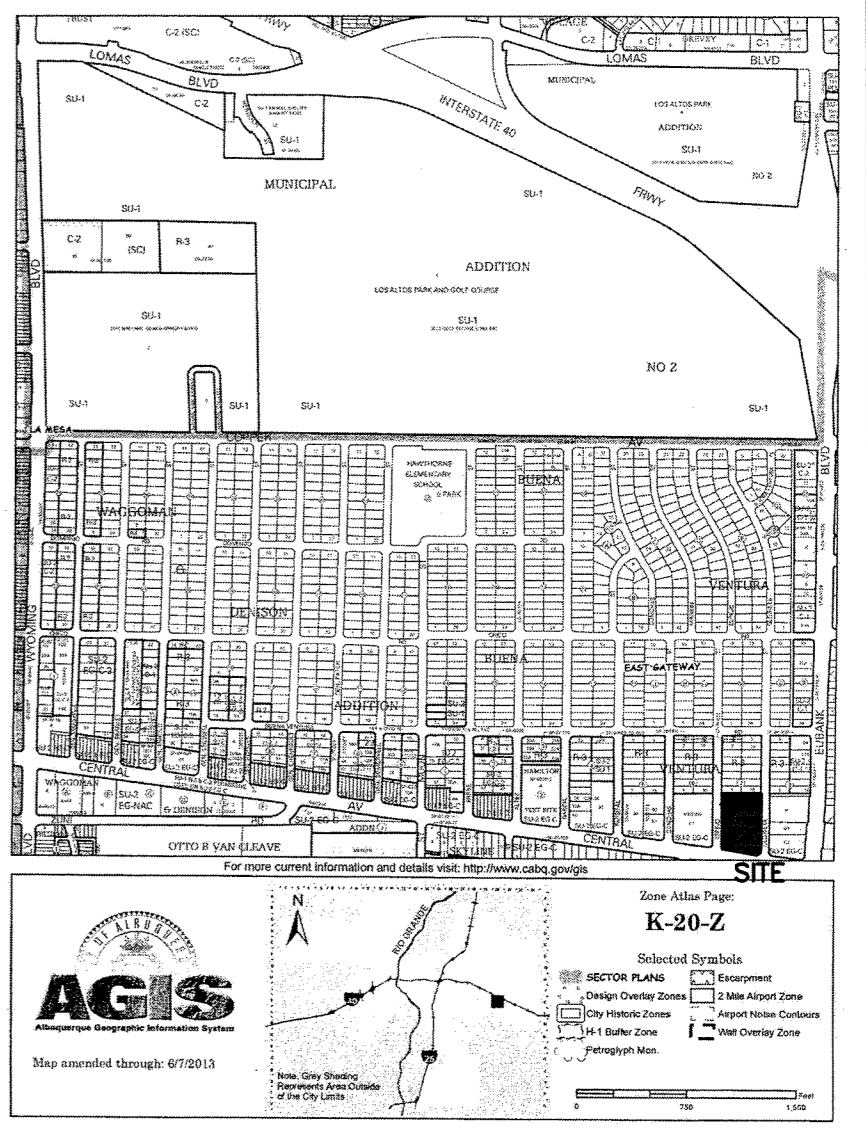
- SITE PLAN KEYED NOTES**
- CURB, 6" HIGH CONCRETE CURB AND GUTTER REFER
  - CONCRETE SIDEWALK
  - CONCRETE CONTROL JOINTS
  - 4" WIDE PAINTED PARKING STALL STRIPING, TYP. COLOR: WHITE.
  - TYP. ACCESSIBLE PARKING SPACE W/ LOADING ZONE, PAINT WITH 4" WIDE BLUE STRIPES @ 45° HATCH LINES @ 18" O.C. AND H.C. SYMBOL PROVIDE SIGNAGE TO INDICATE EACH SPACE. ADD 'TEXT 'NO PARKING'
  - NOT USED
  - PRECAST CONCRETE WHEEL STOP AT HC STALLS
  - LANDSCAPE AREA
  - ACCESSIBLE CURB RAMP REFER DETAIL 2.
  - NEW ASPHALTIC PAVING OVER PREPARED SUBGRADE
  - BICYCLE RACK
  - DETECTABLE WARNING MARKING TRUNCATED DOME, CONTRASTING COLOR (YELLOW)
  - EXTERIOR DINING PATIO
  - 12" TALL PAINTED LETTERS 'DO NOT ENTER'
  - EXISTING EASEMENTS
  - SIGN PER COA STANDARDS 'MOTORCYCLE PARKING'
  - TRASH ENCLOSURE PER COA STANDARDS
  - 12" TALL PAINTED LETTERS 'DRIVE-THRU ONLY'
  - 2'x6" PAINTED CROSSWALK
  - CONCRETE DRIVE THROUGH ACCESS AISLE
  - ACCESSIBLE RAMP, REFER DETAIL 1.
  - ACCESSIBLE RAMP, REFER DETAIL 3.
  - EXISTING COA ACCESSIBLE SIDEWALK RAMPS
  - PERMANENT SIGN PER COA STANDARDS 'DO NOT ENTER'
  - EXISTING PREVIOUS DEVELOPMENT POLE TO BE REMOVED FOR NEW DEVELOPMENT
  - 3'x0" SCREEN WALL
  - EXTERIOR DINING TABLE ON CONCRETE SIDEWALK
  - EXISTING COA SIDEWALK TO BE REMOVED.
  - NEW PROPERTY LINE CREATED BY SUBDIVISION PLAT
  - EXISTING PROPERTY LINE CREATED BY SUBDIVISION PLAT

**TRAFFIC CIRCULATION LAYOUT APPROVED**

*Signature*  
Date: 6/10/14

ALL WHEEL CHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

Public Infrastructure shown on these plans for information only and for part or approval separate DRC/Permit approval and work order required.



**TCL Submittal: 10201 & 10221 Central Avenue**

**Tract 1 & 3, East Central Gateway Plaza**

**Albuquerque, NM**

**TCL**

**peter butterflyfield**  
architect  
13013 glenwood hills ct. ne  
albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0901

**STATE OF NEW MEXICO**  
**PETER BUTTERFIELD**  
NO. 3850  
REGISTERED ARCHITECT

5/5/14

**REVISIONS**

**9/5/14**

**5/5/14**

# CITY OF ALBUQUERQUE



**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.

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

Sincerely,

Kristal D. Metro, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

c: File  
CO Clerk


# **peter butterfield architect**

• 505 332 9323 • fax 212 0901 • 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 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

1/12/15  
Date

