

CITY OF ALBUQUERQUE



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

Albuquerque

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.

New Mexico 87103

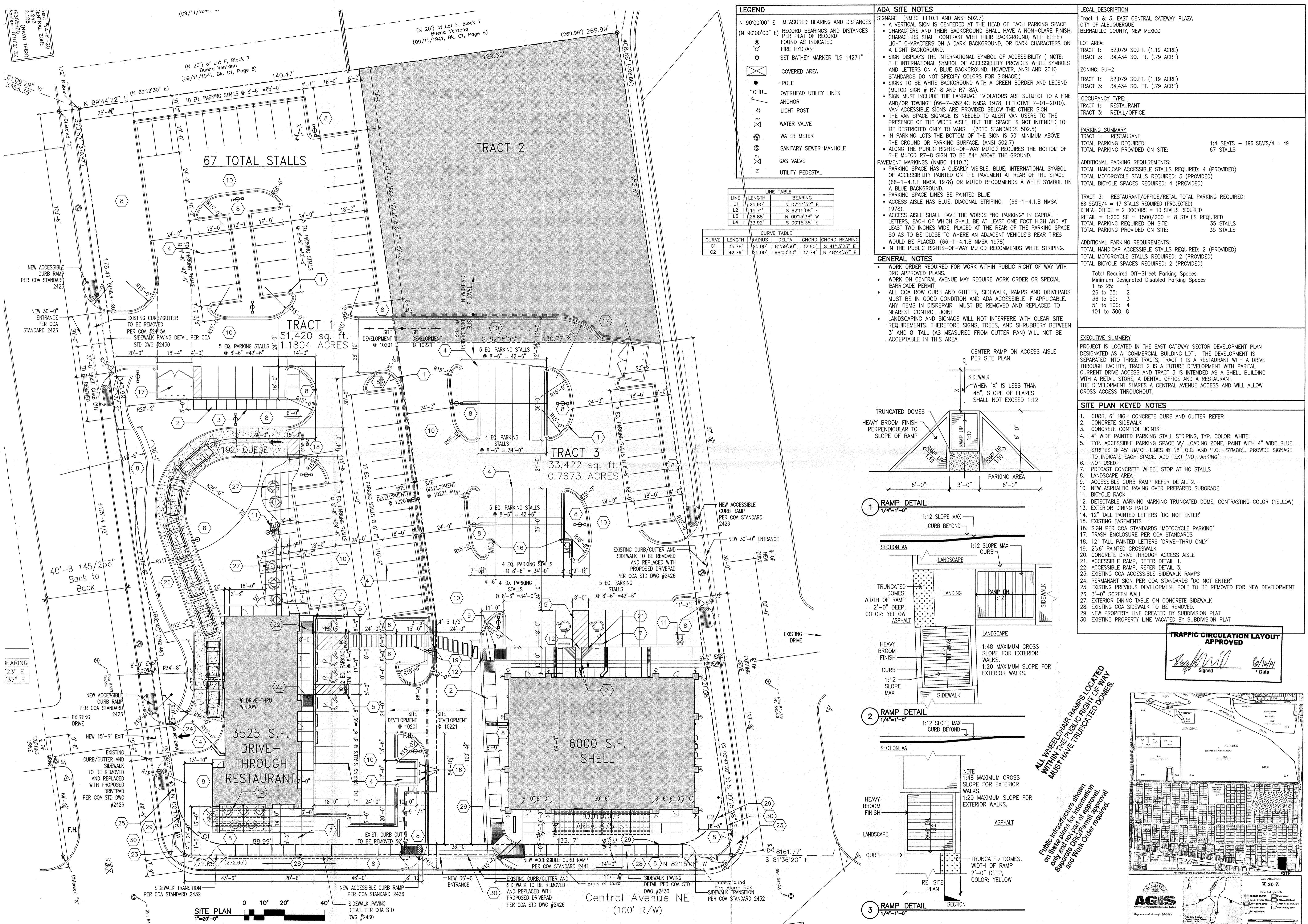
www.cabq.gov

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



LEGEND

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD FOUND AS INDICATED
- SET BATHYEMER "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'	N 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°59'30"	32.80'	S 41°15'23" E
C2	42.76'	85.00'	98°09'30"	37.74'	N 48°44'37" E

ADA SITE NOTES

SIGNAGE (NMBC 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 84" ABOVE THE GROUND.

PAVEMENT MARKINGS (NMBC 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.

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

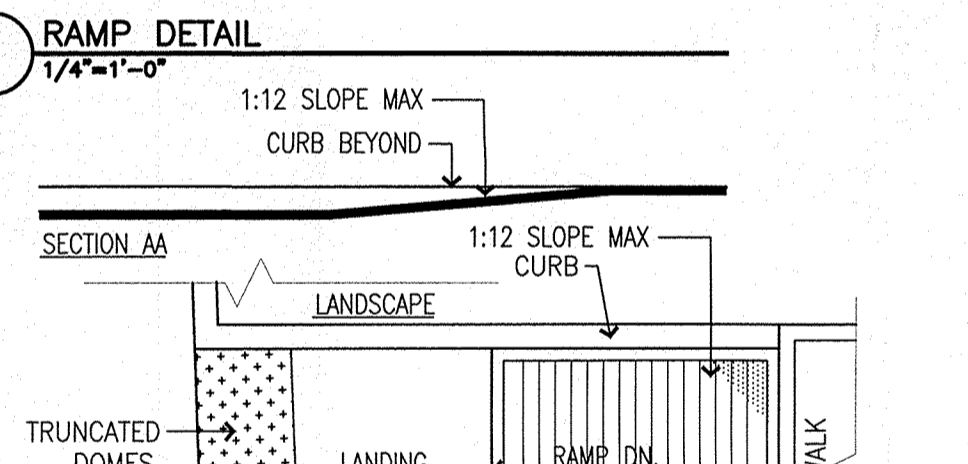
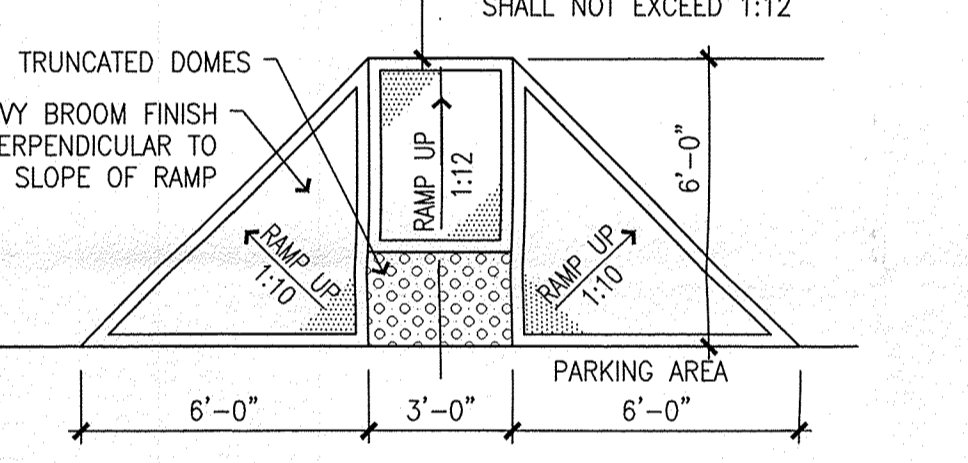
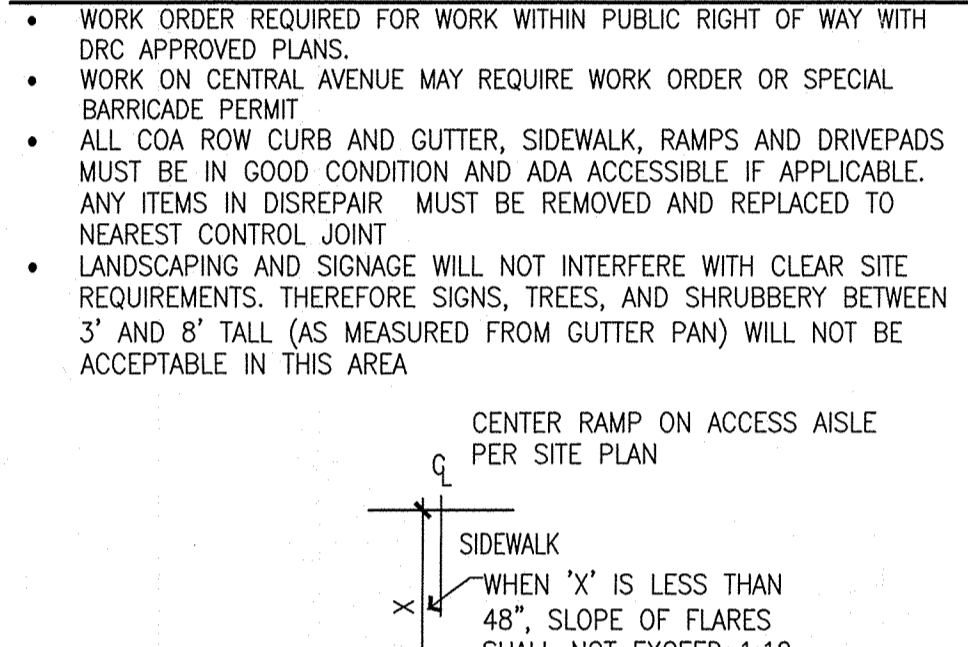
TRACT 1: RESTAURANT
TOTAL PARKING REQUIRED: 1:4 SEATS - 196 SEATS/4 = 49
TOTAL PARKING PROVIDED ON SITE: 67 STALLS

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 PROVIDED ON SITE: 35 STALLS
TOTAL PARKING REQUIRED 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

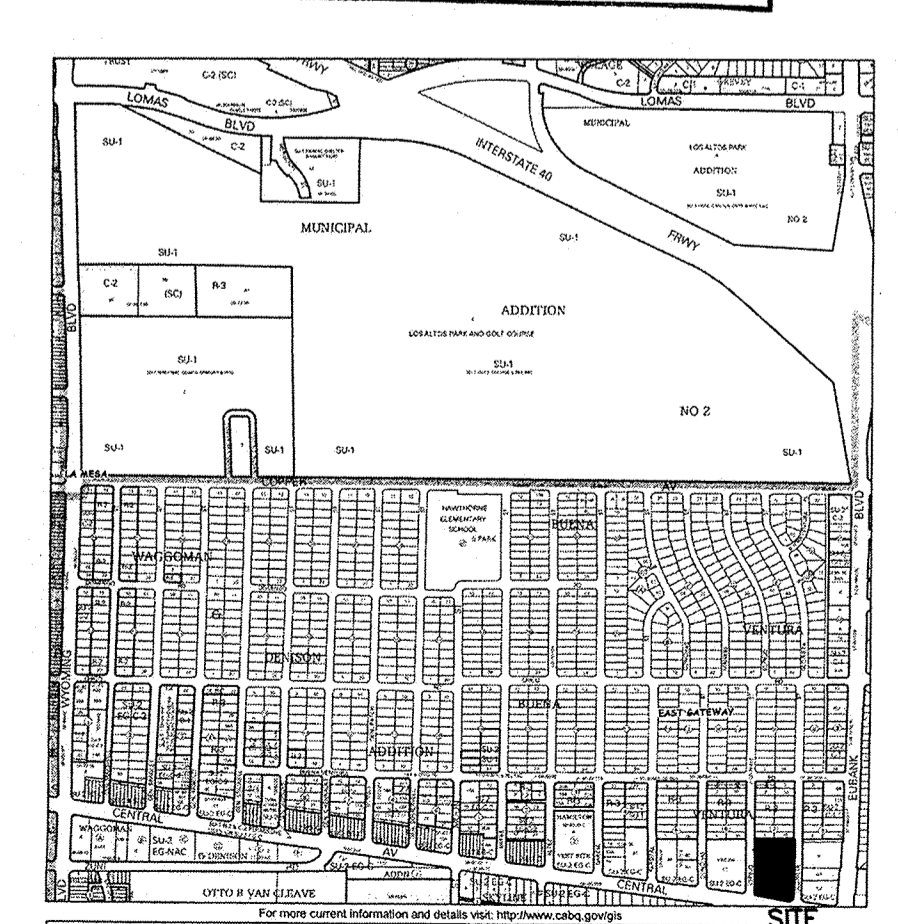
PROJECT IS LOCATED IN THE EAST GATEWAY SECTOR DEVELOPMENT PLAN DESIGNATED AS A "COMMERCIAL BUILDING LOT". THE DEVELOPMENT IS SEPARATED INTO THREE TRACTS, TRACT 1 IS A RESTAURANT WITH A DRIVE THROUGH FACILITY, TRACT 2 IS A FUTURE DEVELOPMENT WITH PARTIAL CURRENT DRIVE ACCESS AND TRACT 3 IS INTENDED AS 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'x3' SCREED WITH 1/4" SLOPE TO CURB
- EXTERIOR DINING TABLE ON CONCRETE SIDEWALK
- EXISTING COA SIDEWALK TO BE REMOVED.
- NEW PROPERTY LINE CREATED BY SUBDIVISION PLAT
- EXISTING PROPERTY LINE VACATED BY SUBDIVISION PLAT

TRAFFIC CIRCULATION LAYOUT APPROVED

[Signature]
Date: 6/10/14



peter butterfield architect 13013 glenwood hills ct. ne albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0901
 REGISTERED ARCHITECT NO. 3850
 5/5/14
 DRAWING NAME REVISIONS
 PCL Submittal: 10201 & 10221 Central Avenue
 Tract 1 & 3, East Central Gateway Plaza
 Albuquerque, NM
 SHEET NO. 5/5/14



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 #: _____ City Drainage #: _____

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

Legal Description: Tracts 1 & 3, East Central Gateway Plaza, City of Albuquerque, Bernalillo County, NM

City Address: _____

Engineering Firm: Rio Grande Engineering Contact: David Soule

Address: PO Box 93924, Albuquerque NM 87199

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, Albuquerque NM 87111

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

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

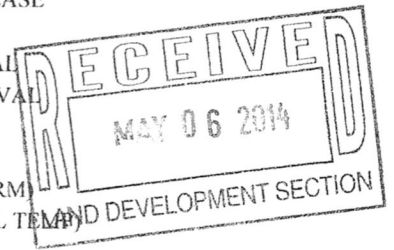
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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



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

DATE SUBMITTED: 5/6/14 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

tsims@cabq.gov