

August 3, 2012

Lawerance D. Read, P.E.

Larry Read & Associates, Inc.

2430 Midtown Place, NE Ste. C

Albuquerque, NM 87107

lread@readengineering.com

Re: John Marshall Kitchen Facility, 2540 Karsten Ct. SE,

Request for Permanent C.O. -Accepted

Engineer's Stamp dated: 11-11-11, (M14/D004C)

Certification dated: 07-31-12

Dear Mr. Read,

Based upon the information provided in the Certification received 08-02-12, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our

PO Box 1293 records. This certification can be e-mailed to me at: tsims@cabq.gov.

If you have any questions, you can contact me at 924-3982.

Albuquerque

NM 87103

www.cabq.gov

Timothy E. Sims,

Sincerely,

Plan Checker—Hydrology Section Development and Building Services

C: CO Clerk—Katrina Sigala File

(REV. 1/28/2003rd)

PROJECT TITLE: John Marshall Kitchen Replacement Facilit DRB #: EPC#:	ZONE MAP/DRG. FILE #: <u>M-14/D004C</u> WORK ORDER#:
LEGAL DESCRIPTION: Lot 6, Broadway Industrial Center Unit 3 CITY ADDRESS: 2540 Karsten Ct. SE	
ENGINEERING FIRM: Larry Read & Associates, Inc. ADDRESS: 2430 Midtown Place NE Suite C CITY, STATE: Albuquerque, New Mexico	CONTACT: Larry Read PHONE: 237-8421 ZIP CODE: 87107
OWNER: ADDRESS: CITY, STATE:	CONTACT: ensinee(in ensinee(
ARCHITECT: Rohde May Keller Architecture ADDRESS: 400 Gold Suite 1100 CITY, STATE: Albuquerque, NM	CONTACT: <u>Bil Glasgow</u> PHONE: 243-5454 ZIP CODE: <u>87102</u>
SURVEYOR: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
CONTRACTOR: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
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WAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO COPY PROVIDED	AUG 0 2 2012
DATE SUBMITTED: August 2, 2012	BY:Larry D Read, PE 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 of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)

acres.



IMG_0157



IMG_0156

Cherne, Curtis

M14/ DO04C

From:

Cherne, Curtis

Sent:

Friday, June 08, 2012 1:59 PM

To:

'Larry Read'

Subject: RE: CASA Valley Gutter

Larry, Submit another Engineer's cert. Should get new shots in the valley gutter(s).

It is not obvious from the photo that drainage from the east will enter the inlet. Hopefully the cert will be convincing.

Curtis

From: Larry Read [mailto:lread@readengineering.com]

Sent: Wednesday, June 06, 2012 10:19 AM

To: Cherne, Curtis

Subject: FW: CASA Valley Gutter

Curtis

What do we need to do to get a permanent CO on this project?

Larry D. Read, P.E. Larry Read & Associates, Inc. 2430 Midtown Place, N.E. Suite C Albuquerque, New Mexico

Voice (505) 237-8421 Fax (505) 237-8422

From: Rob Winebrenner [mailto:robfamco@qwestoffice.net]

Sent: Wednesday, June 06, 2012 10:13 AM

To: Peter Rehn; Rhonda Methvin Cc: Larry Read; Vernon Parker **Subject:** CASA Valley Gutter

Peter/Rhonda,

Was having some issues with my mobile a couple days ago....just wanted to confirm that you received these pictures. The valley gutter is complete. Can we please ask Curtis to approve the project for final CO.

Let me know. Thanks

Rob



February 15, 2012

Lawrence D. Read, P.E.

Larry Read & Associates, Inc.

2430 Midtown Place, NE Ste. C

Albuquerque, NM 87107

Re: John Marshall Kitchen Replacement Facility, 2540 Karsten Ct SE, Approved Plan Stamp Date 1-11-11 (M14/D004C) Certification Date 2-9-12 – Not Approved

Dear Mr. Read,

Based upon the information provided in your submittal received 2-13-12, the above referenced certification cannot be approved for Permanent Certificate of Occupancy by Hydrology until the following comments are addressed:

Albuquerque

PO Box 1293

NM 87103

• Per a site visit on 2-14-12 and photos, drainage in the south half of the site does not enter the inlet near the south entrance.

• Per the approved Grading Plan a water harvesting area in the northwest area of the site was to aid in preventing sediment from entering the street as well as for LID purposes. It seems that rather than digging the water harvesting area a berm was dumped. A change from a depressed area to a berm is acceptable; however, the berm needs some compaction. One should not sink 8 inches into the berm when walking on it.

www.cabq.gov

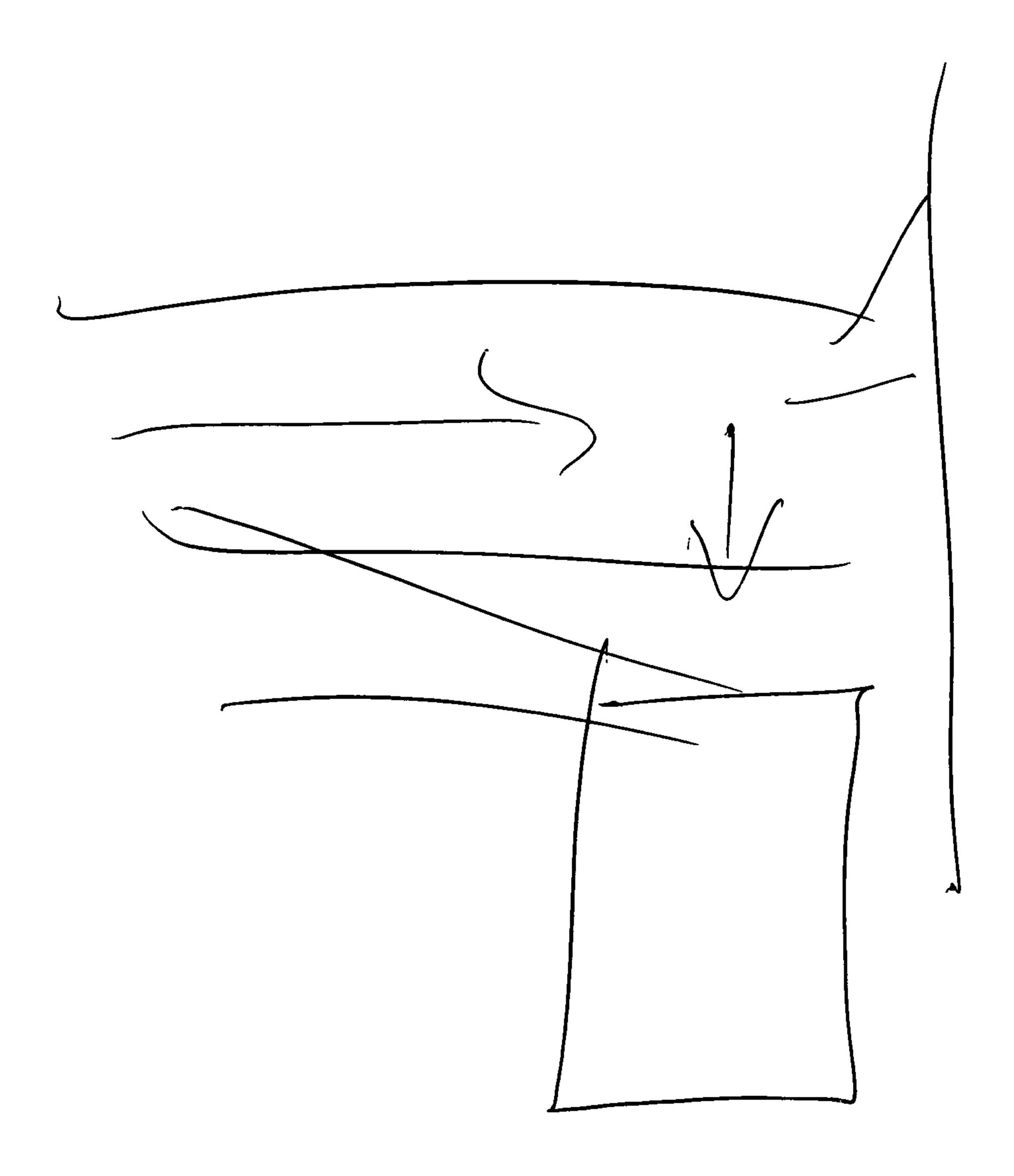
If you have any questions, you can contact me at 924-3986.

Sincerei

Curtis Cherne, P.E.

Principal Engineer-Hydrology,
Development and Building Services

C: e-mail

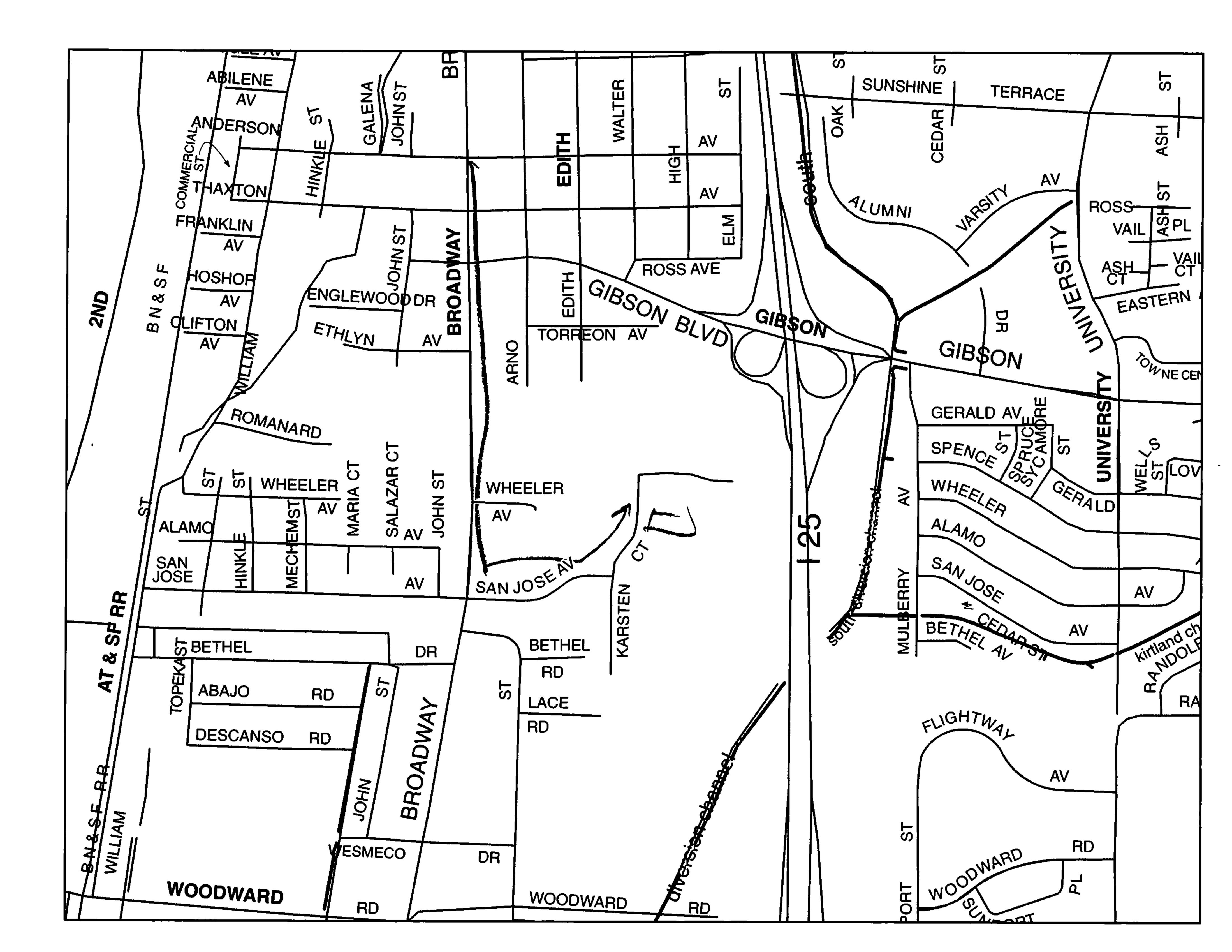


(REV. 1/28/2003rd)

PROJECT TITLE: John Marshall Kitchen Replacement Facility DRB #:	ZONE MAP/DRG. FILE #: <u>M-14/D004C</u> WORK ORDER#:
LEGAL DESCRIPTION: Lot 6, Broadway Industrial Center Unit 3 CITY ADDRESS: 2540 Karsten Ct. SE	
ENGINEERING FIRM: Larry Read & Associates, Inc. ADDRESS: 2430 Midtown Place NE Suite C CITY, STATE: Albuquerque, New Mexico	CONTACT: <u>Larry Read</u> PHONE: <u>237-8421</u> ZIP CODE: <u>87107</u>
OWNER: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
ARCHITECT: Rohde May Keller Architecture ADDRESS: 400 Gold Suite 1100 CITY, STATE: Albuquerque, NM	CONTACT: <u>Bil Glasgow</u> PHONE: 243-5454 ZIP CODE: <u>87102</u>
SURVEYOR: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
CONTRACTOR: ADDRESS: CITY, STATE:	CONTACT: PHONE ZIP CODE:
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WAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO COPY PROVIDED	REC. ED FEB 1 3 2012
DATE SUBMITTED: February 13, 2012	:Larry D. Read, PE HYDROLOGY
Requests for approvals of Site Development Plans and/or Sub	division Plats shall be accompanied by a drainage

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

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)



Dralf, Talker to Carry and Sent Paul's inspection report 7-15-12

Conti



February 24, 2012

Mark Rohde, R.A.

Rohde May Keller McNamara Architects

400 Gold Ave SW Studio 1100, Sims Tower

Albuquerque NM 87102

Re: John Marshal Kitchen Replacement Facility, 2540 Karsten Court SE

Permanent Certificate of Occupancy - Transportation Development

Architect's Stamp dated 05-21-10 (M14-D004C)

Certification dated 02-15-12

Dear Mr. Rohde,

Based upon the information provided in your submittal received 02-15-12, 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.

Sincerely.

Albuquerque

PO Box 1293

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

NIVI 8/1U3

www.cabq.gov

Kristal D. Metro, P.E.

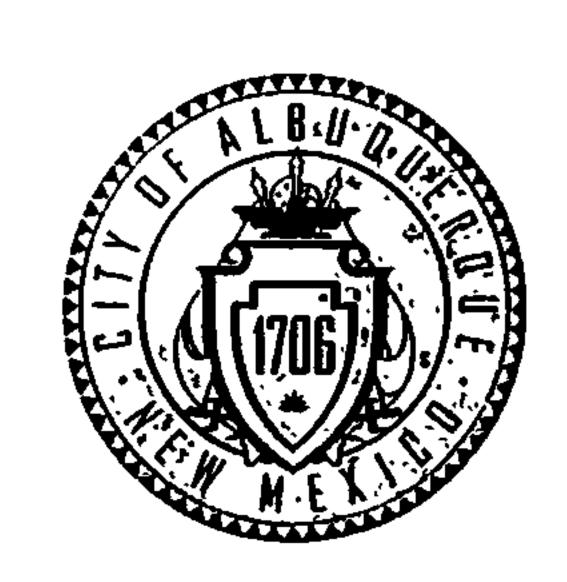
Traffic Engineer, Planning Dept.

Development and Building Services

File

C: CO Clerk

Albuquerque - Making History 1706-2006



July 19, 2010

Mark Rohde, R.A. Rohde May Keller McNamara Architects 400 Gold Ave SW Studio 1100, Sims Tower Albuquerque NM 87102

Re:

John Marshal Kitchen Replacement Facility, 2540 Karsten Court SE,

Traffic Circulation Layout

Architect's Stamp dated 05-21-10 (M14-D004C)

Dear Mr. Rohde,

The TCL submittal received 07-19-10 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

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

www.cabq.gov

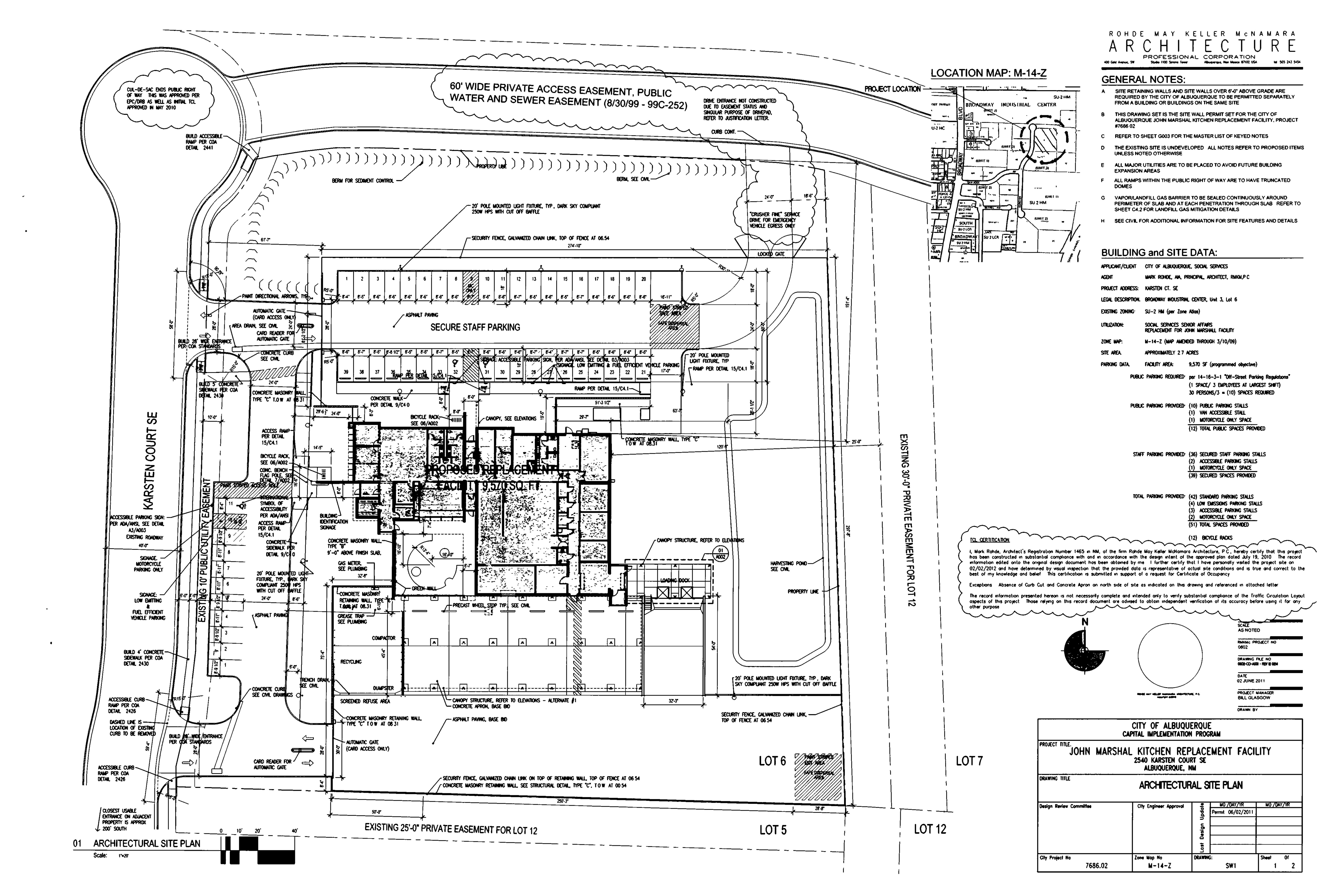
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

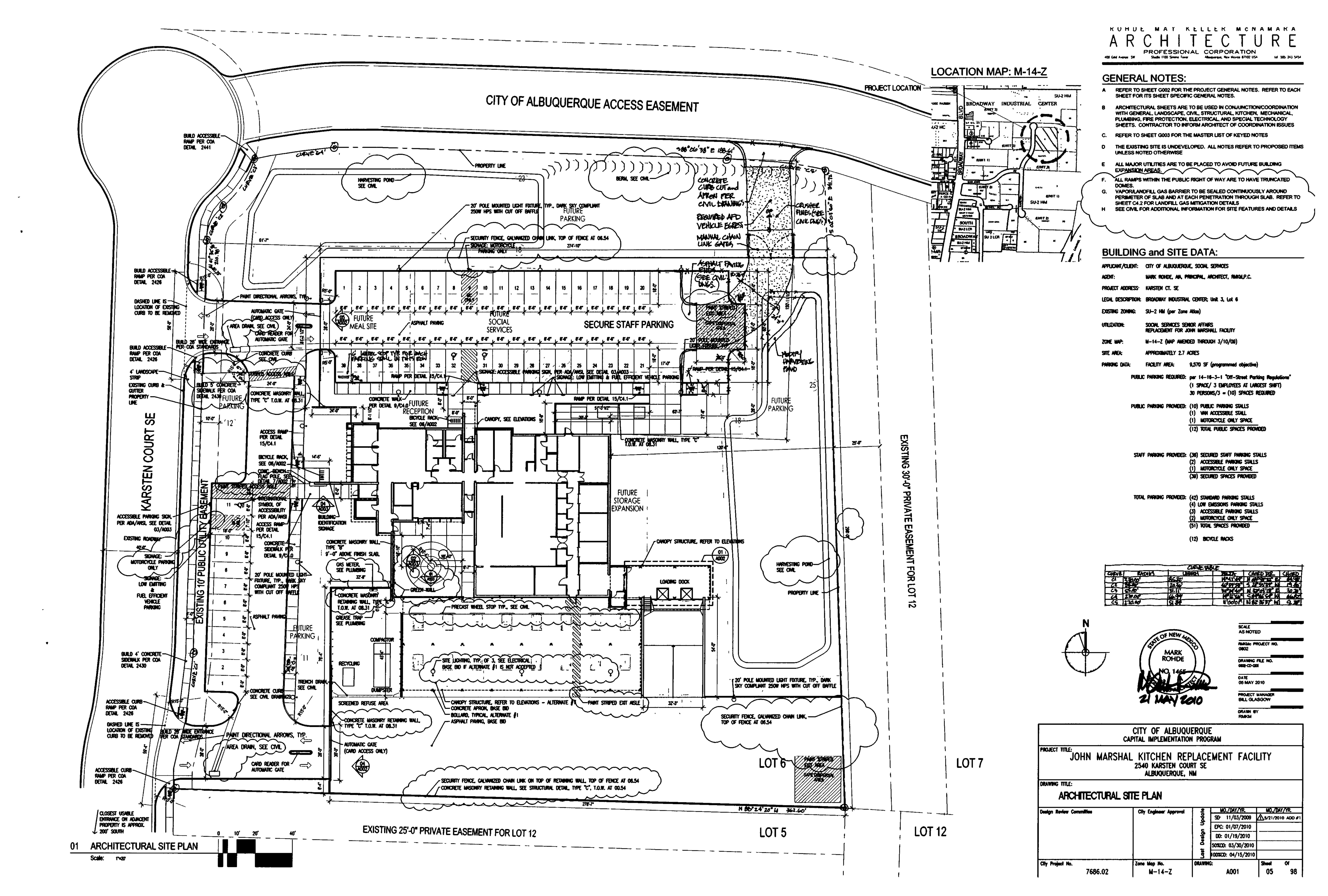
Sincerely,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

File







February 14, 2012

Kristal Metro, P.E.
Traffic Engineer, Planning Dept.
Department of Development and Planning Services
Plaza Del Sol
600 2nd Street NW
Albuquerque, NM 87102
(kmetro@cabq.gov)

Re: John Marshall Kitchen Replacement Facility (a.k.a. CASA), 2540 Karsten Court SE, Final Traffic Circulation Layout Justification for Variance from Approved Plan

Dear Kristal,

The purpose of this letter is to explain the rationale of eliminating the curb cut and concrete apron that was shown on the TCL submittal approved on July 19, 2010. The curb cut in question was shown on the approved plan at the north edge of the property located in the Broadway Industrial Center; Unit 3, Lot 6 which abuts a 60' Private Access Easement.

The crusher fine roadway (designated as "REQUIRED AFD VEHICLE EGRESS") shown on the Approved TCL is constructed as indicated and is only for the purpose indicated - getting a fire truck out of the secured staff parking lot since the fire trucks are limited to 125' back up distance. As such, it is only intended for a one time use – in case of fire. The crusher fine service drive is not for public use and is gated to prevent public use or daily access to the facility. If a standard drivepad were constructed people might try to use it as an access to the site or they might park in the gravel area outside the gate – something we want to avoid since it is an emergency path.

There is no sidewalk planned or constructed adjacent to the Access Easement per the original TCL. The sidewalk to the west of the site terminates with a ramp at the Cul-de-Sac which is also the termination of the City Public Right of Way.

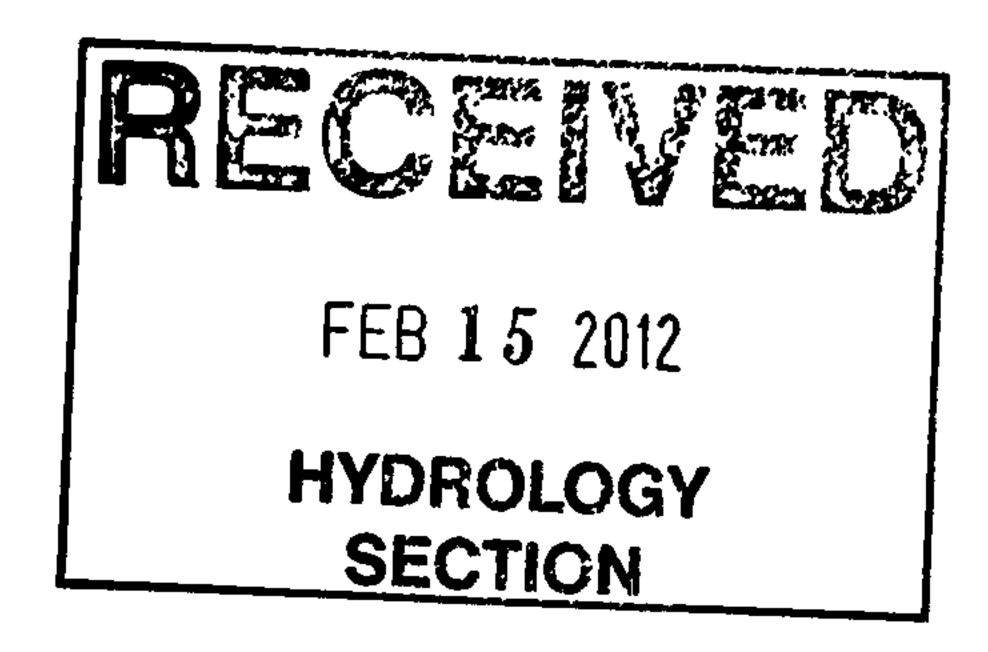
If any further clarification is necessary, please contact us.

Thank you,

Peter Rehn, AIA

PATVIL

Project Manager, RMKM Architecture, PC





October 31, 2011

Lawerance D. Read, P.E.

Larry Read & Associates, Inc.

2430 Midtown Place, NE Ste. C

Albuquerque, NM 87107

Re: John Marshall Kitchen Replacement Facility, 2540 Karsten Ct SE, 90-Day Temporary C.O., Certification Date 10-23-11 (M14/D004C)

Dear Mr: Read,

Based upon the information provided in your submittal received 10-25-11, the above referenced certification is approved for release of a 90 Day Temporary Certificate of Occupancy by Hydrology.

PO Box 1293

Prior to Permanent Certificate of Occupancy the following comments have to be addressed:

Albuquerque

NM 87103

- Approved grading and drainage plan with engineering stamp date 1/11/2011 must be used for certification.
- Remove the trash from inlet located at the loading dock.
- Provide erosion protection where the roof drainage are discharged over steep slopes.
- Indicate on the plan the alley gutters that are not built.
- Please assure that the water block will be maintained once the curb cut is placed at the northerly entrance for the emergency vehicles.

www.cabq.gov

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

Shahab Biazar, P.E,

Sincerely,

Senior Engineer-Hydrology,

Development and Building Services

C: CO Clerk—Katrina Sigala File

(REV. 1/28/2003rd)

	CT TITLE: John Marshall Kitchen Replacement Fa	cility		P/DRG. FILE #: <u>M-14/D004C</u> RDER#:
	DESCRIPTION: <u>Lot 6, Broadway Industrial Center Unit 3</u> DDRESS: <u>2540 Karsten Ct. SE</u>			
ENGINE	ERING FIRM: Larry Read & Associates, Inc. ADDRESS: 2430 Midtown Place NE_Suite C CITY, STATE: Albuquerque, New Mexico			T: <u>Larry Read</u> 237-8421 E: <u>87107</u>
OWNER	R: ADDRESS: CITY, STATE:		CONTAC PHONE: ZIP COD	
ARCHIT	ECT: Rohde May Keller Architecture ADDRESS: 400 Gold Suite 1100 CITY, STATE: Albuquerque, NM			T: <u>Bil Glasgow</u> 243-5454 E: <u>87102</u>
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WAS A I	PRE-DESIGN CONFERENCE ATTENDED YES NO COPY PROVIDED			OCT 25 2011 HYDROLOGY SECTION
DATE S	UBMITTED:October 24, 2011	BY·I arr	v D. Read. PE	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 of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five, (5) acres and Sector Plans.
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)



January 25, 2011

Lawrence D. Read, P.E.
Larry Read & Associates, Inc
2430 Midtown Suite C
Albuquerque, NM 87107

Re: John Marshall Kitchen Replacement Facility, 2540 Karsten Ct SE, Grading and Drainage Plan

Engineer's Stamp date 1-11-11 (M14/D004C)

Dear Mr. Read,

Based upon the information provided in your submittal received 1-14-11, the above referenced plan is approved for Building Permit.

This is the plan to certify for release of Certificate of Occupancy.

PO Box 1293

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

Albuquerque

Sincerely,

NM 87103

Curtis A. Cherne, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

www.cabq.gov

Copy: file

(REV. 1/28/2003rd)

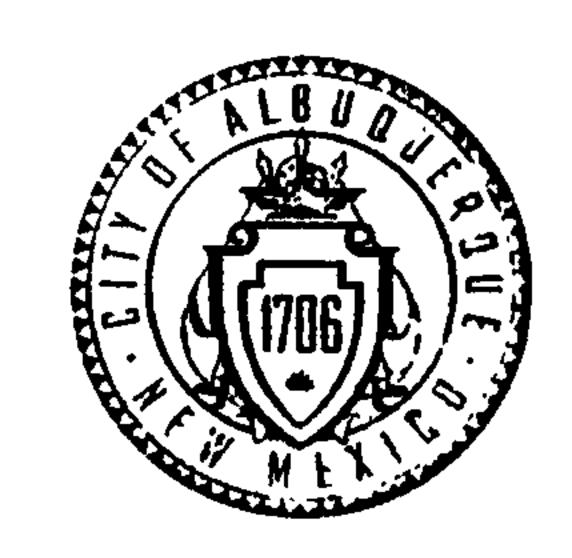
	ECT TITLE: <u>John Marshall Kito</u>	chen Replacement Facility EPC#:		ZONE MAP/DRG. FILE #:M-14/D004C WORK ORDER#:
	DESCRIPTION: <u>Lot 6, Broadway</u> DDRESS: <u>2540 Karsten Ct. SE</u>	Industrial Center Unit 3		
<u>ENGIN</u>	EERING FIRM: Larry Read & Ass ADDRESS: 2430 Midtown Place CITY, STATE: Albuquerque, Ne	e NE Suite C		CONTACT: <u>Larry Read</u> PHONE. <u>237-8421</u> ZIP CODE: <u>87107</u>
OWNE	R: ADDRESS: CITY, STATE:			CONTACT: PHONE: ZIP CODE:
<u>ARCHI</u>	TECT: Rohde May Keller Archite ADDRESS: 400 Gold Suite 110 CITY, STATE: Albuquerque, NA	<u>00</u>		CONTACT: <u>Bil Glasgow</u> PHONE: 243-5454 ZIP CODE: <u>87102</u>
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WAS A	YES NO COPY PROVIDED	TTENDED:		JAN 1 4 2011 FIX : COLOGY SECTION

DATE SUBMITTED: January 11, 2011

BY:<u>Larry D. Read, PE</u>

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

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- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)



Planning Department Transportation Development Services Section

October 31, 2011

Mark Rohde, R.A. Rohde May Keller McNamara Architecture 400 Gold Ave. SW Albuquerque, NM 87102

Re: Certification for 120-Day Temporary Certificate of Occupancy (C.O.)

John Marshall Kitchen Replacement Facility, [M-14/D004C]

2540 Karsten Court SE

Architect's Stamp Dated 10/26/11

Dear Mr. Rohde:

Based upon the information provided in your submittal received 10-31-11, Transportation Development has downgraded your request from a Permanent to a <u>120-day Temporary Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>120-day Temporary Certificate of Occupancy</u> to be issued by the Building and Safety Division.

Albuquerque

The following items will need to be addressed prior to issuance of a Permanent Certificate of Occupancy (<u>As a condition for Permanent CO approval</u>): Please provide a concrete curb cut and apron (for AFD vehicle egress) per the approved Traffic Circulation Site Plan (dated 07/19/11).

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

 \cdot I/N

Sincerely

PO Box 1293

NM 87103

www.cabq.gov

Nilo #. Salgado-Fernandez, P.E.

Segior Traffic Engineer

Dévelopment and Building Services

Planning Department

c: Engineer
Hydrology file
CO Clerk

(REV 12/2005)

PROJECT TITLE: JOHN MARSH	(i/CC A 17	(72003)		M-4/DayC
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- 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.

TRAFFIC CERTIFICATION

I, Mark Rohde, AIA, NMRA, of the firm Rohde May Keller McNamara Architecture, P.C., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 05/21/2010. The record information edited onto the original design document has been obtained by Vernon Parker of the firm Famco, Inc.

I further certify that I have personally visited the project site on 09/23/2011 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 a Certificate of Occupancy.

The record information presented here on 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.

MARK ROHDE

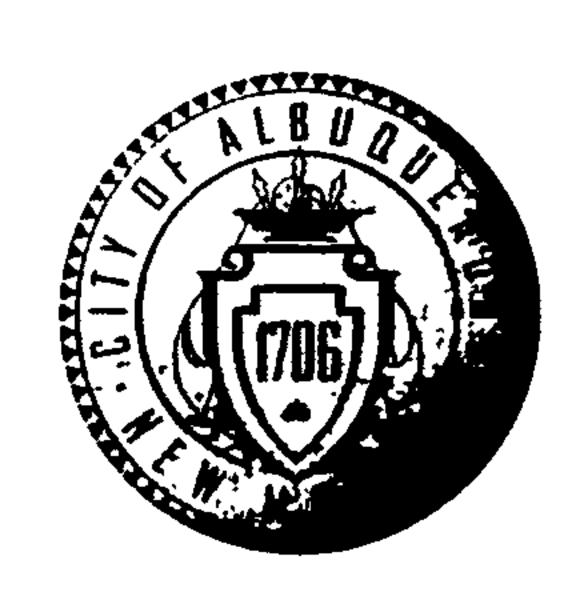
Signature of Architect₅

Date

Architect's stamp

OCT 2 3 2311

HYDROLOGY SECTION



May 24, 2010

Lawrence D. Read, P.E. Larry Read & Associates, Inc 2430 Midtown Suite C Albuquerque, NM 87107

Re: John Marshall Kitchen Replacement Facility, 2540 Karsten-Ct-SE, Grading

and Drainage Plan

Engineer's Stamp date: Sht C2.0 5-21-10, øther Shts 5-17-10 (M14/D004C)

Dear Mr. Read,

Based upon the information provided in your submittal received 5-20-10, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

PO Box 1293

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

Albuquerque

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge.

NM 87103

This project requires a Topsoil Disturbance Permit since it is disturbing ¾ of an acre or more.

www.cabq.gov

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

Sincerely,

Curtis A. Cherne, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

Copy: file

Kathy Verhage, DMD

(REV. 1/28/2003rd)

PROJECT TITLE: John Marshall Kitchen Replacement Facility DRB #: EPC#:	ZONE MAP/DRG. FILE #: <u>M-14/D004C</u> WORK ORDER#:
LEGAL DESCRIPTION: Lot 6, Broadway Industrial Center Unit 3 CITY ADDRESS: 2540 Karsten Ct. SE	
ENGINEERING FIRM: Larry Read & Associates, Inc. ADDRESS: 2430 Midtown Place NE Suite C CITY, STATE: Albuquerque, New Mexico	CONTACT: <u>Larry Read</u> PHONE: <u>237-8421</u> ZIP CODE: <u>87107</u>
OWNER: ADDRESS: CITY, STATE:	CONTACT: ' PHONE: ZIP CODE:
ARCHITECT: Rohde May Keller Architecture ADDRESS: 400 Gold Suite 1100 CITY, STATE: Albuquerque, NM	CONTACT: <u>Bil Glasgow</u> PHONE: 243-5454 ZIP CODE: <u>87102</u>
SURVEYOR: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
CONTRACTOR: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
CHECK TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal DRAINAGE PLAN RESUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) ENGINEERS CERTIFICATION (TCL) ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN) OTHER WAS A PRE-DESIGN CONFERENCE ATTENDED:	SIA / FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D. APPROVAL S. DEV. PLAN FOR BLDG. PERMIT APPROVAL SECTOR PLAN APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY (PERM.) CERTIFICATE OF OCCUPANCY (TEMP.) GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL WORK ORDER APPROVAL OT FREE EVED
YES NO	MAY-20 2010
COPY PROVIDED	HYDROLOGY SECTION

DATE SUBMITTED: May 21, 2010

BY:Larry D. Read, PE

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

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)

acres.



May 13, 2010

Mark Rohde, R.A.
Rohde May Keller McNamara Architects
400 Gold Ave SW Studio 1100, Sims Tower
Albuquerque NM 87102

Re: John Marshal Kitchen Replacement Facility, 2540 Karsten Court SE,

Traffic Circulation Layout Architect's Stamp dated 05-03-10 (M14-D004C)

Dear Mr. Rohde,

The TCL submittal received 05-12-10 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.

NM 87103

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 <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,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C: File

Albuquerque - Making History 1706-2006

(REV 12/2005)

PROJECT TITLE: JOHN MAZSHAL KITCHEN! DRB#: EPC#:	WORK ORDER#:
LEGAL DESCRIPTION: LOT#6; BROADWAY INTO	USIRIAL SANTAR SUBDIVISION MITS ALBUQUEREQUE, NM 97182
CITY ADDRESS: 2540 KARSTEN CT SE,	ALBUQUERQUE, NM 97182
ENGINEERING FIRM:	
ADDRESS:	CONTACT:
CITY, STATE:	PHONE:
CITI, SIAID:	ZIP CODE:
OWNER:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
ARCHITECT: POHOE MAY KELLER MANN	MARA ARCH CONTACT: BLU GLASGOW UDIO UCC PHONE: 243-5454
ADDRESS: 400 COUDAYE SW 47	
CITY, STATE: ACRUCUERQUE, NM	2102 ZIP CODE: _27102
SURVEYOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
TYPE OF SUBMITTAL:	CK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SLA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION CONTROL PLAN	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
CLOMR/LOMR	BUILDING PERMIT APPROVAL.
X TRAFFIC CIRCULATION LAYOUT	CERTIFICATE OF OCCUPANCY (PERM) /
ENGINEER'S CERT (TCL)	CERTIFICATE OF OCCUPANCY (TEMP)
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROVAL
OTHER (SPECIFY)	PAVING PERMIT APPROVALED \
· · · · · · · · · · · · · · · · · · ·	WORK ORDER APPROVALED V
	OTHER (SPECIFY)
	0.2010
WAS A PRE-DESIGN CONFERENCE ATTENDED:	
YES	$M_{W_{i}} \sim 0_{G_{i}}$
NO	
COPY PROVIDED	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
	BY: BIU 614560W'
DATE SUBMITTED: <u>85</u> /2010	BY: WILLOWY
la que a cha for annocacada a É Cita Dassalannes e A Dlana an d'An Cub dissision Dlate	

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.



July 19, 2010

Mark Rohde, R.A.
Rohde May Keller McNamara Architects
400 Gold Ave SW Studio 1100, Sims Tower
Albuquerque NM 87102

Re: John Marshal Kitchen Replacement Facility, 2540 Karsten Court SE,

Traffic Circulation Layout

Architect's Stamp dated 05-21-10 (M14-D004C)

Dear Mr. Rohde,

The TCL submittal received 07-19-10 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

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

NM 87103

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

Sincerely,

Kristal D. Metro, P.E.

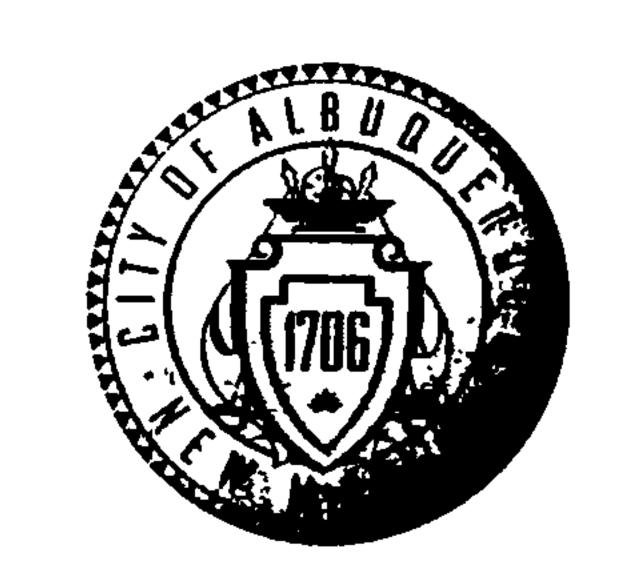
Traffic Engineer, Planning Dept.

Development and Building Services

C: File

May 6, 2010

Mark Rohde, R.A. Rohde May Keller McNamara Architects 400 Gold Ave SW Studio 1100, Sims Tower Albuquerque NM 87102



Re: John Marshal Kitchen Replacement Facility, 2540 Karsten Court SE,

Traffic Circulation Layout

Architect's Stamp dated 04-16-10 (M14-D004C)

Dear Mr. Rohde,

Based upon the information provided in your submittal received 04-30-10, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet.
- 2. Please list the width and length for all parking spaces.
- 3. All items located within City of Albuquerque right of way must have a build note, referring to a specific City of Albuquerque Standard (example: Build 28 foot wide entrance per City of Albuquerque Standard 2426, Build 5 foot wide sidewalk per City of Albuquerque Standard 2430).
- 4. Please show the location of the nearest driveway on the adjacent lot.
- 5. Clearly show all ramps and provide details. Define the maximum slope.
- 6. A ramp is required at the intersection of Karsten Court and the City of Albuquerque access easement.
- 7. All ramps located within City of Albuquerque right of way must have truncated domes.
- 8. Show the 6-foot wide, ADA accessible, pedestrian pathway from the roadway to the building.
- 9. Please show a vicinity map.

10. Show a detail of the wheelchair ramps located at the proposed driveway, or refer to the appropriate city standard.

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

Sincerely,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 12/2005) DRB#: EPC#: WORK ORDER#: LEGAL DESCRIPTION: ENGINEERING FIRM: CONTACT: ADDRESS: PHONE: CITY, STATE: ZIP CODE: OWNER: CONTACT: ADDRESS: PHONE: CITY, STATE: ZIP CODE: ARCHITECT: CONTACT: _____ ADDRESS: PHONE: CITY, STATE: ALPIQUE QUE NIN 457122 ZIP CODE: SURVEYOR: CONTACT: _____ ADDRESS: _____ PHONE: CITY, STATE: ____ ZIP CODE: CONTRACTOR: CONTACT: ADDRESS: PHONE: CITY, STATE: ZIP CODE: TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT: DRAINAGE REPORT SIA/FINANCIAL GUARANTEE RELEASE DRAINAGE PLAN 1st SUBMITTAL PRELIMINARY PLAT APPROVAL DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR SUB'D APPROVAL S. DEV. FOR BLDG. PERMIT APPROVAL CONCEPTUAL G & D PLAN GRADING PLAN SECTOR PLAN APPROVAL EROSION CONTROL PLAN FINAL PLAT APPROVAL ENGINEER'S CERT (HYDROLOGY) FOUNDATION PERMIT APPROVAL BUILDING PERMIT APPROVAL. CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT CERTIFICATE OF OCCUPANCY (PERM) CERTIFICATE OF OCCUPANCY (TEMP) ENGINEER'S CERT (TCL) GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL ENGINEER'S CERT (DRB SITE PLAN) OTHER (SPECIFY) WORK ORDER AFFROVAL OTHER (SPECIFY) 2010

WAS A PRE-DESIGN CONFERENCE ATTENDED: YES **HYDROLOGY** NO SECTION COPY PROVIDED

wiv DATE SUBMITTED:

BY: 5

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:

- 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.



May 13, 2010

Lawrence D. Read, P.E. Larry Read & Associates, Inc 2430 Midtown Suite C Albuquerque, NM 87107

Re: John Marshall Kitchen Replacement Facility, 2540 Karsten Ct SE, Grading and Drainage Plan

Engineer's Stamp date 5-3-10 (M14/D004C)

Dear Mr. Read,

Based upon the information provided in your submittal received 5-4-10, the above referenced plan cannot be approved for Building Permit and SO 19 Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

- A 24" storm drain stub was constructed with the storm drain in Karsten Ct to accept drainage from this property. The majority of this lot should drain into the storm drain and not into the street. The stub is at the property line with an invert of 82.58 (NADV 29?).
- Show the storm drain in Karsten Ct. and the stub.
- If the sidewalk culvert is still required, the plate should be shown to extend to the face of curb. In addition, the sidewalk culvert should be built per COA STD DWG 2236 rather than the detail shown on Sheet 12 of 98.
- A small berm/water harvesting area should be constructed in the northwestern section of the site that is not being developed to prevent runoff from draining over the curb.
- In the southeastern portion of the site there is a proposed TW grade with "???".

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

Sincerely,

Curtis A. Cherne, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

C: file



May 19, 2010

Lawrence D. Read, P.E. Larry Read & Associates, Inc 2430 Midtown Suite C Albuquerque, NM 87107

Re: John Marshall Kitchen Replacement Facility, 2540 Karsten Ct SE, Grading and Drainage Plan

Engineer's Stamp date 5-17-10 (M14/D004C)

Dear Mr. Read,

Based upon the information provided in your submittal received 5-17-10, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- It is not apparent that a majority of the site drains into the stub provided as stated in my previous letter. The basin divide appears to run approximately east-west through the middle of the building. In addition, it appears the flows south of the basin divide in the parking lot will drain next to the curb return out the drive entrance.
 - O Build a "D" inlet or similar in the valley gutter leading out to the north drive entrance.
 - The south drive entrance may need to be regraded so it is clear runoff from this basin enters the inlet.
- Provide inverts for the proposed manhole.
- Provide an invert where the line from the courtyard meets the line from the dock.
- The slope from the parking lot to the sidewalk along the western edge is 1:1 or steeper. Slopes steeper than 3:1 require an engineered means of erosion control.
- Keyed Note 25 is mislabeled 26 on the plan.
- Why is an invert (94.36) specified west of the manhole?
- There is a floating Keyed Note 7 west of the manhole.
- Is the manhole lid slotted? The TG could be replaced by RIM.

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

Sincerely,

Curtis A. Cherne, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov