

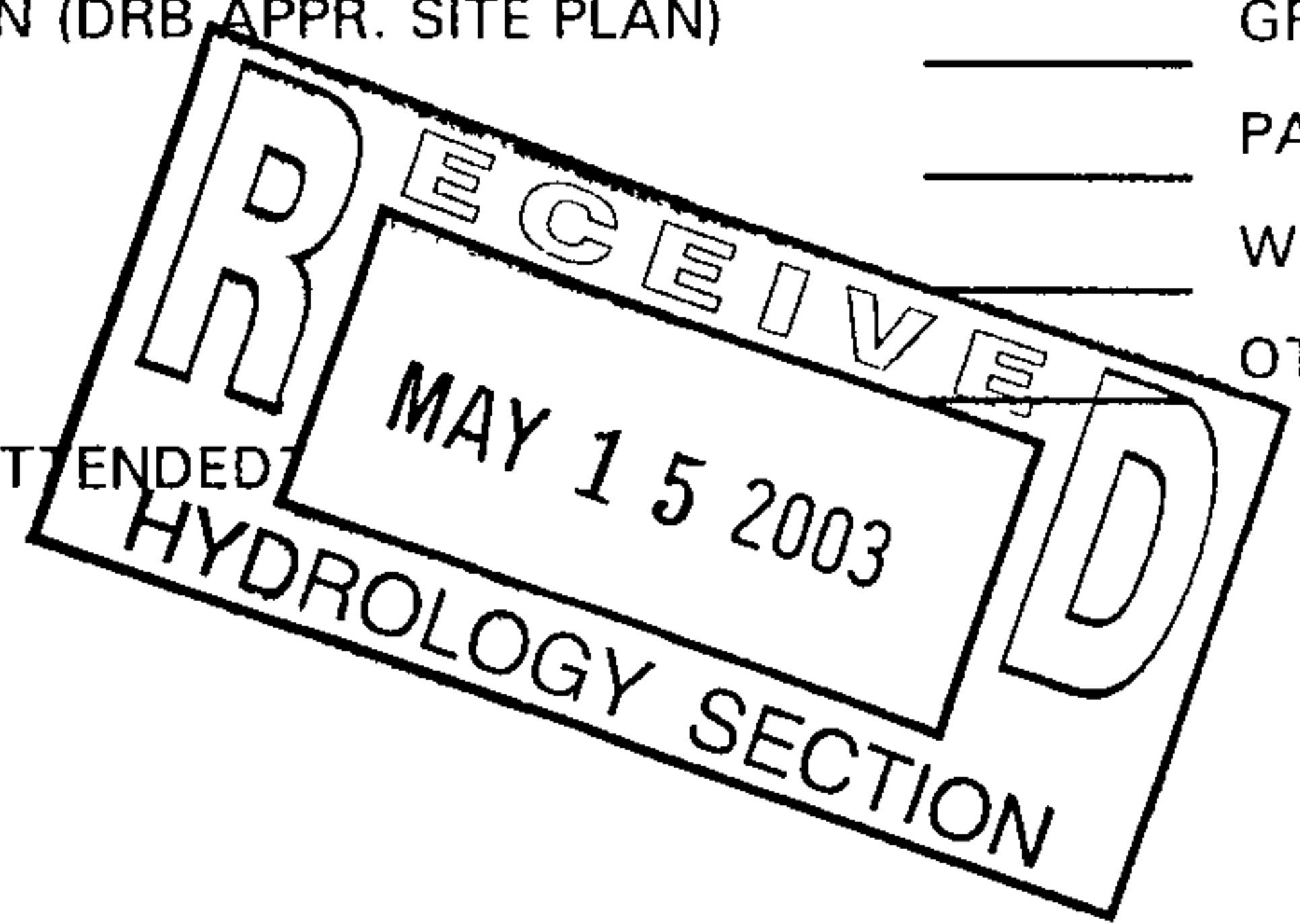
DRAINAGE INFORMATION SHEET
(REV. 1/28/2003rd)

M-14/D/2F

PROJECT TITLE: Eclipse Aviation ZONE MAP/DRG #: M-14
DRB#: _____ EPC #: _____ W.O.#: _____
LEGAL DESCRIPTION: Lot 2D, Unit 2, Broadway Industrial Center
CITY ADDRESS: 2800 Karsten Ct. SE
ENGINEERING FIRM: Mark Goodwin & Associates, PA CONTACT: _____
ADDRESS: PO Box 90606 PHONE: 828-2200
CITY, STATE: Albuquerque, NM ZIP CODE: 87199
OWNER: Broadway Development LLC CONTACT: Ted Waterman
ADDRESS: PO Box 90606 PHONE: 248-1688
CITY, STATE: Albuquerque, MN ZIP CODE: 87184
ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____
SURVEYOR: Aldrich Land Surveying CONTACT: Tim Aldrich
ADDRESS: P.O. Box 30701 PHONE: 884-1990
CITY, STATE: Albuquerque, NM ZIP CODE: 87190-0701
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT:
____ DRAINAGE REPORT _____ SIA / FINANCIAL GUARANTEE RELEASE
____ DRAINAGE PLAN 1ST SUBMITTAL, req. TCL or equal _____ PRELIMINARY PLAT APPROVAL
____ DRAINAGE PLAN RESUBMITTAL _____ S. DEV. PLAN FOR SUB'D. APPROVAL
____ CONCEPTUAL GRADING & DRAINAGE PLAN _____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
____ GRADING PLAN _____ SECTOR PLAN APPROVAL
____ EROSION CONTROL PLAN _____ FINAL PLAT APPROVAL
x ENGINEER'S CERTIFICATION (HYDROLOGY) _____ FOUNDATION PERMIT APPROVAL
____ CLOMR/LOMR _____ BUILDING PERMIT APPROVAL
____ TRAFFIC CIRCULATION LAYOUT (TCL) _____ CERTIFICATE OF OCCUPANCY (PERM)
____ ENGINEER'S CERTIFICATION (TCL) x CERTIFICATE OF OCCUPANCY (TEMP)
____ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN) _____ GRADING PERMIT APPROVAL
____ OTHER _____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ OTHER (specify) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED?
____ YES
____ NO
____ COPY PROVIDED



DATE SUBMITTED: 5-14-03 BY: James D. Hughes *James D. Hughes*

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.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



October 11, 2006

Mr. Doug Hughes, P.E.
MARK GOODWIN & ASSOCIATES
P.O. Box 90606
Albuquerque, NM 87199

Re: ECLIPSE AVIATION TOOLING FACILITY
2610 Karsten Court SE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 02/03/2006 (M-14/D12F)
Certification dated 10/10/2006

Dear Doug:

P.O. Box 1293

Based upon the information provided in your submittal received 10/10/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

New Mexico 87103

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services
BLB

www.cabq.gov

C: CO Clerk
File



"Kurt Wagener"
<kwagener@amafca.org>
>
10/12/2006 05:33 PM

To <lmazur@amafca.org>
cc <'BBingham@cabq.gov'>, <aportillo@cabq.gov>, "Martin
Eckert" <meckert@amafca.org>
bcc

Subject RE: Eclipse Aviation Tooling Facility

History:  This message has been forwarded.

Brad,

Per our conversation, I went out today and Waterman was finishing the seeding and the monuments removed have been replaced so AMAFCA is accepting the work.

LM2 – Should we be getting as-builts?

Call me with any questions.

Tnx,

Kurt Wagener

-----Original Message-----

From: Lynn Mazur [mailto:lmazur@amafca.org]
Sent: Wednesday, October 11, 2006 3:10 PM
To: Kurt Wagener
Subject: FW: Eclipse Aviation Tooling Facility

Marty said that you and he went out to the site a couple of weeks ago. Have they taken care of what we needed done?

AMAFCA

Lynn M. Mazur, P.E., C.F.M.

Development Review Engineer

phone: (505) 884-2215

fax: (505) 884-0214

www.amafca.org

From: aportillo@cabq.gov [mailto:aportillo@cabq.gov]
Sent: Wednesday, October 11, 2006 2:49 PM
To: Lynn Mazur
Cc: BBingham@cabq.gov
Subject: Eclipse Aviation Tooling Facility

Hi Lynn: We have received a submittal requesting a Permanent C.O. On the approval letter for this project, Brad indicated that "AMAFCA concurrence with the work in their R/W is required as well." Is okay with AMAFCA to issued this C.O.?

Thanks!

Arlene V. Portillo, Plan Checker
Planning Department, Hydrology Section
e-mail - aportillo@cabq.gov
Office Phone 505-924-3982; Fax 505-924-3864

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Eclipse Aviation Tooling Facility
DRB #: _____ EPC#: _____

ZONE MAP/DRG. FILE #: M-14/D12F
WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 2C Unit 2 Broadway Industrial Center
CITY ADDRESS: 2610 Karsten Cit. SE

ENGINEERING FIRM: Mark Goodwin & Associates, PA
ADDRESS: PO Box 90606
CITY, STATE: Albuquerque, NM

CONTACT: Doug Hughes, P.E.
PHONE: 828-2200
ZIP CODE: 87199

OWNER: EastRoad Corp., LLC
ADDRESS: 501 3rd ST SW
CITY, STATE: Albuquerque, NM

CONTACT: Ted Waterman
PHONE: 248-1688
ZIP CODE: 87102

ARCHITECT: BENNETT, Rick - Architect
ADDRESS: 1104 Park Avenue SW
CITY, STATE: Albuquerque, NM 87102-2941

CONTACT: Rick Bennett
PHONE: 242-1859
ZIP CODE: 87102

SURVEYOR: Cartesian
ADDRESS: 2104 Southern Boulevard SE
CITY, STATE: Albuquerque, NM

CONTACT: Will Plotner
PHONE: 896-5030
ZIP CODE: 87174

CONTRACTOR: Waterman, Inc.
ADDRESS: 501 3rd ST SW
CITY, STATE: Albuquerque, NM 87102

CONTACT: Ted Waterman
PHONE: 248-1688
ZIP CODE: 87102

CHECK TYPE OF SUBMITTAL:

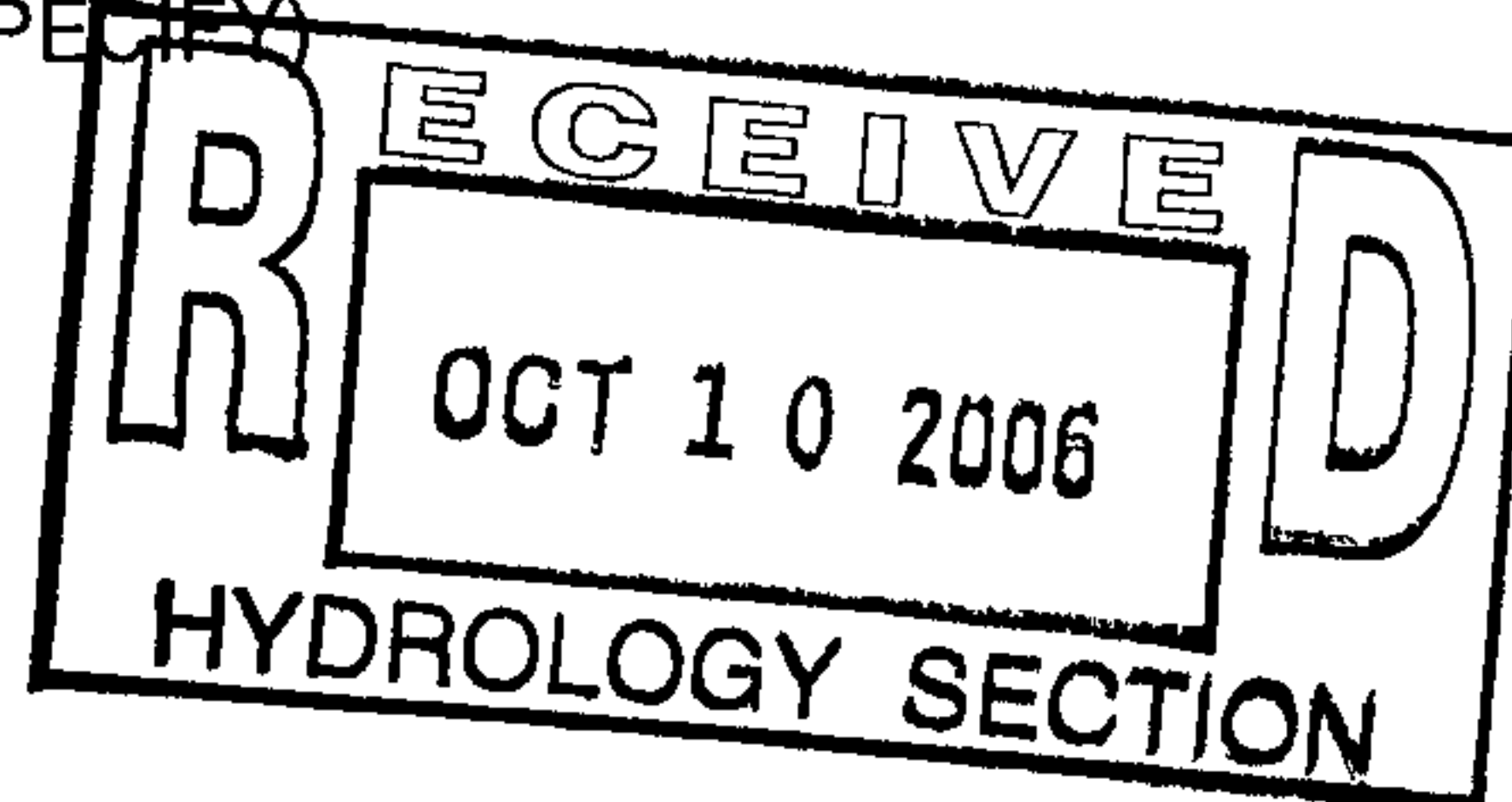
- DRAINAGE REPORT
- DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEERS CERTIFICATION (TCL)
- ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- 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
- OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED



DATE SUBMITTED: 10-10-06

BY: James D. Hughes, P.E.

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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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

Kurt Wagener

From: Kurt Wagener [kwagener@amafca.org]
Sent: Thursday, October 12, 2006 5:34 PM
To: 'lmazur@amafca.org'
Cc: 'BBingham@cabq.gov'; 'aportillo@cabq.gov'; Martin Eckert (meckert@amafca.org)
Subject: RE: Eclipse Aviation Tooling Facility

Brad,
 Per our conversation, I went out today and Waterman was finishing the seeding and the monuments removed have been replaced so AMAFCA is accepting the work.

LM2 – Should we be getting as-builts?

Call me with any questions.

Tnx,
 Kurt Wagener

-----Original Message-----

From: Lynn Mazur [mailto:lmazur@amafca.org]
Sent: Wednesday, October 11, 2006 3:10 PM
To: Kurt Wagener
Subject: FW: Eclipse Aviation Tooling Facility

Marty said that you and he went out to the site a couple of weeks ago. Have they taken care of what we needed done?

AMAFCA

Lynn M. Mazur, P.E., C.F.M.
 Development Review Engineer
 phone: (505) 884-2215
 fax: (505) 884-0214
 www.amafca.org

From: aportillo@cabq.gov [mailto:aportillo@cabq.gov]
Sent: Wednesday, October 11, 2006 2:49 PM
To: Lynn Mazur
Cc: BBingham@cabq.gov
Subject: Eclipse Aviation Tooling Facility

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Thanks!

Arlene V. Portillo, Plan Checker
 Planning Department, Hydrology Section
 e-mail - aportillo@cabq.gov
 Office Phone 505-924-3982; Fax 505-924-3864

Brad Bingham
Fax # 924-3864

Brad - this got kicked back on e-mail so I thought I'd fax it.
Kurt
10/12/06

10/12/2006

MARK GOODWIN & ASSOCIATES, PA

LETTER OF TRANSMITTAL

TO: City Hydrology

DATE: October 10, 2006

ONE STOP

RE: Eclipse Aviation

ITEMS BEING TRANSMITTED

1	Drainage Submittal

FOR YOUR USE

FOR YOUR RECORDS

AS YOU REQUESTED

FOR YOUR COMMENTS

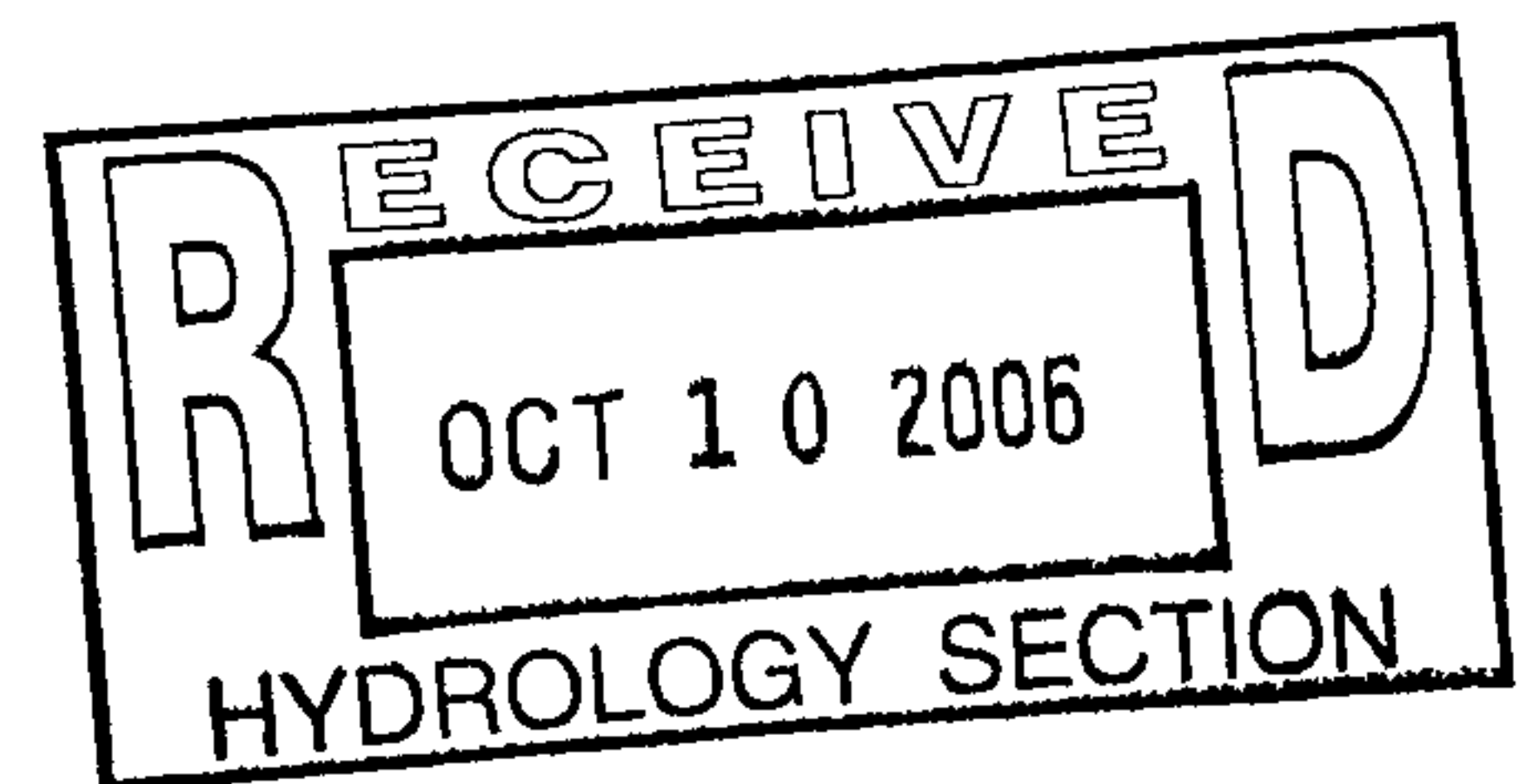
Notes:

cc: Ted Waterman – Waterman, Inc.

Received By: _____

Printed Name: _____

Date: _____

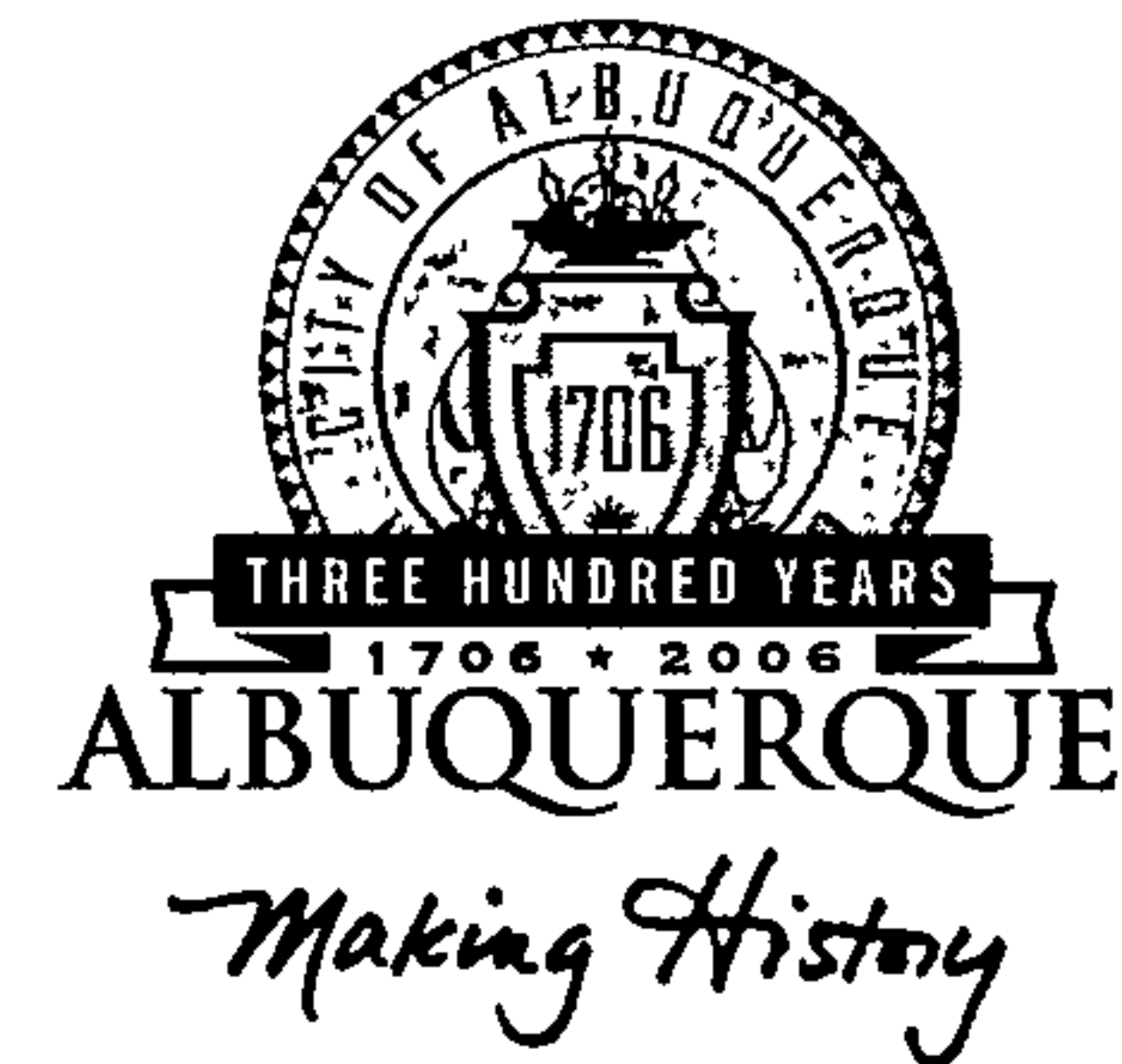


PROJECT ENGINEER:

James D. Hughes, PE

Lisa Anglada

CITY OF ALBUQUERQUE



January 31, 2006

Richard Bennett, R.A.
Rick Bennett Architects
1104 Park Avenue, SW
Albuquerque, NM 87102

**Re: Eclipse Aviation, 2610 Karsten Ct. SE, Traffic Circulation Layout
Architect's Stamp dated 01-26-06 (M14-D12F)**

Dear Mr. Bennett,

Based upon the information provided in your submittal received 06-24-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

1. Provide the location of the refuse.
2. Include a copy of the cross lot access agreement.

Albuquerque

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

Sincerely,

New Mexico 87103

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

www.cabq.gov

C: file

WAG: tes

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/11/2002)

M-14/D12F

PROJECT TITLE: ECLIPSE AVIATION ZONE MAP DRG. FILE #: M-14-Z
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 2610 KARSTEN CT. SE

ENGINEERING FIRM: MARK GOODWIN & ASSOC.
ADDRESS: 8916 ADAMS
CITY, STATE: ALBUQUERQUE, NM

CONTACT: DOUG HUGHES
PHONE: 878-2700
ZIP CODE: 87113

OWNER: BROADWAY DEVELOPMENT CORP.
ADDRESS: P.O. BOX 27560
CITY, STATE: ALBUQUERQUE, NM

CONTACT: TED WATERMAN
PHONE: 248-1688
ZIP CODE: 87125

ARCHITECT: RICK BENNETT ARCHITECTS, INC.
ADDRESS: 1104 PARK AVE. SW
CITY, STATE: ALBUQUERQUE, NM

CONTACT: RICK BENNETT
PHONE: 242-1859
ZIP CODE: 87102

SURVEYOR: _____
ADDRESS _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: WATERMAN, INC.
ADDRESS: 501 3RD SW
CITY, STATE: ALBUQUERQUE, NM

CONTACT: TED WATERMAN
PHONE: 248-1688
ZIP CODE: 87102

CHECK TYPE OF SUBMITTAL:

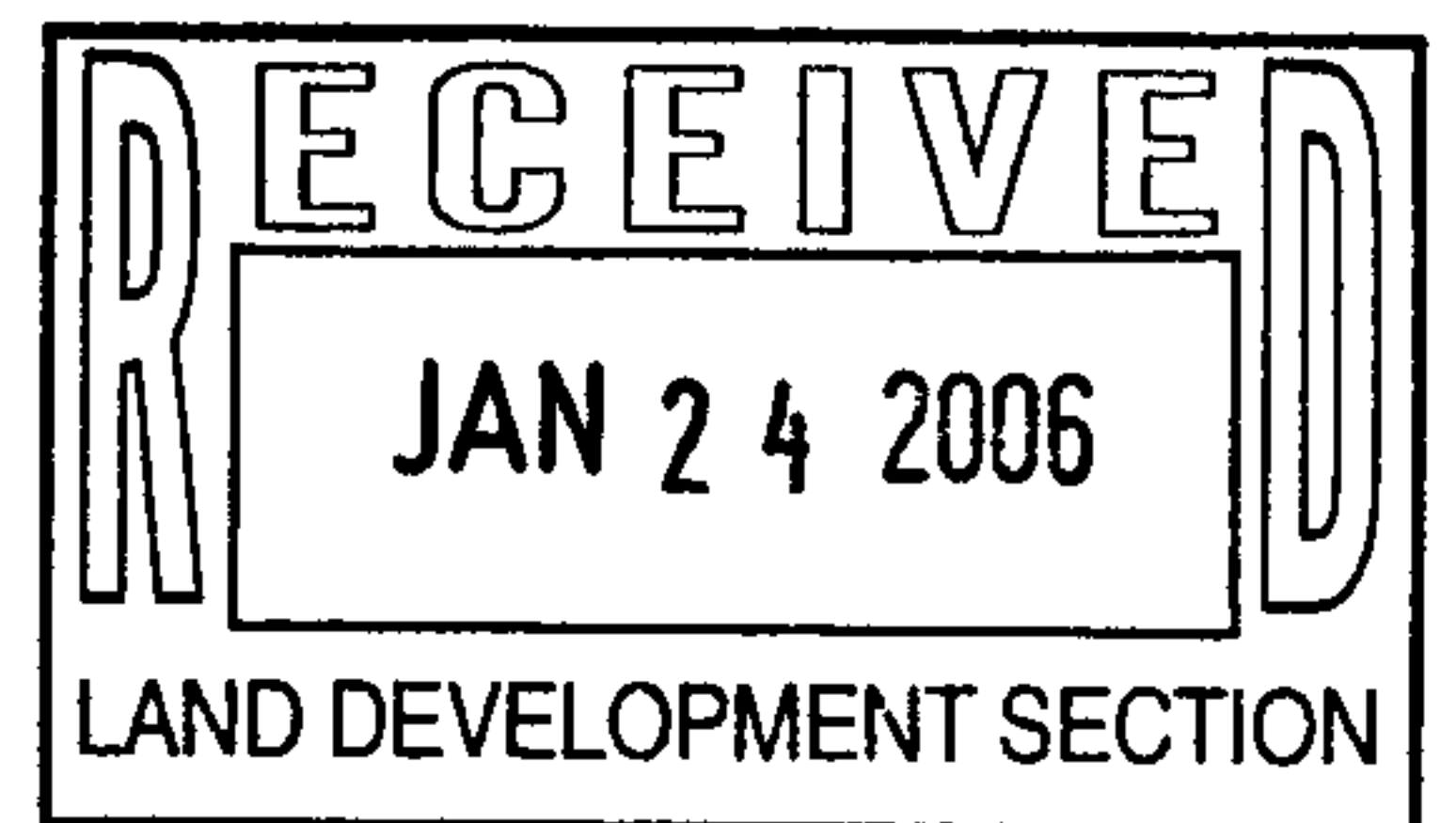
- DRAINAGE REPORT
- DRAINAGE PLAN
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEERS CERTIFICATION (TCL)
- ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- 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
- OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED



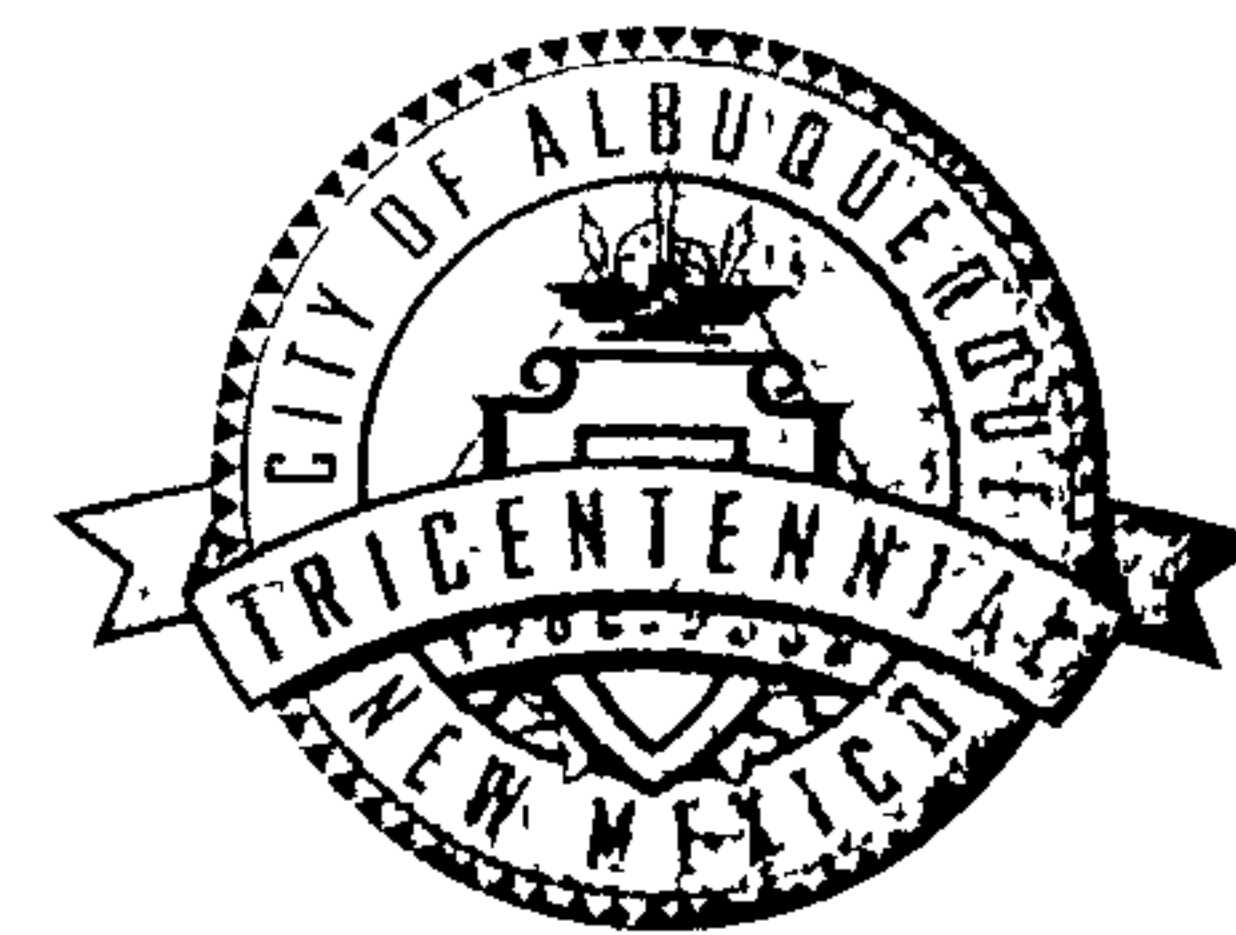
DATE SUBMITTED: 01/24/06 BY: Eddija Ruiz

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

5 How
REFUSE \neq crosslot
ACCESS' E S... T.

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

September 20, 2006

Richard Bennett, P.E.
1104 Park Avenue SW
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for
Eclipse Aviation Tooling Facility, [M-14 / D12F]
2810 Karsten Court
Engineer's Stamp Dated 09/19/06

Dear Mr. Bennett:

The TCL / Letter of Certification submitted on September 20, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

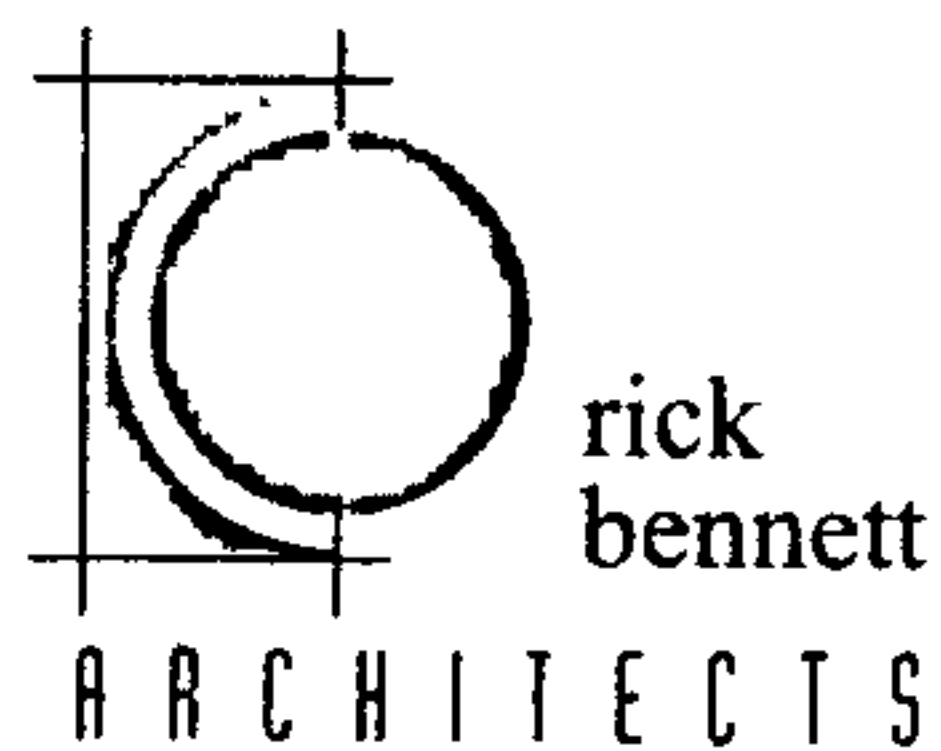
c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



September 19, 2006

Re: Eclipse Aviation
2810 Karsten Court
Permit #0603378

I, Rick Bennett, NM Registered Architect #1240, of the firm Rick Bennett Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB, AA or TCL approved plan dated 02/17/06.

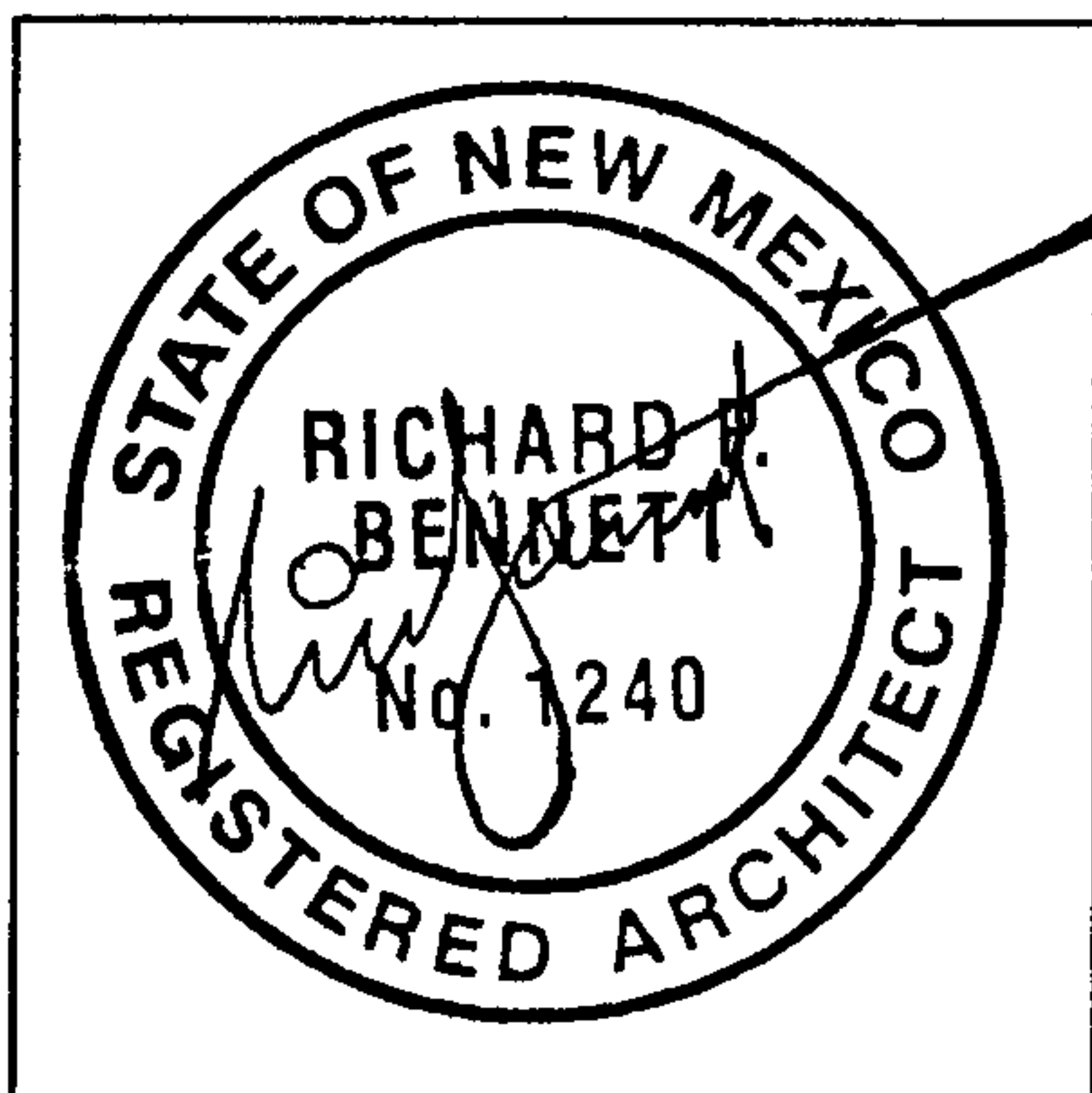
I further certify that our firm has personally visited the project site on 09/14/06 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for a Certificate of Occupancy.

The record information presented 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.

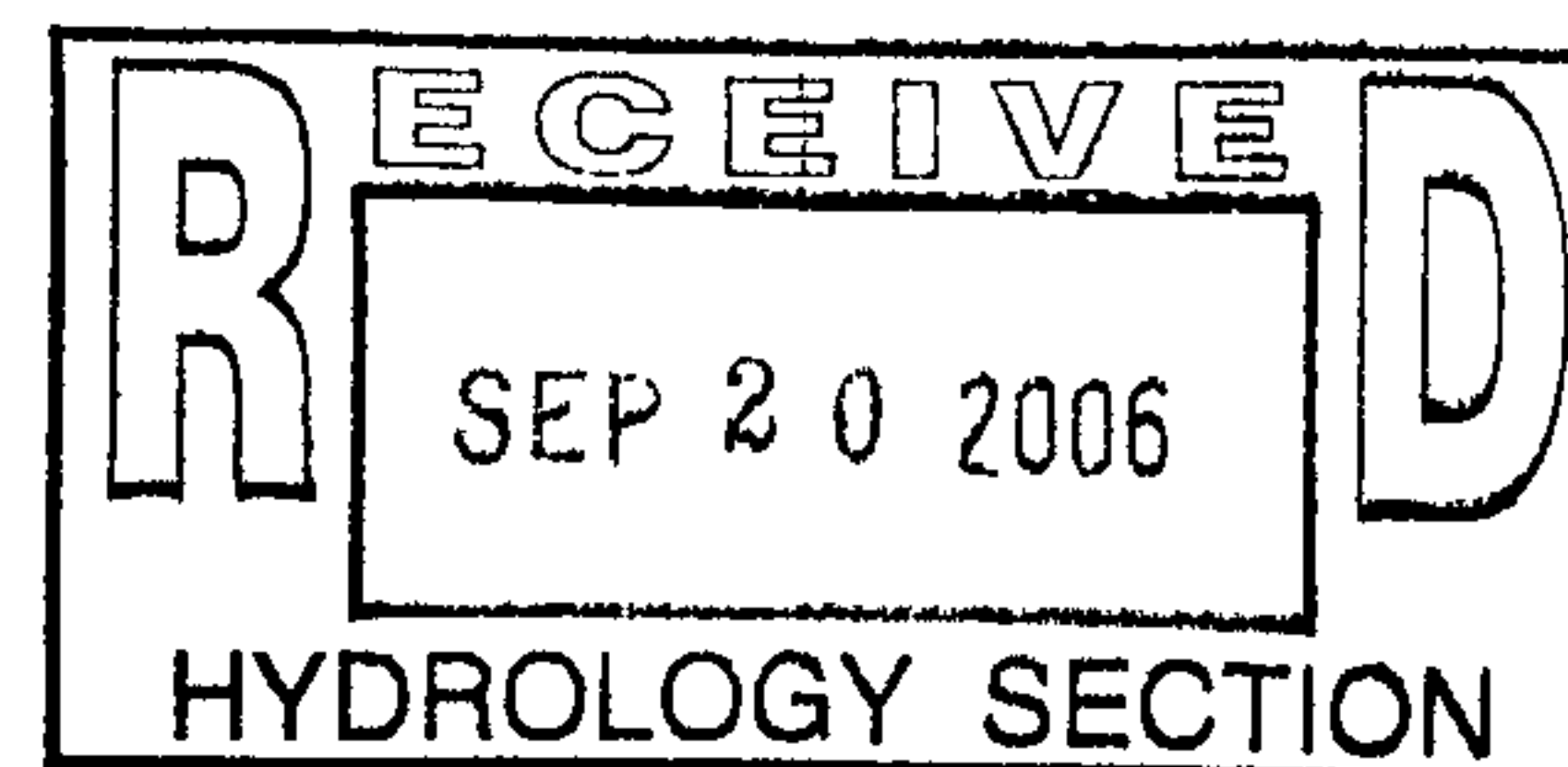
Sincerely,

A handwritten signature in cursive script, appearing to read "Rick Bennett", is written over a horizontal line.

Rick Bennett



State of New Mexico
Registered Architect #1240



DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

M-14/D12F

PROJECT TITLE: ECLIPSE AVIATION Tooling Facility ZONE MAP: M-14-Z
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION:
 CITY ADDRESS: 2810 KARSTEN COURT

ENGINEERING FIRM: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

OWNER: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: RICK BENNETT ARCHITECTS CONTACT: _____
 ADDRESS: 1104 PARK AVE PHONE: 242-66630
 CITY, STATE: ALBUQ, NM ZIP CODE: 87102
 FAX NO: 242-66630

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

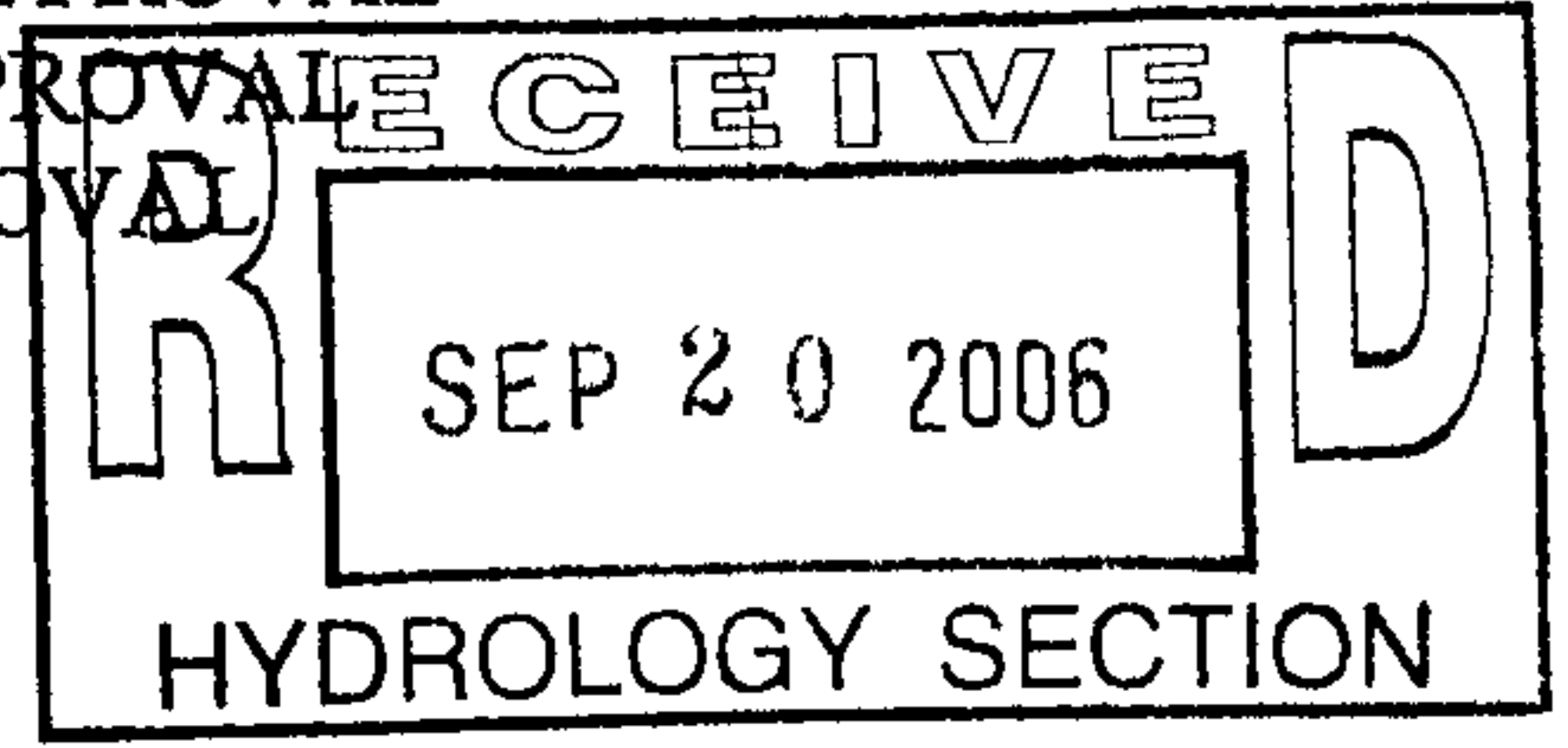
CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

- TYPE OF SUBMITTAL:**
- _____ DRAINAGE REPORT
 - _____ DRAINAGE PLAN 1" SUBMITTAL
 - _____ DRAINAGE PLAN RESUBMITTAL
 - _____ CONCEPTUAL G & D PLAN
 - _____ GRADING PLAN
 - _____ EROSION CONTROL PLAN
 - _____ ENGINEER'S CERT (HYDROLOGY)
 - _____ CLOMR/LOMR
 - _____ TRAFFIC CIRCULATION LAYOUT
 - EA** ENGINEER'S CERT (TCL)
 - _____ ENGINEER'S CERT (DRB SITE PLAN)
 - _____ OTHER (SPECIFY)

- CHECK TYPE OF APPROVAL 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
 - _____ FOUNDATION PERMIT APPROVAL
 - _____ BUILDING PERMIT APPROVAL
 - CERTIFICATE OF OCCUPANCY (PERM)
 - _____ CERTIFICATE OF OCCUPANCY (TEMP)
 - _____ GRADING PERMIT APPROVAL
 - _____ PAVING PERMIT APPROVAL
 - _____ WORK ORDER APPROVAL
 - _____ OTHER (SPECIFY)

NOTE: No changes to approved
 TCL.

WAS A PRE-DESIGN CONFERENCE ATTENDED:
 _____ YES
 _____ NO
 _____ COPY PROVIDED



DATE SUBMITTED: 9-19-06 BY: Ray B

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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Nilo -
Call ...

Ray Barola

720-427-7297

(~~Rick Bennett~~)

when ready - and fax

Thanks. to 242-6630

Artene

File-M-14/D12F

MARK GOODWIN & ASSOCIATES, PA

LETTER OF TRANSMITTAL

TO: Brad Bingham – COA

DATE: February 10, 2006

RE: Eclipse

ITEMS BEING TRANSMITTED

1	Mylar Grading and Drainage Plan

FOR YOUR USE

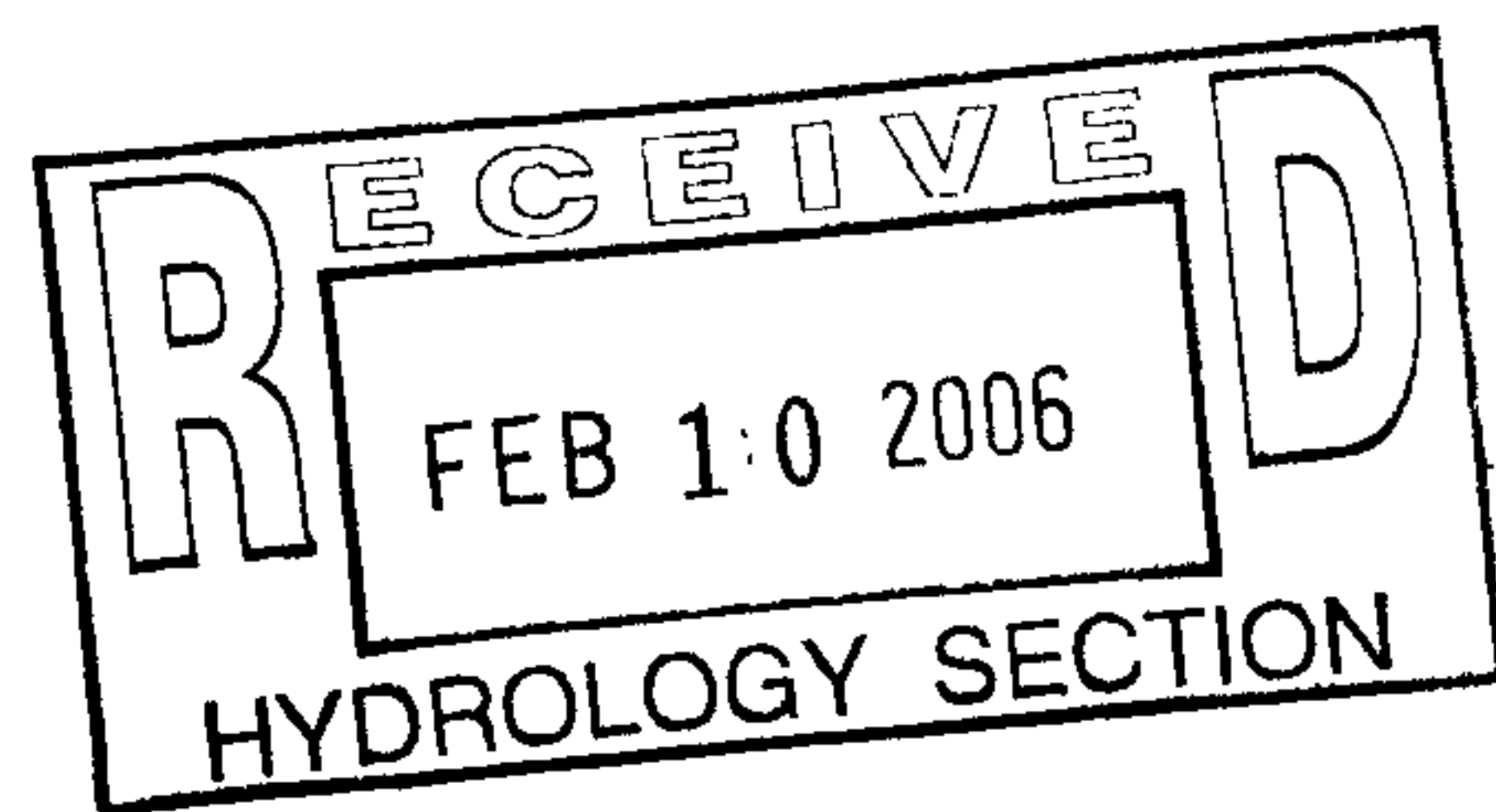
FOR YOUR RECORDS

AS YOU REQUESTED

FOR YOUR COMMENTS

Changes: The upper end at the concrete rundown on AMAFCA's property is flared & both AMAFCA & City signed the Plan.

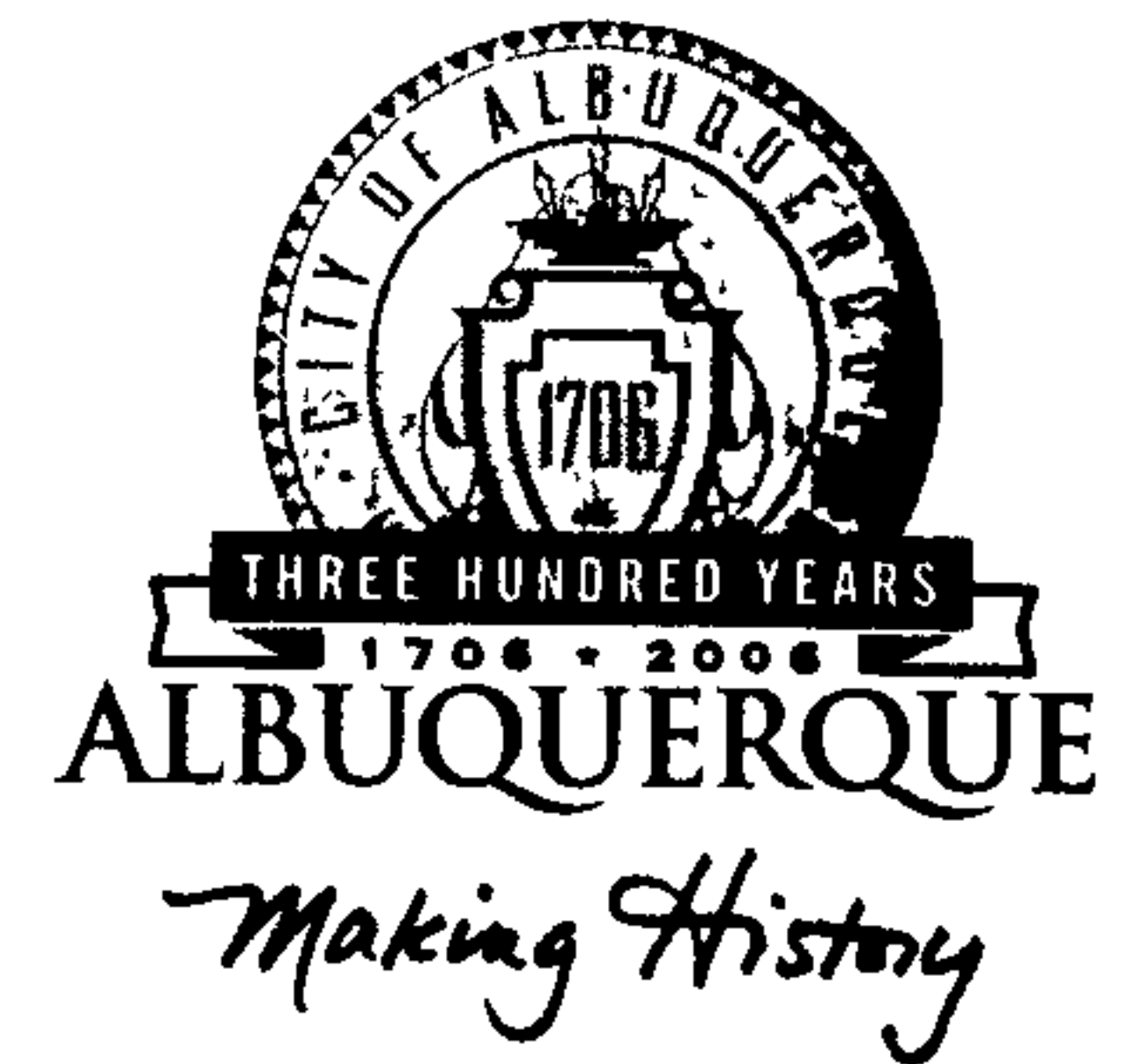
Copy: Lynn Mazur - AMAFCA
Brad Bingham – COA
Ted Waterman – Waterman Inc.



PROJECT ENGINEER: James D. Hughes, P.E.

Betty Lou Chavez
Betty Lou Chavez

CITY OF ALBUQUERQUE



February 21, 2006

Richard Bennett, R.A.
Rick Bennett Architects
1104 Park Ave. SW
Albuquerque, NM 87102

Re: Eclipse Aviation Tooling Facility, Traffic Circulation Layout
Architect's Stamp dated 2-16-06 (M14-D12F)

Dear Mr. Bennett,

The TCL submittal received 2-16-06 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.**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

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

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

Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

cc: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/11/2002)

PROJECT TITLE: ECLIPSE AVIATION Tooling Facility **ZONE MAP** DRG. FILE #: M-14-7D12 F
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: _____

ENGINEERING FIRM: MARK GOODWIN & ASSOC.
 ADDRESS: 8916 ADAMS
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: DOUG HUGHES
 PHONE: 828-2200
 ZIP CODE: 87113

OWNER: BROADWAY DEVELOPMENT CORP.
 ADDRESS: P.O. BOX 27560
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: TED WATERMAN
 PHONE: 248-1688
 ZIP CODE: 87125

ARCHITECT: RICK BENNETT ARCHITECTS, INC.
 ADDRESS: 1104 PARK AVE. SW
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: RICK BENNETT
 PHONE: 242-1859
 ZIP CODE: 87102

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: WATERMAN, INC.
 ADDRESS: 501 3RD SW
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: TED WATERMAN
 PHONE: 248-1688
 ZIP CODE: 87102

CHECK TYPE OF SUBMITTAL:

- DRAINAGE REPORT
- DRAINAGE PLAN
- 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

CHECK TYPE OF APPROVAL SOUGHT:

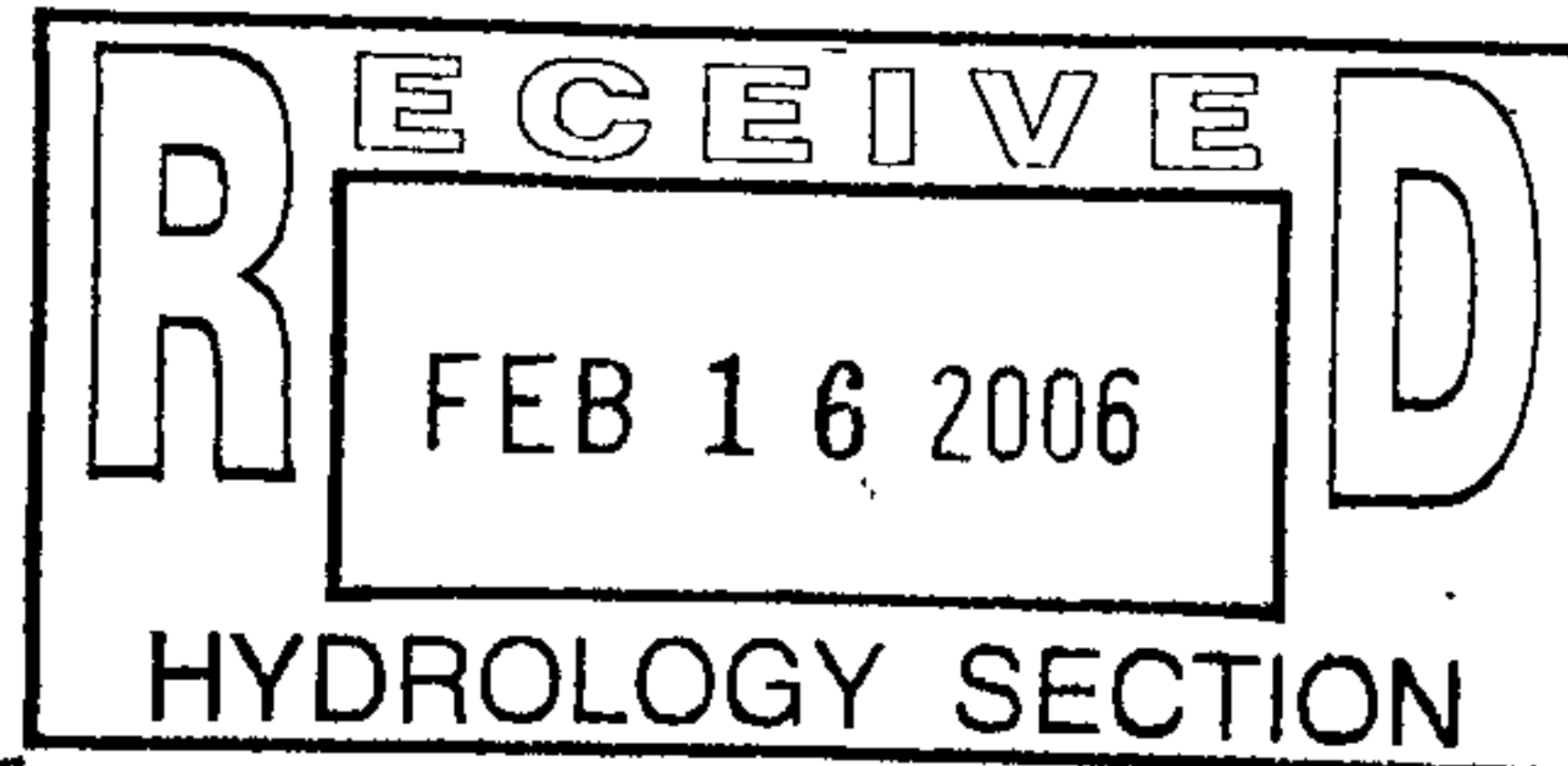
- SIA / FINANCIAL GUARANTEE RELEASE
- PRELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR SUB'D. APPROVAL
- S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY (PERM.)
- CERTIFICATE OF OCCUPANCY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

Send approval letter; already have their TCL

WAS A PRE-DESIGN CONFERENCE ATTENDED:

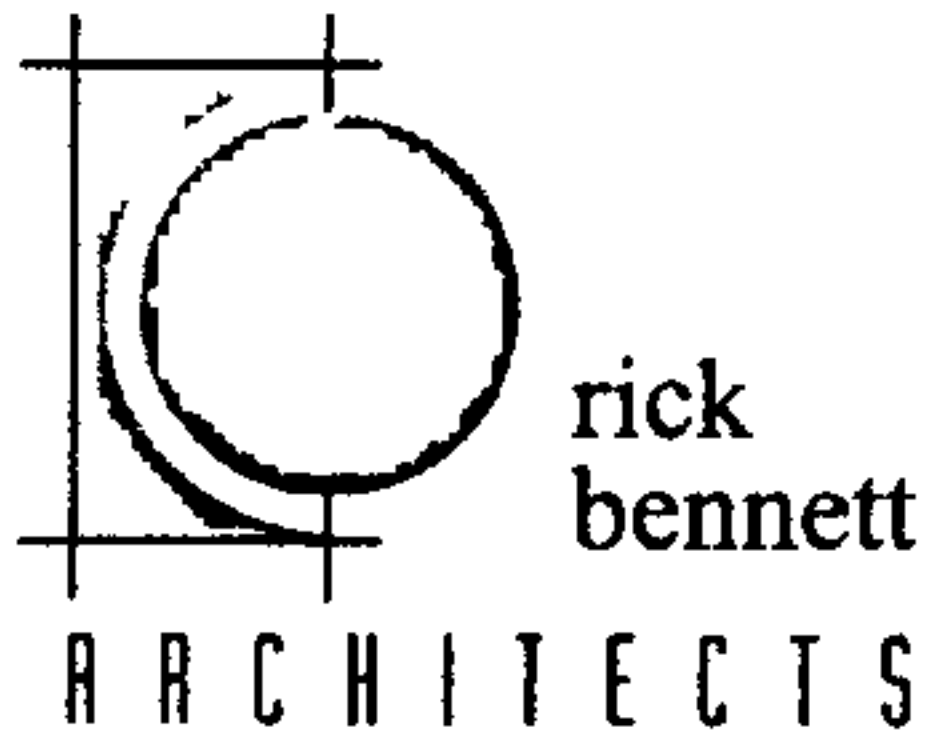
- YES
- NO
- COPY PROVIDED

DATE SUBMITTED: Lamona June BY: 2/16/06



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



February 16, 2006

City of Albuquerque
Wilfred A. Gallegos, P.E.
PO Box 1293
Albuquerque, NM 87103

Re: Eclipse Aviation
2610 Karsten Court SE
Traffic Circulation Layout Architects stamp dated 01/26/06 (M14-D12F)

Dear Wilfred,

This letter is written in response to your comments dated January 31, 2006. There were two items that you asked to be addressed:

1. Provide the location of the refuse
 - a. The dumpster location is on the plan and has been reviewed by refuse as acceptable with the note of adding building bumpers.
2. Include a copy of the cross lot access agreement.
 - a. We have included a copy of the plat for the Broadway Industrial Center which states that the owner is allowed cross access.

Thank you for your consideration.

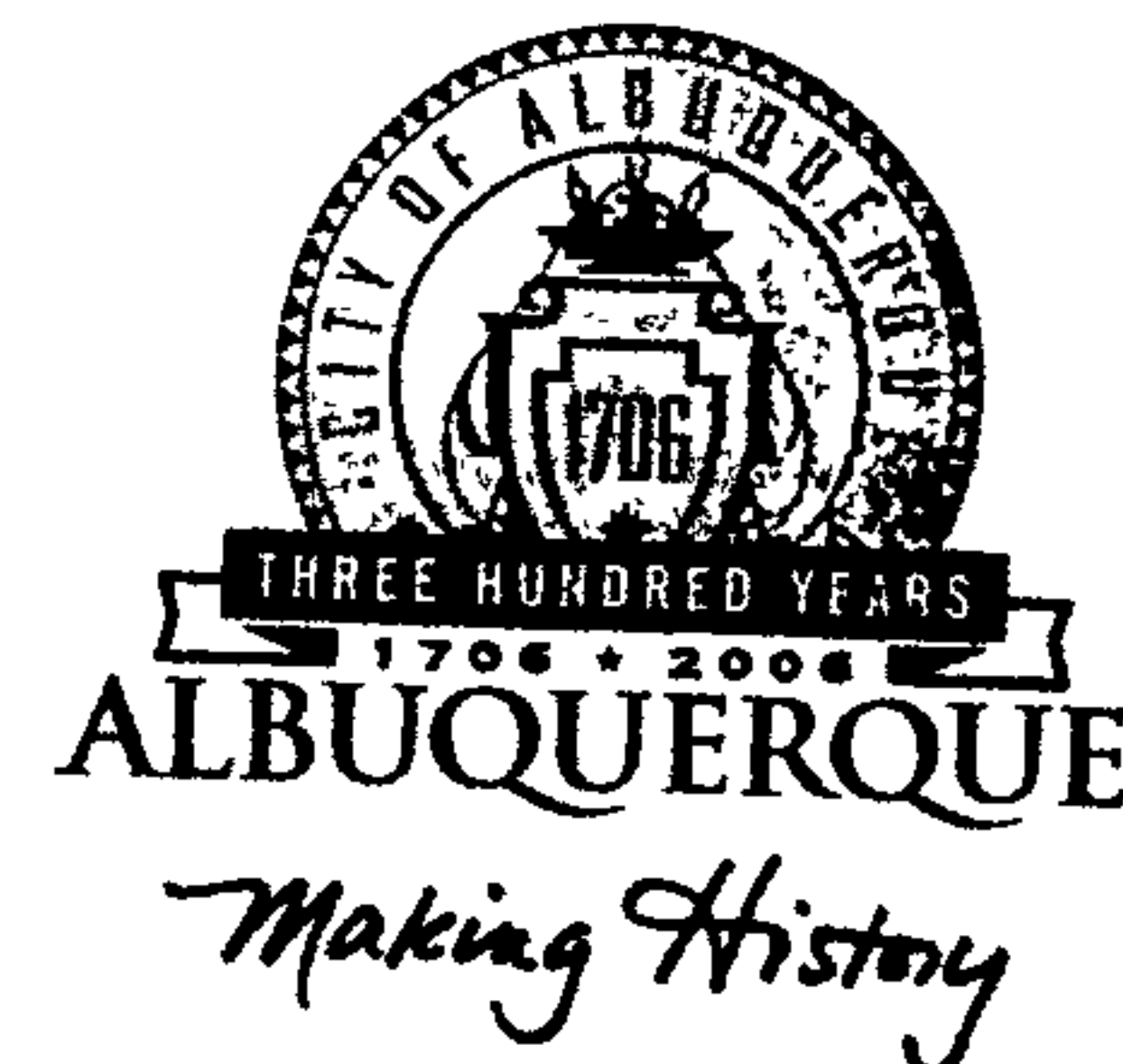
Sincerely,



Rick Bennett

CITY OF ALBUQUERQUE

Eclipse



January 31, 2006

Richard Bennett, R.A.
Rick Bennett Architects
1104 Park Avenue, SW
Albuquerque, NM 87102

**Re: Eclipse Aviation, 2610 Karsten Ct. SE, Traffic Circulation Layout
Architect's Stamp dated 01-26-06 (M14-D12F)**

Dear Mr. Bennett,

Based upon the information provided in your submittal received 06-24-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Provide the location of the refuse.
2. Include a copy of the cross lot access agreement.

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

Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: file

WAG: tes

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

M-14/D12F

PROJECT TITLE: ECLIPSE AVIATION ZONE MAP/DRG. FILE #: M-14-Z
DRB #: EPC#: WORK ORDER#:

LEGAL DESCRIPTION: LOT 2D, UNIT 2 OF THE BROADWAY INDUSTRIAL CTR.
CITY ADDRESS: KARSTEN CT., CITY OF ALB.

ENGINEERING FIRM: D. Mark Goodwin & Assoc CONTACT: Doug Hughes P.E.
ADDRESS: P.O. Box 90606 PHONE: 828-2200
CITY, STATE: Albuquerque, N.M. ZIP CODE: 87199

OWNER: Waterman Inc. CONTACT: Ted Waterman
ADDRESS: P.O. Box 10005 PHONE: 248-1688
CITY, STATE: Albuquerque, N.M. ZIP CODE: 87189

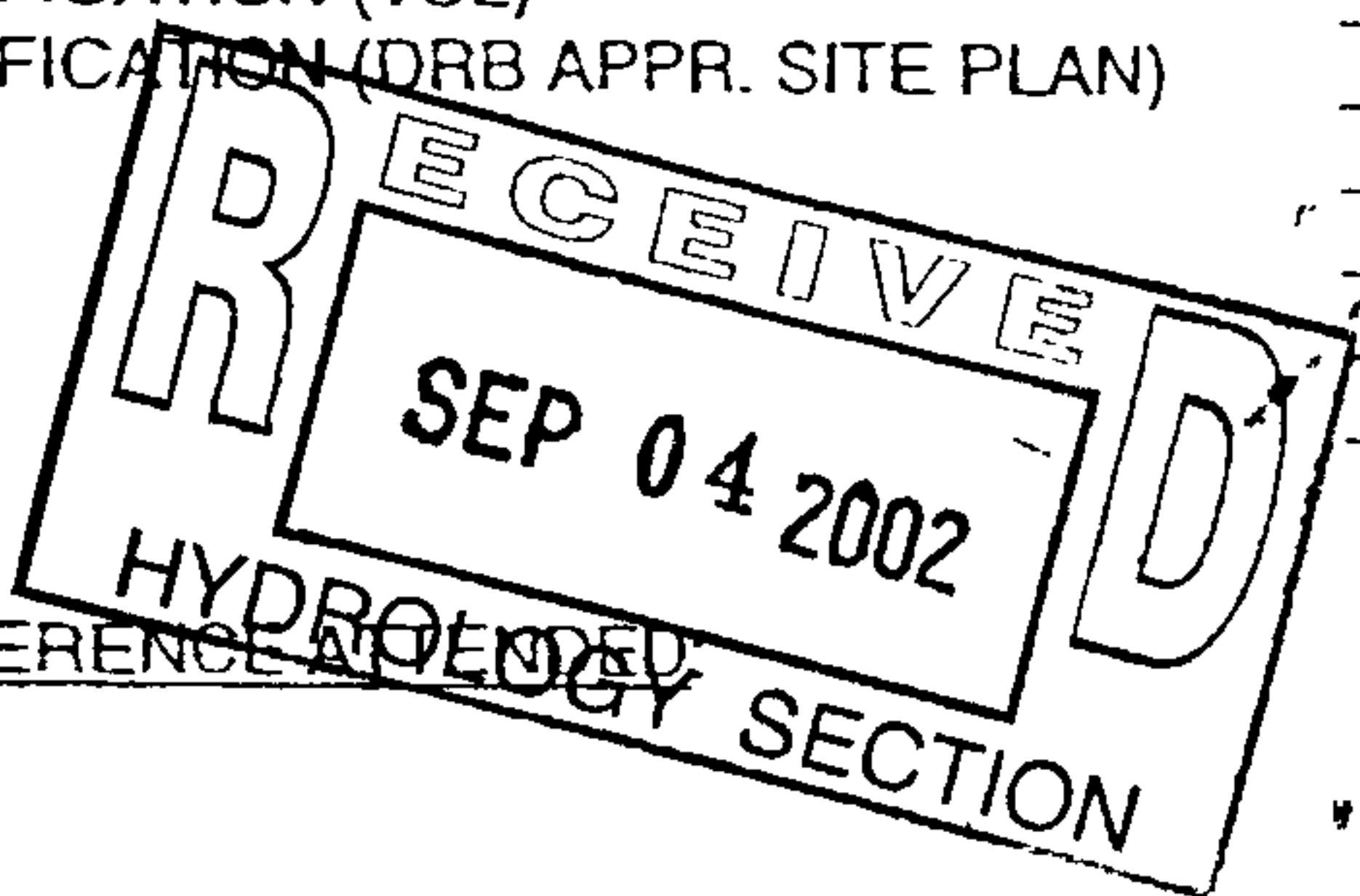
ARCHITECT: Rick Bennett Arch. CONTACT: Rick Bennett
ADDRESS: 1118 Park Ave. S.W. PHONE: 242-1859
CITY, STATE: Alb. N.M. ZIP CODE: 87102

SURVEYOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CONTRACTOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

- CHECK TYPE OF SUBMITTAL:
DRAINAGE REPORT
[X] DRAINAGE PLAN
CONCEPTUAL GRADING & DRAINAGE PLAN
[X] 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

- CHECK TYPE OF APPROVAL SOUGHT:
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
[X] BUILDING PERMIT APPROVAL
CERTIFICATE OF OCCUPANCY (PERM.)
CERTIFICATE OF OCCUPANCY (TEMP.)
GRADING PERMIT APPROVAL
PAVING PERMIT APPROVAL
WORK ORDER APPROVAL
OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED?
YES
[X] NO
COPY PROVIDED

DATE SUBMITTED: 9-4-02 BY: Dave Starr

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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 1, 2003

James Hughes, P.E.
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87119

**Re: Eclipse Aviation, 2800 Karsten Ct. SE, Certificate of Occupancy
Engineer's Stamp dated 9-09-02 (M14/D12F)
Certification dated 9-23-03**

Dear Mr. Hughes,

Based upon the information provided in your submittal dated 9-23-03, the above referenced certification cannot be approved until the following comments are addressed:

1. Please describe how lot 2-C will drain.
2. A new private drainage easement is needed south of Karsten Court. The runoff is not conveyed within the current easement. Please give more detail regarding how the water will reach the pond.
3. An encroachment permit will be required for placing the CMU wall over the existing storm sewer west of Karsten Court.
4. Please provide details for the new concrete rundown, addressing capacity and elevation.

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

Sincerely,

Carlos A. Montoya, PE
City Floodplain Administrator

C: Ted Waterman
file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 13, 2003

Doug Hughes
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, New Mexico 87119

**RE: Eclipse Aviation, 2800 Karsten Ct. SE, Certificate of Occupancy
Engineer's Stamp dated 9-09-02 (M14/D12F)
Engineer's Certification dated 9-23-03**

Dear Mr. Hughes:

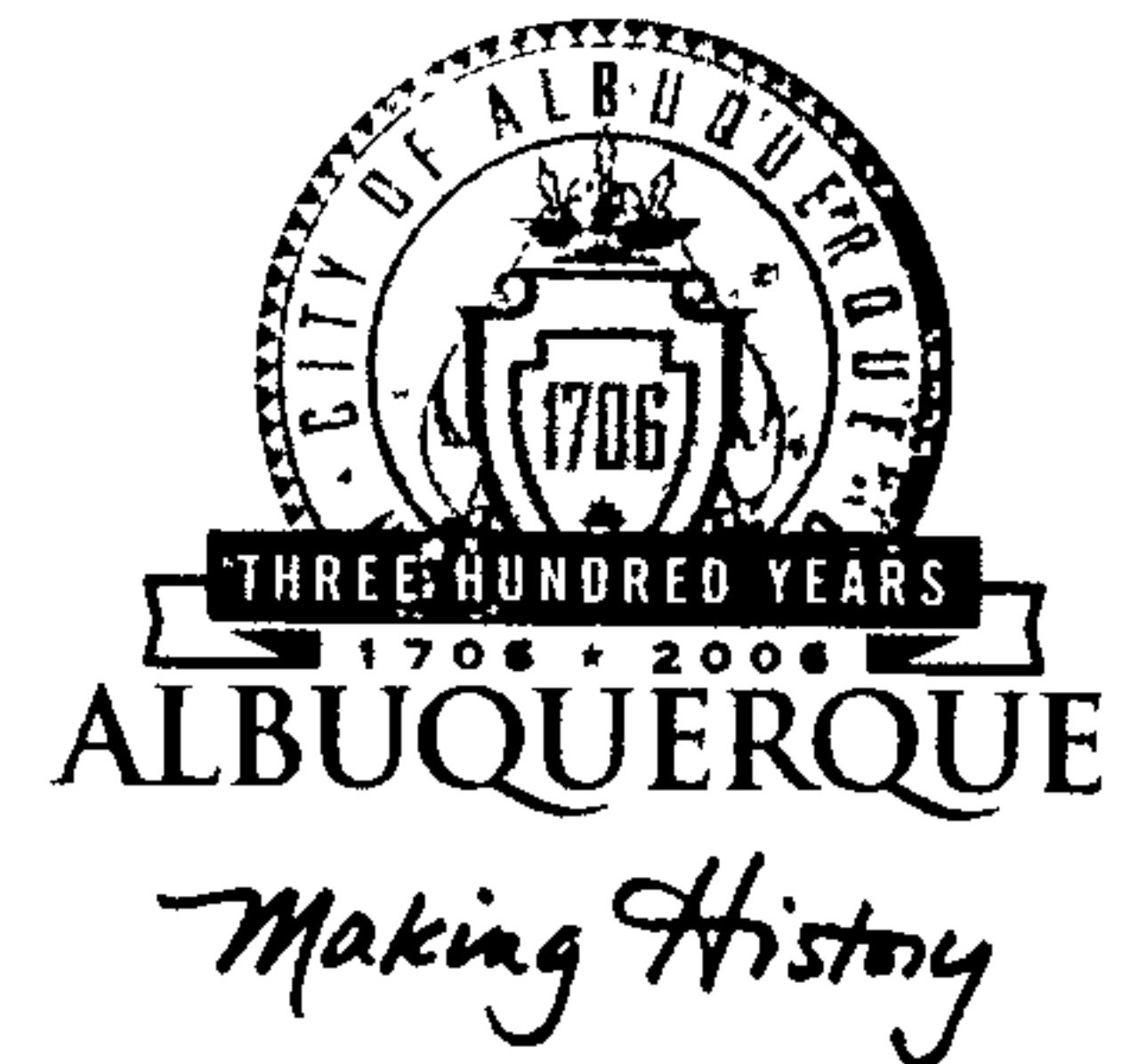
The above referenced Engineer's Certification is approved for the release of the permanent Certificate of Occupancy for Hydrology.

If you have any questions please contact me 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

CITY OF ALBUQUERQUE



February 3, 2006

James D Hughes, PE
Mark Goodwin & Associates
P.O. 90606
Albuquerque, NM 87199

**Re: Broadway Indus. Ctr. Lot 2C (Eclipse Aviation) Grading and Drainage Plan
Engineer's Stamp dated 2-3-06 (M14/D12F)**

Dear Mr. Hughes,

Based upon the information provided in your submittal dated 2-3-06, 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.

Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required. **AMAFCA concurrence with the work in their R/W is required as well.**

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

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept
Development and Building Services

C: Lynn Mazur, AMAFCA
file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Eclipse Aviation Tooling Facility
DRB #: _____ EPC#: _____

ZONE MAP/DRG. FILE #:M-14 / D12F
WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 2C Unit 2 Broadway Industrial Center
CITY ADDRESS: 2610 Karsten Cit. SE

ENGINEERING FIRM: Mark Goodwin & Associates, PA
ADDRESS: PO Box 90606
CITY, STATE: Albuquerque, NM

CONTACT: Doug Hughes, P.E.
PHONE: 828-2200
ZIP CODE: 87199

OWNER: EastRoad Corp., LLC
ADDRESS: 501 3rd ST SW
CITY, STATE: Albuquerque, NM

CONTACT: Ted Waterman
PHONE: 248-1688
ZIP CODE: _____

ARCHITECT: BENNETT, Rick - Architect
ADDRESS: 1104 Park Avenue SW
CITY, STATE: Albuquerque, NM 87102-2941

CONTACT: Rick Bennett
PHONE: 242-1859
ZIP CODE: 87102

SURVEYOR: Cartesian
ADDRESS: 2104 Southern Boulevard SE
CITY, STATE: Albuquerque, NM

CONTACT: Will Plotner
PHONE: 896-5030
ZIP CODE: 87174

CONTRACTOR: Waterman, Inc.
ADDRESS: 501 3rd ST SW
CITY, STATE: Albuquerque, NM 87102

CONTACT: Ted Waterman
PHONE: 248-1688
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

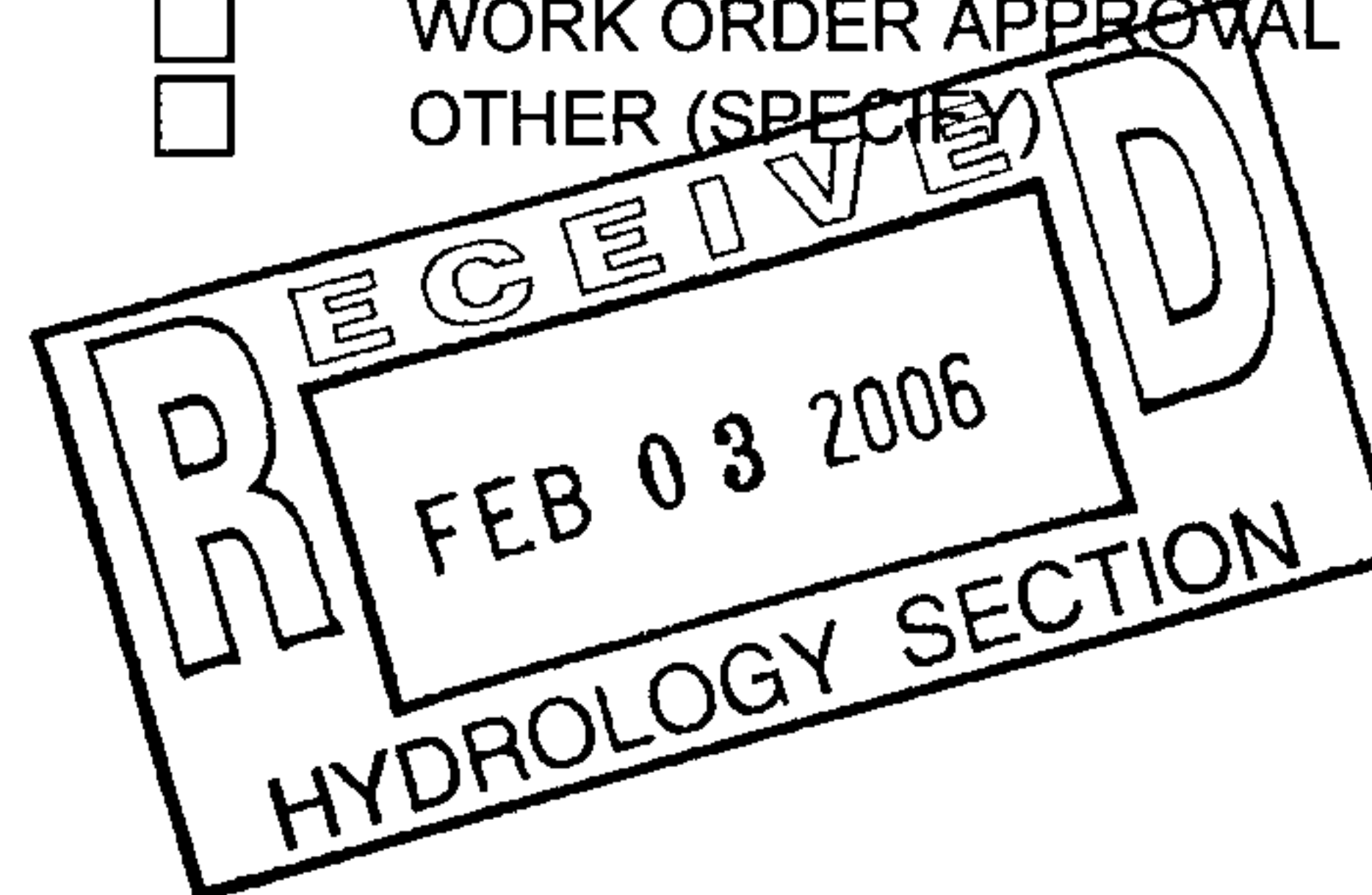
- DRAINAGE REPORT
- DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEERS CERTIFICATION (TCL)
- ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- 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
- OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED



DATE SUBMITTED: 1-27-06

BY: James D. Hughes, P.E.

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.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

D. Mark Goodwin and Associates, P.A.
Consulting Engineers

P.O. Box 90606 ❖ Albuquerque, NM 87199
(505) 828-2200 ❖ (505) 797-9539 fax
e-mail: dmg@swcp.com

LETTER OF TRANSMITTAL

TO: CARLOS MONTOYA, P.E.
CITY OF ALBUQUERQUE
ONE STOP

DATE: August 29, 2002
SUBJECT; ECLIPSE AVIATION
GRADING & DRAINAGE

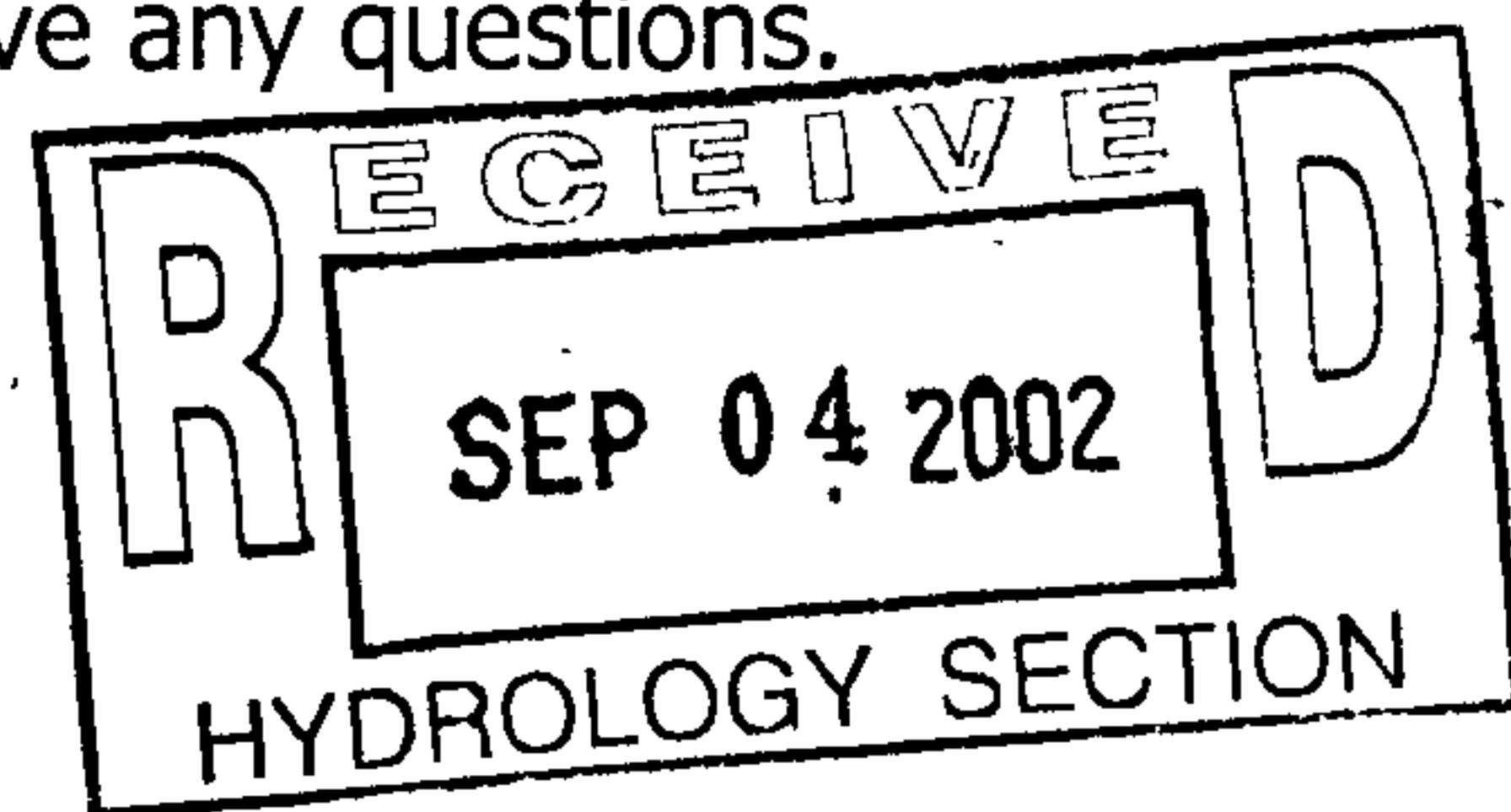
We are sending:

Quantity	Date	Description
1		COPIY OF GRADING & DRAINAGE PLAN
1		ORIGINAL PRVT. DRAINAGE ESMT
1		COPY OF PRVT. ESMT. RECORDED
1		COPY OF FINAL PLAT, LOTS 1E-1 & 2A-1
1		COPY OF MASTER DRAINAGE PLAN
	<input checked="" type="checkbox"/> For your approval	<input type="checkbox"/> For your records
	<input checked="" type="checkbox"/> As you requested	<input checked="" type="checkbox"/> For your comments

Please give myself or DOUG HUGHES a call if you have any questions.

Thanks,
Project Engineer: DOUG HUGHES, P.E.

Signed: *Dave Starr*
Dave Starr





D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

September 3, 2002

Mr. Carlos A. Montoya, P.E.
City of Albuquerque
City Floodplain Administrator
P.O. Box 1293
Albuquerque, NM 87103

Re: Eclipse Aviation Grading & Drainage

Dear Mr. Montoya:

This letter is in response to your letter and comments of June 26, 2002.

- Item 1. We are transmitting a copy of the Master Drainage Plan for the Broadway Industrial Center which should answer your questions regarding the overall drainage concept.
- Item 2-3. Drainage for this site has historically flowed west within a existing ten foot wide drainage easement to the Lot 2A Basin, but before entering the Basin, flow south along the berm to the existing down drain. Enclosed for your approval is a Drainage Easement and Covenant for the north/south stretch.
- Item 4. No. The problem is that the existing north/south slope at the rear of the lot on the north was not screened as "Existing" and should have been.
- Item 5. See copy of the Plat Map for Lots 1E-1 and 2A-1, Broadway Industrial Center Subdivision, Unit 2, recorded 2/21/02.

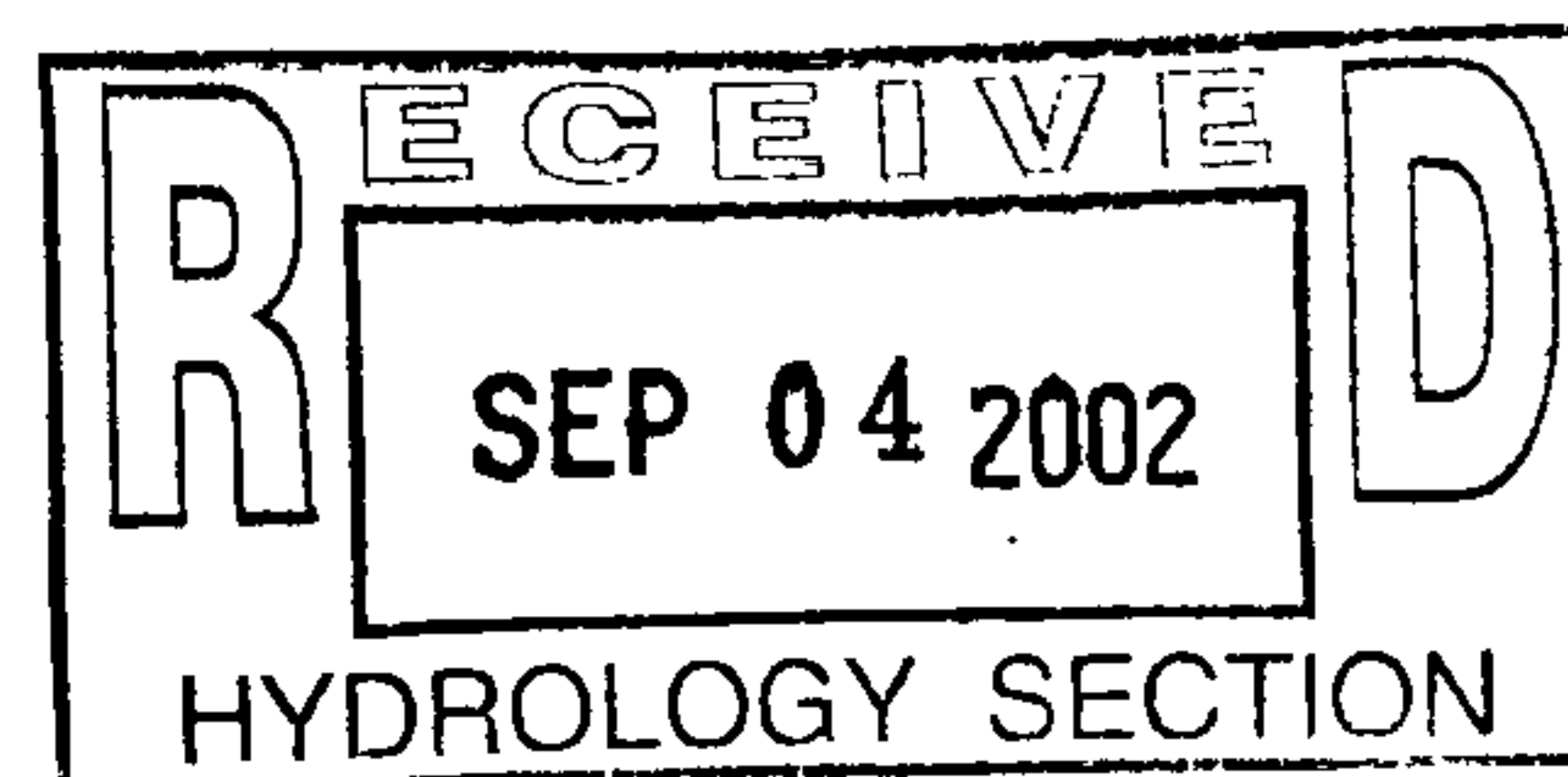
Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Dave Starr
Senior Designer

DS/bm





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Planning Department

Transportation Development Services Section

November 18, 2002

Richard Bennett, Registered Architect
1104 Park Ave. SW
Albuquerque, NM 87102

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Eclipse Aviation, [M147-D12F] →
2800 Karsten SW
Architect's Stamp Dated 11-01-02

Dear Mr. Bennett:

The TCL submittal, dated Nov. 8, 2002, is approved, stamped and signed as such. Two copies will be required: one for each of the building permit plans and the original to be kept by you to be used for certification of the site for final C.O. for Hydrology/Transportation.

A copy of the approved TCL, marked up, showing incomplete work remaining, along with a letter of certification is required prior to issuance of Temporary C.O.

When site is complete and a Final C.O. is needed, a letter of certification, stating site was built in substantial compliance, needs to be attached to your stamped, approved TCL letter or TCL must be stamped with the designer's seal for the certification. Seal must be signed and dated for that submittal. Submitt this package with a completed Drainage Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

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

Sincerely,

Richard Dourte
Commercial Plan Checker
Development and Building Services
Planning Department

c: file
Hydrology file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

M-14/D12F

PROJECT TITLE: ECLIPSE AVIATION ZONE MAP/DRG. FILE #: M-14
DRB #: EPC#: WORK ORDER#:

LEGAL DESCRIPTION: BROADWAY INDUSTRIAL CENTER UNIT 2, LOT 2D
CITY ADDRESS: 2900 KARSTEN

ENGINEERING FIRM: MARK GOODWIN & ASSOC.
ADDRESS: POB 90606
CITY, STATE: ALB., NM

CONTACT: MARK GOODWIN
PHONE: 828-2700
ZIP CODE: 87199

OWNER: E.A. - LLC
ADDRESS: P.O. BOX 27560
CITY, STATE: ALB., NM

CONTACT: TED WATERMAN
PHONE: 248-1688
ZIP CODE: 87125

ARCHITECT: RICK BENNETT ARCHITECTS
ADDRESS: 1104 PARK AVE. SW
CITY, STATE: ALB., NM

CONTACT: PATRICK WHELAN
PHONE: 242-1859
ZIP CODE: 87102

SURVEYOR:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CHECK TYPE OF SUBMITTAL:

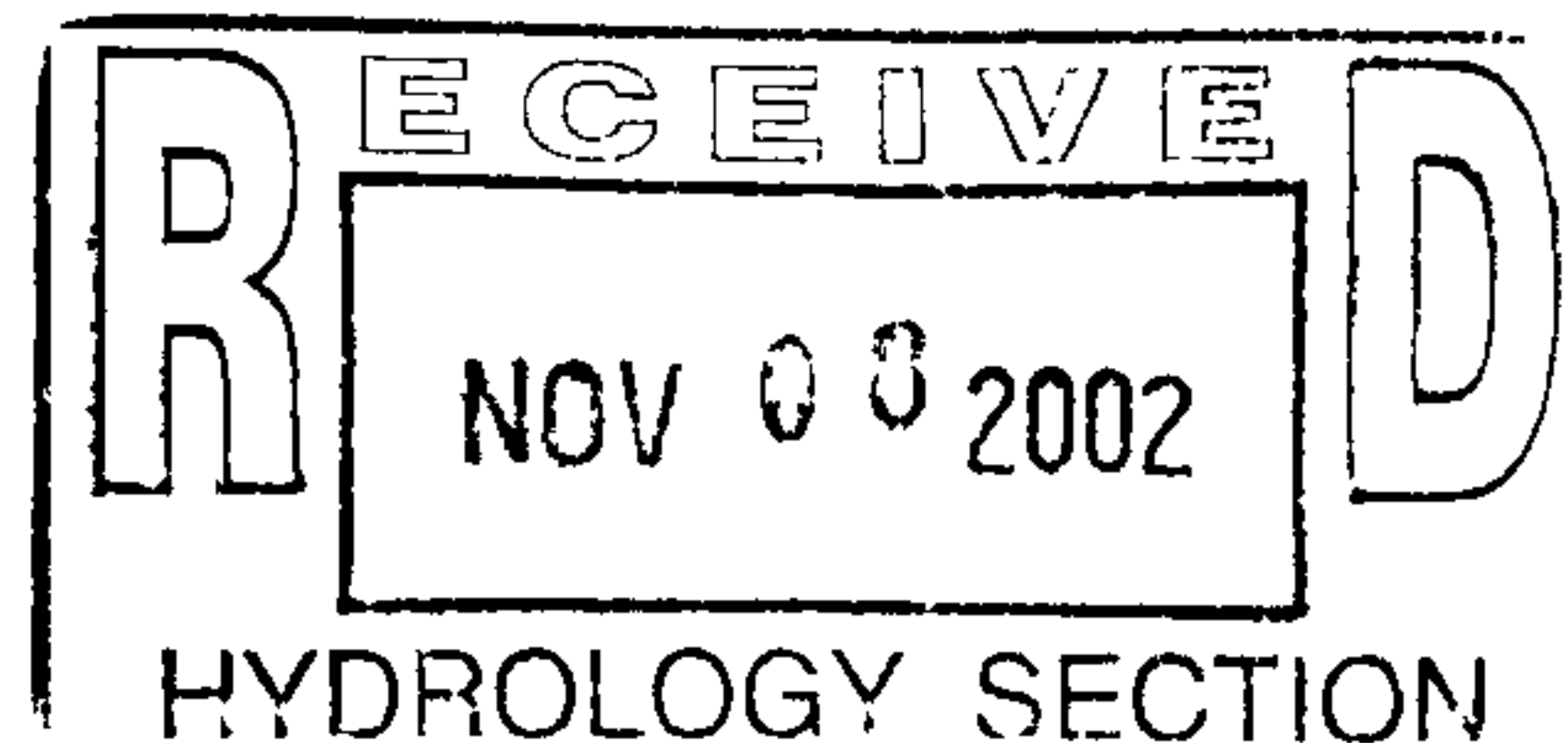
- DRAINAGE REPORT
DRAINAGE PLAN
CONCEPTUAL GRADING & DRAINAGE PLAN
GRADING PLAN
EROSION CONTROL PLAN
ENGINEER'S CERTIFICATION (HYDROLOGY)
CLOMR/LOMR
[X] TRAFFIC CIRCULATION LAYOUT (TCL)
ENGINEERS CERTIFICATION (TCL)
ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- 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
[X] BUILDING PERMIT APPROVAL
CERTIFICATE OF OCCUPANCY (PERM.)
CERTIFICATE OF OCCUPANCY (TEMP.)
GRADING PERMIT APPROVAL
PAVING PERMIT APPROVAL
WORK ORDER APPROVAL
OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
[X] NO
COPY PROVIDED



DATE SUBMITTED: 11/8/02 BY: PATRICK WHELAN

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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

*Planning Department
Transportation Development Services Section*

October 11, 2002

Rick Bennett, Reg. Architect
Rick Bennett Architects
1104 Park Ave., S.W.
Albuquerque, NM 87102

Re: TCL Submittal for Building Permit Approval for Eclipse Aviation
2800 Karsten Rd. S.E., [M-14 / D012F]
Architect's Stamp Dated - None

Dear Mr. Bennett:

The location referenced above, dated September 27, 2002, is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the attached TCL checklist, and red-lined TCL markup with comments. Comments on the TCL are sometimes redundant and can be repeated as will be seen by the designer when using the checklist.

Please resubmit revised TCL after addressing typed and marked up comments. Submit plan along with this letter (or a copy), the checklist and the red-lined, marked up copy.

Sincerely,

Mike Zamora, Commercial Plan Checker
Development and Building Services
Planning Department

c: Engineer
Hydrology file
Mike Zamora

1 STKARSTN7NEW1RiB0RBA-TCL



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

297-9539
~~DOUG~~
DOUG

June 26, 2002

James Hughes, PE
D. Mark Goodwin & Associates
PO Box 90606
Albuquerque, NM 87199

**RE: Eclipse Aviation Grading and Drainage Plan (M14-D12F)
Engineer's Stamp Dated June 12, 2002**

Dear Mr. Hughes:

I have reviewed the above referenced grading and drainage plan received June 12, 2002 and forward the following comments:

1. Please provide calculations for runoff.
2. Show drainage easement along the berm lying south of Karsten Court.
3. Submit private drainage easements on lot 2B for review.
4. It appears you intend to grade offsite near the northeast corner of the lot. You will need the permission of the property owner to do this.
5. Please submit private drainage easement and maintenance agreement for the pond on lot 2A.

If you have any questions please call me at 924-3982

Sincerely,

Carlos A. Montoya, PE
City Floodplain Administrator



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 21, 2003

Doug Hughes
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, New Mexico 87119

RE: Engineer's Certification for Eclipse Aviation (M14-D12F) Dated May 12, 2003

Dear Mr. Hughes:

I have reviewed the referenced certification plan received May 19, 2003, visited the site, and forward the following comments.

1. The runoff from the site is ponding in the east side of the cul de sac. Runoff in the approved drainage plan travels west to a drainage easement and then to a pond. >
2. The runoff from comment one is not traveling across the private drainage easement. >
3. The existing concrete rundown on the south property line is not constructed as shown on the drainage plan.
4. Runoff from lot 2C is unable to enter the concrete rundown.
5. The drainage plan shows that the existing rundown into the pond is a concrete rundown with 18-inch walls. The field visit shows that it is constructed with broken concrete.
6. The storm drain in the retention pond is not constructed as shown on the drainage plan.

If you have any questions please contact me 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

DRAINAGE INFORMATION SHEET
(REV. 1/28/2003rd)

M-14(D)2F

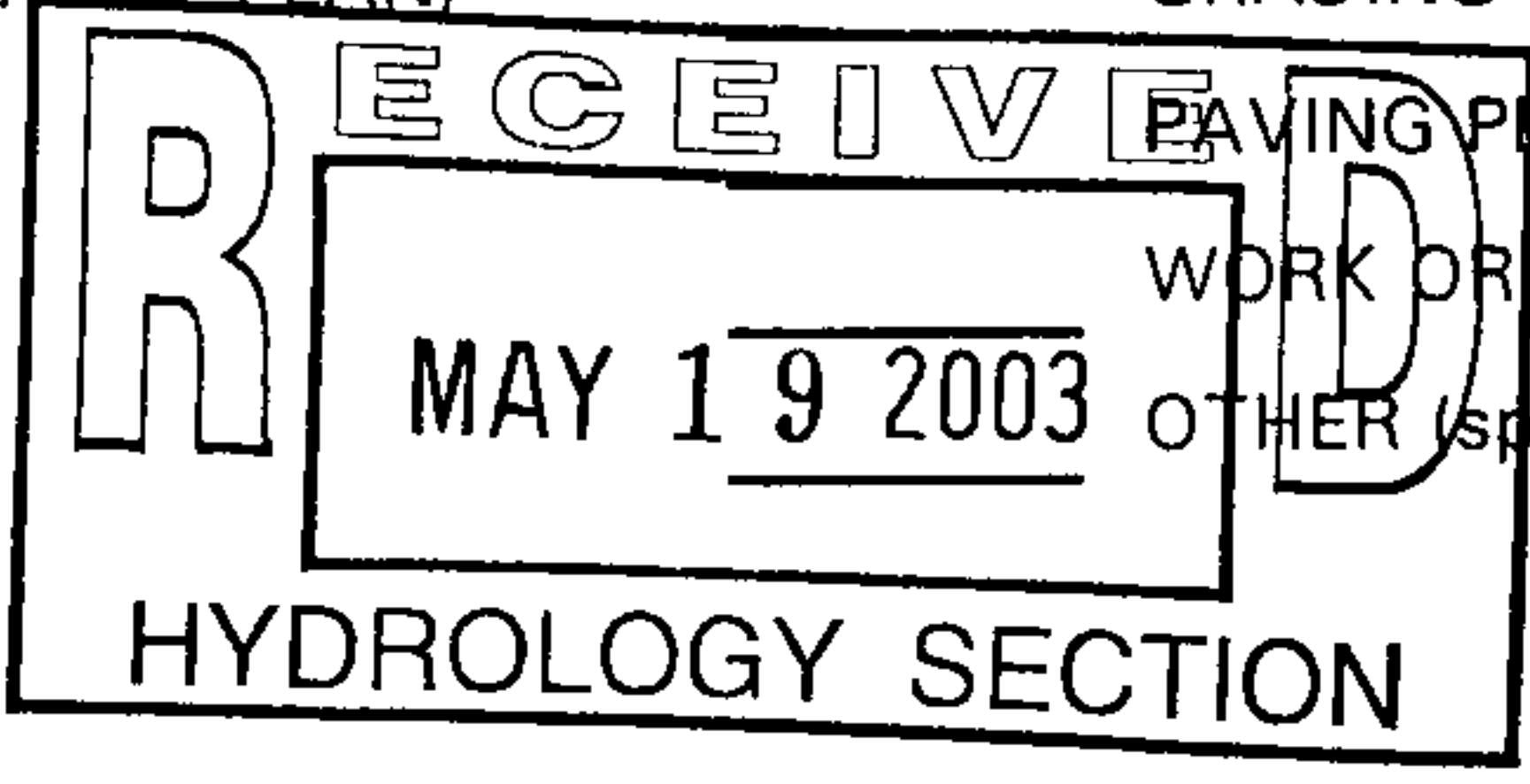
PROJECT TITLE:	<u>Eclipse Aviation</u>	ZONE MAP/DRG #:	<u>M-14</u>
DRB#:	EPC #:	W.O.#:	
LEGAL DESCRIPTION:	<u>Lot 2D, Unit 2, Broadway Industrial Center</u>		
CITY ADDRESS:	<u>2800 Karsten Ct. SE</u>		
ENGINEERING FIRM:	<u>Mark Goodwin & Associates, PA</u>	CONTACT:	
ADDRESS:	<u>PO Box 90606</u>	PHONE:	<u>828-2200</u>
CITY, STATE:	<u>Albuquerque, NM</u>	ZIP CODE:	<u>87199</u>
OWNER:	<u>Broadway Development LLC</u>	CONTACT:	<u>Ted Waterman</u>
ADDRESS:	<u>PO Box 90606</u>	PHONE:	<u>248-1688</u>
CITY, STATE:	<u>Albuquerque, MN</u>	ZIP CODE:	<u>87184</u>
ARCHITECT:		CONTACT:	
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	
SURVEYOR:	<u>Aldrich Land Surveying</u>	CONTACT:	<u>Tim Aldirch</u>
ADDRESS:	<u>P.O. Box 30701</u>	PHONE:	<u>884-1990</u>
CITY, STATE:	<u>Albuquerque, NM</u>	ZIP CODE:	<u>87190-0701</u>
CONTRACTOR:		CONTACT:	
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	

CHECK TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

- DRAINAGE REPORT
- DRAINAGE PLAN 1ST SUBMITTAL, req. 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)
- ENGINEER'S CERTIFICATION (TCL)
- ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
- OTHER

- 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
- OTHER (specify) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED?

YES

NO

COPY PROVIDED

DATE SUBMITTED: 5-14-03 BY: James D. Hughes *James D. Hughes*

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.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department
Transportation Development Services Section***

May 20, 2003

Rick Bennett, Registered Architect
1104 Park Ave SW
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for
Eclipse Aviation, ~~[M-14-/D12E]~~
2800 Karsten SW
Architect's Stamp Dated 04/30/03

Dear Mr. Bennett:

The TCL / Letter of Certification submitted on May 20, 2003 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/11/2002)

PROJECT TITLE: ECLIPSE AVIATION ZONE MAP/DRG. FILE #: M14/D12F
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: BROADWAY INDUSTRIAL PARK, UNIT 2, LOT 20
 CITY ADDRESS: 2800 KARSTEN SW

ENGINEERING FIRM: MARK GOODWIN & ASSOC.
 ADDRESS: P.O. BOX 90606
 CITY, STATE: ALB., NM

CONTACT: DOUG HUGHES
 PHONE: 828-7200
 ZIP CODE: 87199

OWNER: EA, L.L.C.
 ADDRESS: 501 3RD ST
 CITY, STATE: ALB., NM

CONTACT: TED WATERMAN
 PHONE: 248-1688
 ZIP CODE: 87102

ARCHITECT: RICK BENNETT ARCHITECTS
 ADDRESS: 1101 PARK AVE. SW
 CITY, STATE: ALB., NM

CONTACT: PATRICK WHELAN
 PHONE: 242-1859
 ZIP CODE: 87102

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: WATERMAN, INC.
 ADDRESS: 501 3RD ST.
 CITY, STATE: ALB., NM

CONTACT: ANTHONY
 PHONE: 453-2675
 ZIP CODE: 87102

CHECK TYPE OF SUBMITTAL:

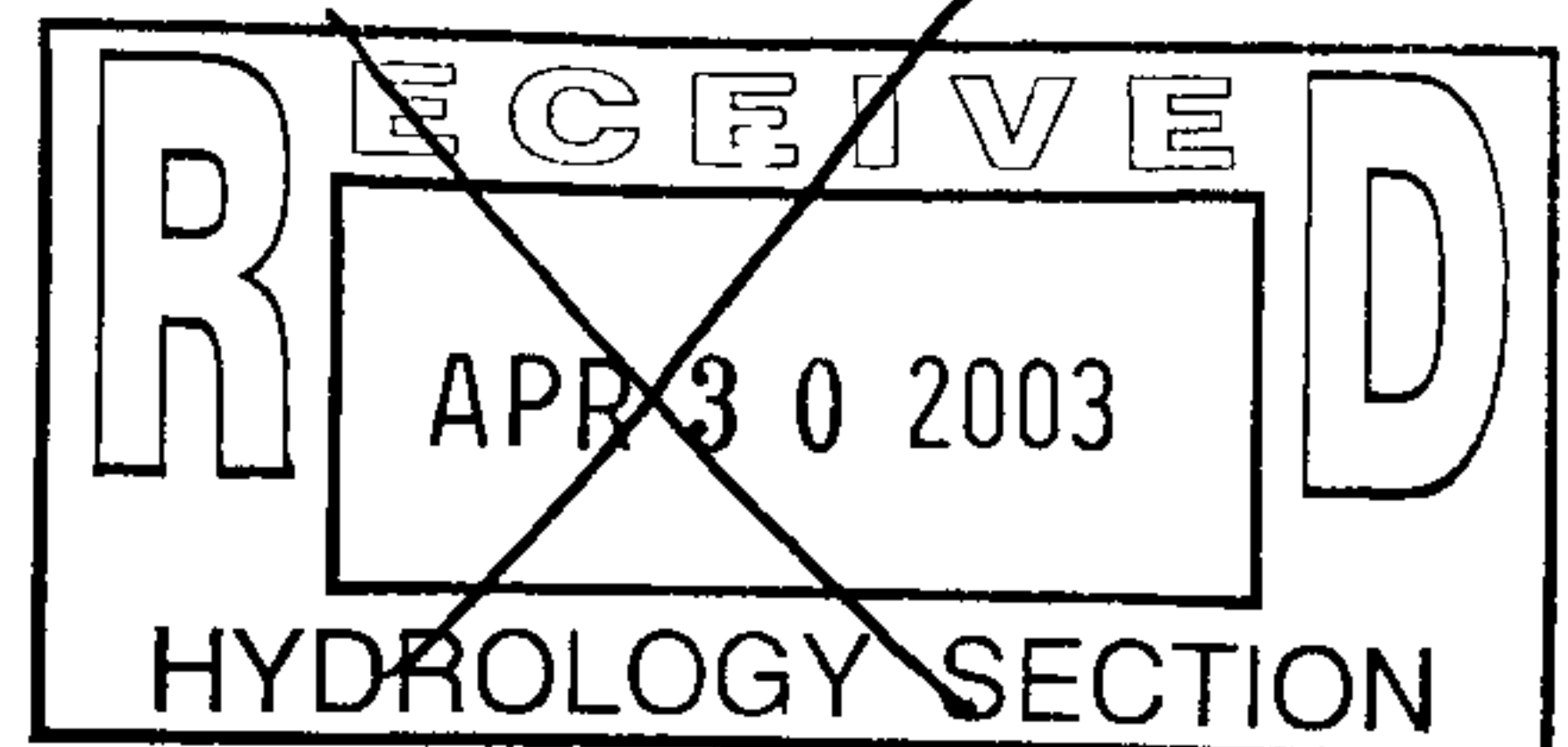
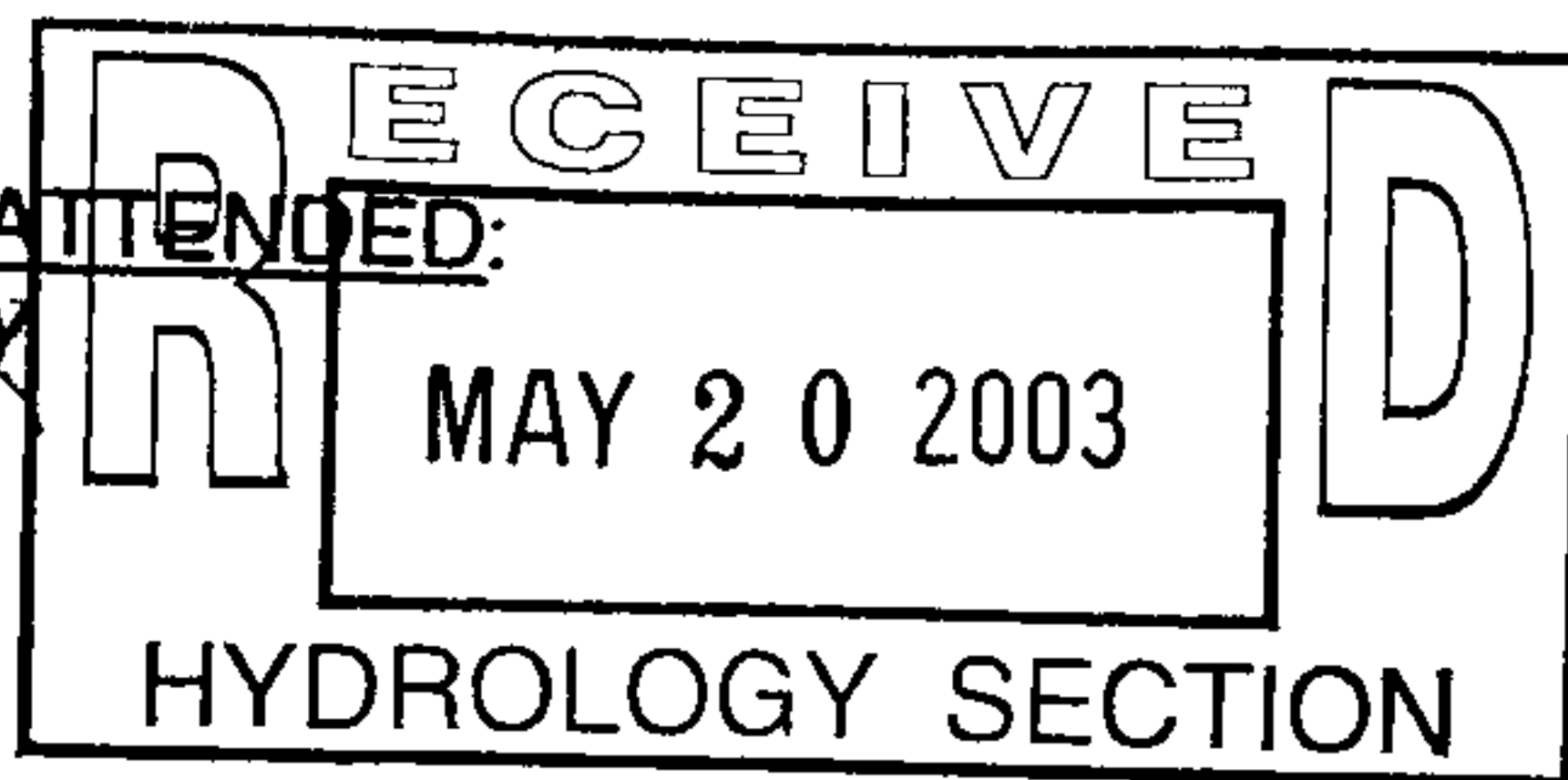
- DRAINAGE REPORT
- DRAINAGE PLAN
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEERS CERTIFICATION (TCL)
- ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- 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
- OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

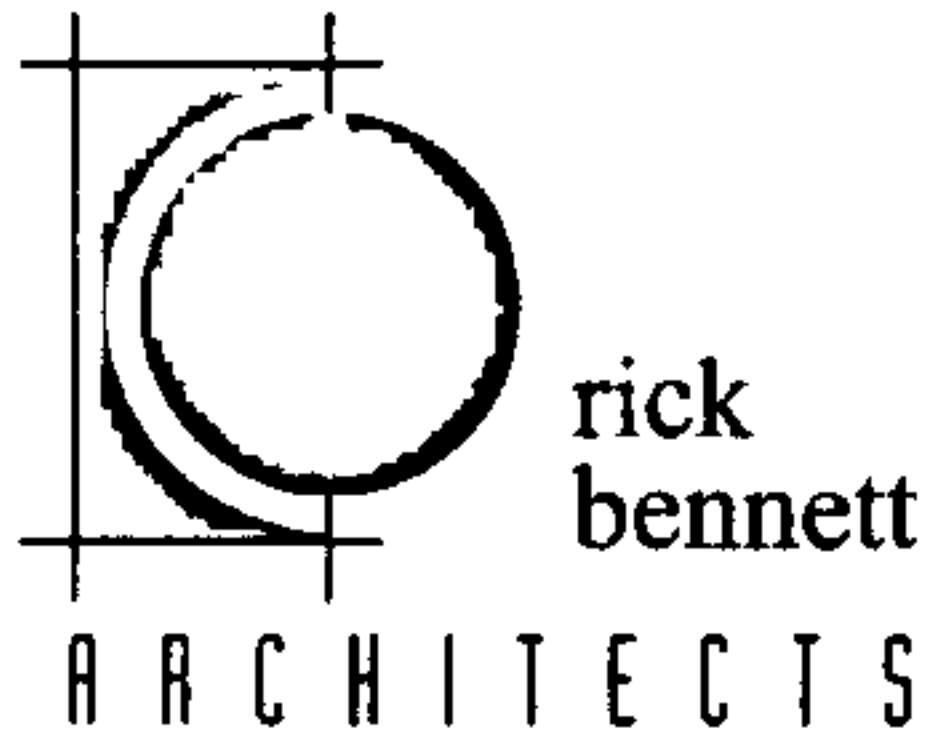
- YES
- NO
- COPY PROVIDED



DATE SUBMITTED: 4/20/03 BY: PATRICK WHELAN

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)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



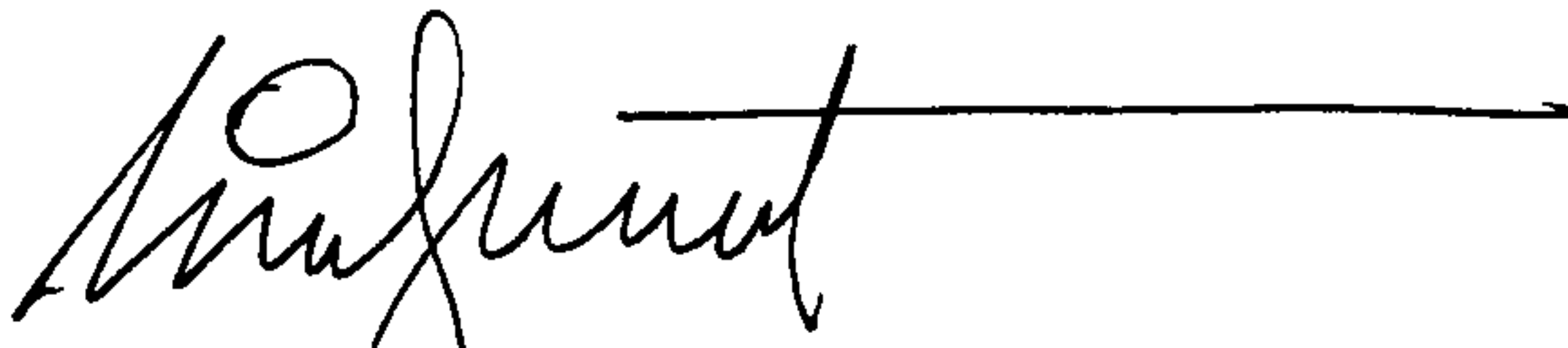
April 30, 2003

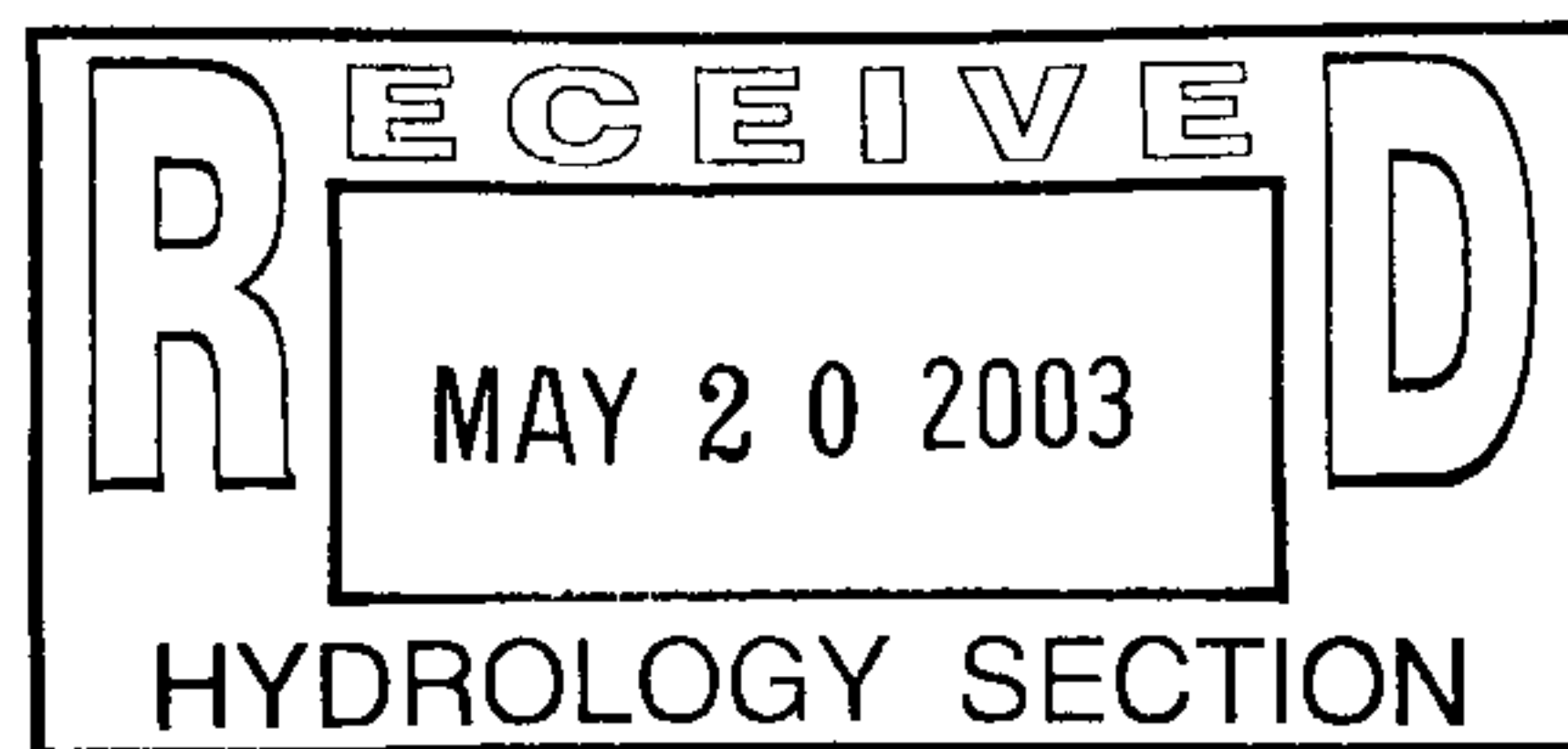
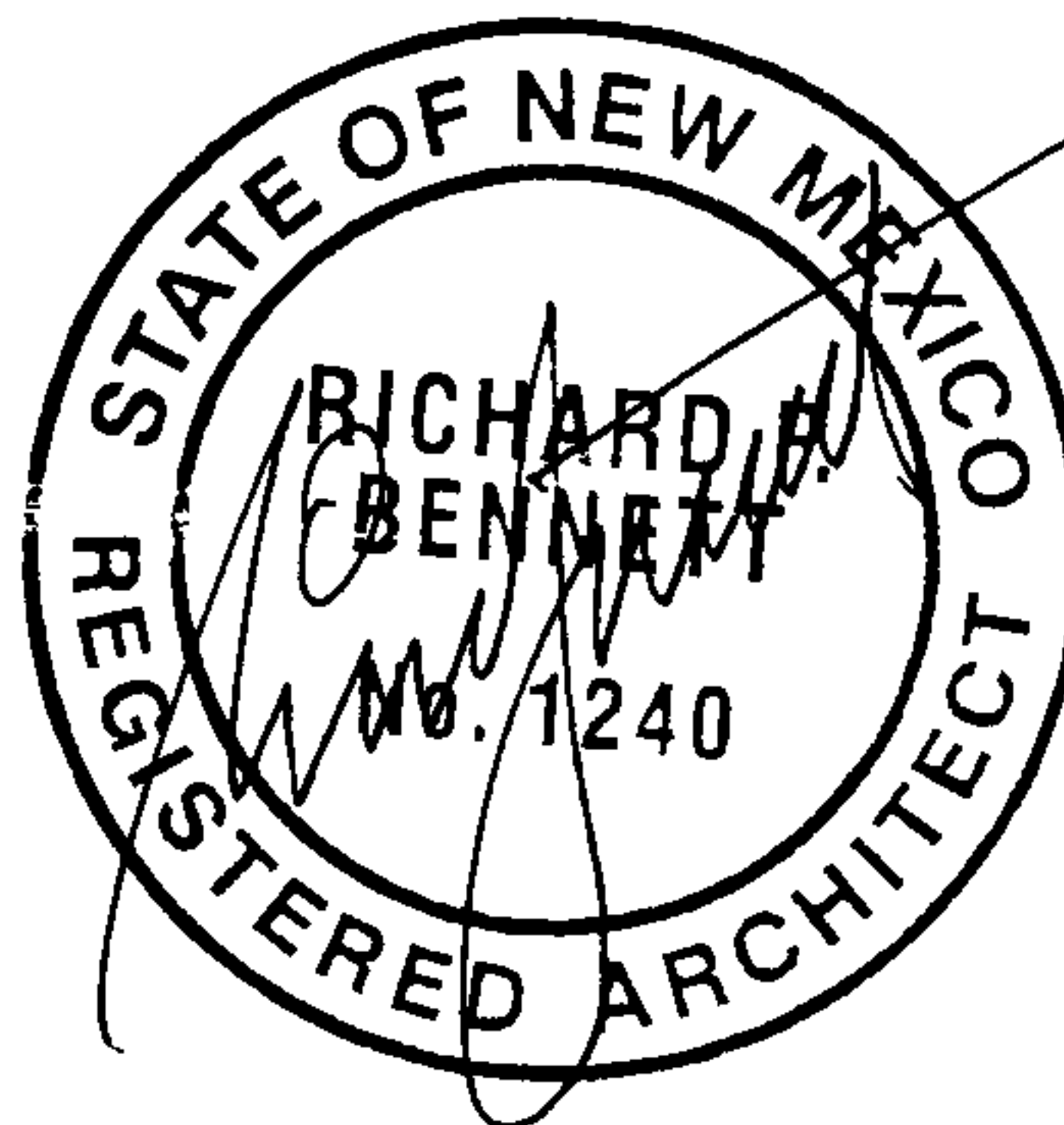
Traffic Engineer
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

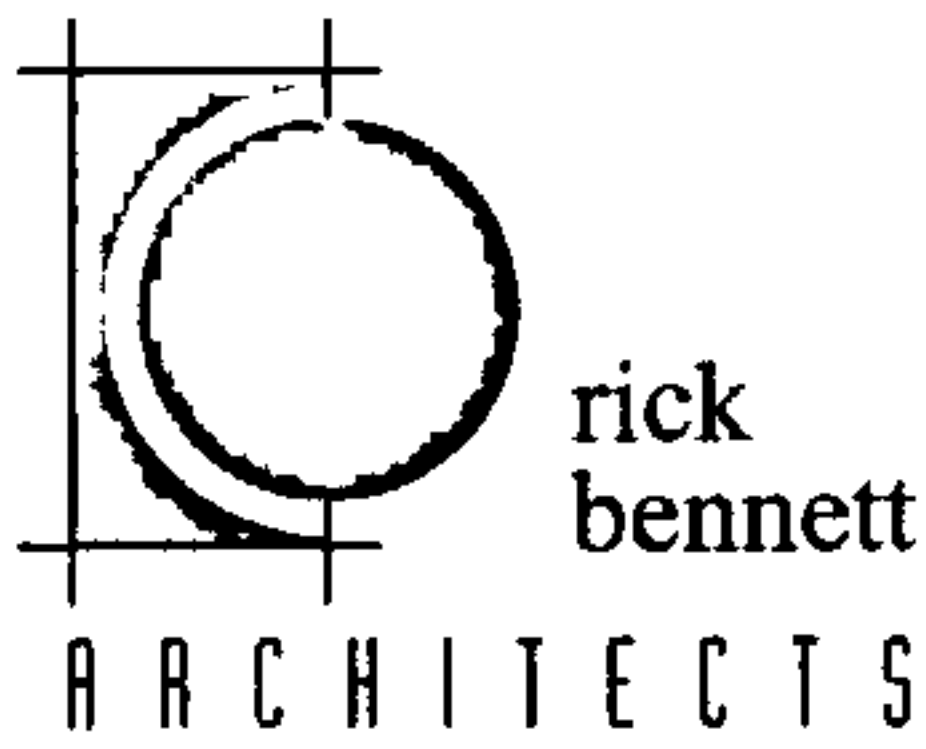
Dear Sir,

I hereby provide Certification that the Eclipse Aviation project at 2800 Karsten SW has been built in substantial compliance with the approved Traffic Circulation Layout Plan, dated 11/18/2002.

Sincerely,


Rick Bennett, architect





② • left voice message 2:40pm
Patrick & whelem {specify that an original signature is needed on letter of certification} (5/19/03)

April 30, 2003

Traffic Engineer
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

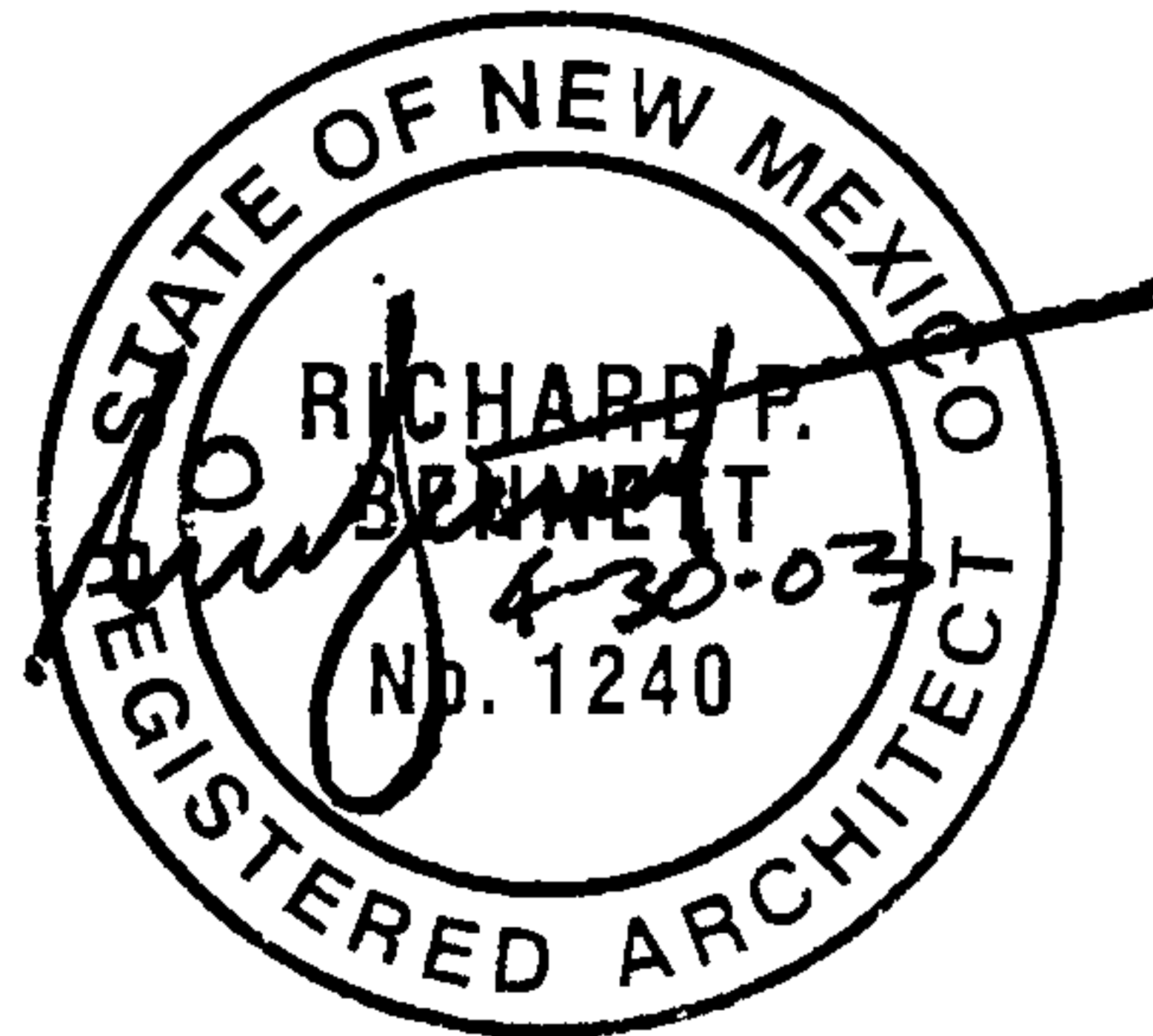
WAITING on info. from
Consent that was requested
③ 5/20/02 8:58
→ left message at receptionist. Nito

Dear Sir,

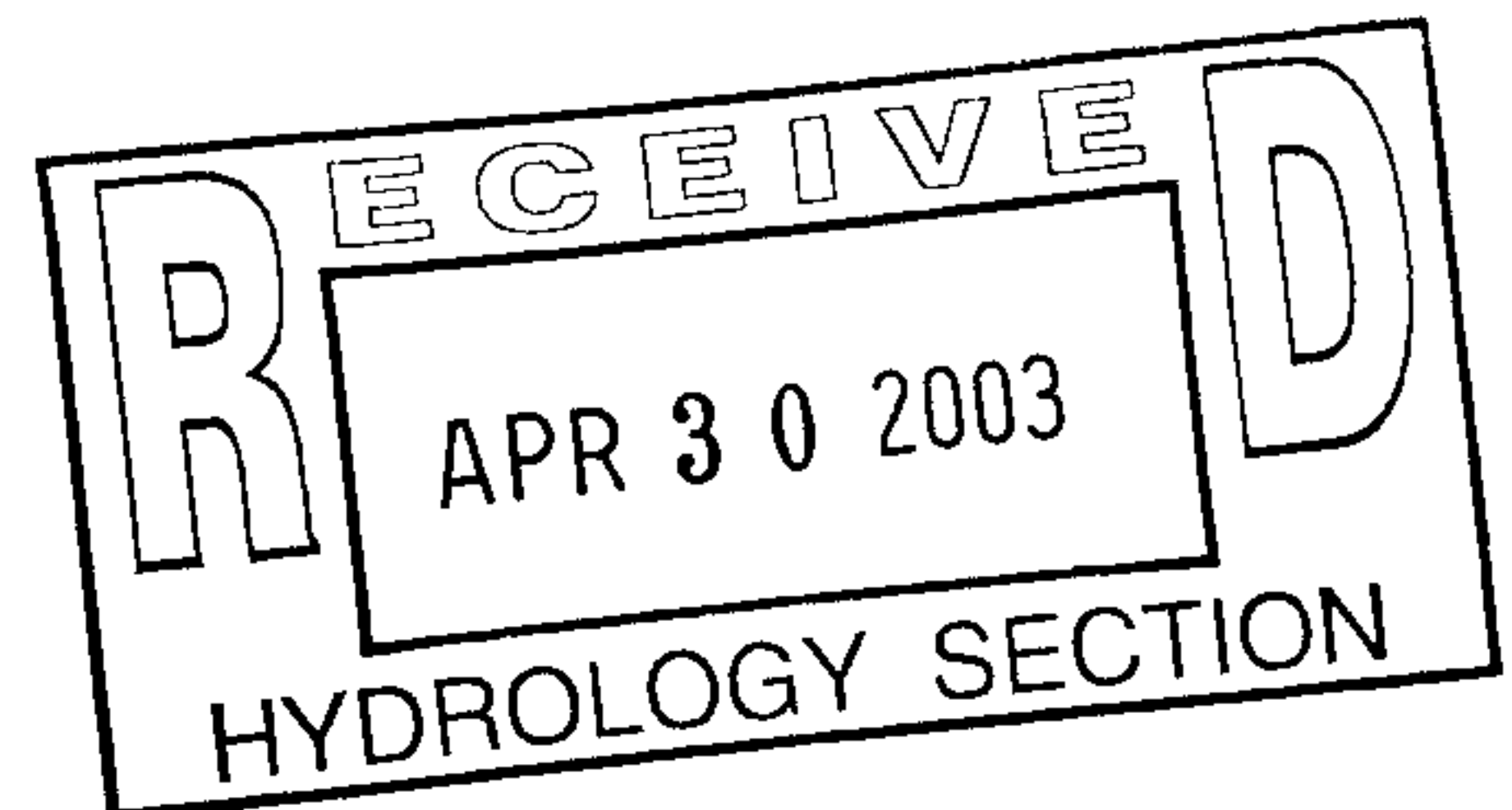
I hereby provide Certification that the Eclipse Aviation project at 2800 Karsten SW has been built in substantial compliance with the approved Traffic Circulation Layout Plan, dated 11/18/2002.

Sincerely,

Rick Bennett, architect



② 2:05 pm → left message
5/2/03 w/ recep.
• Need original signature not a stamped one



DRAINAGE INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE:	<u>Eclipse Aviation</u>	ZONE MAP/DRG #:	<u>M-14/D12F</u>
DRB#:	EPC #:	W.O #:	
LEGAL DESCRIPTION:	<u>Lot 2D, Unit 2, Broadway Industrial Center</u>		
CITY ADDRESS:	<u>2800 Karsten Ct. SE</u>		
ENGINEERING FIRM:	<u>Mark Goodwin & Associates, PA</u>	CONTACT:	
ADDRESS:	<u>PO Box 90606</u>	PHONE:	<u>828-2200</u>
CITY, STATE:	<u>Albuquerque, NM</u>	ZIP CODE:	<u>87199</u>
OWNER:	<u>Broadway Development LLC</u>	CONTACT:	<u>Ted Waterman</u>
ADDRESS:	<u>PO Box 90606</u>	PHONE:	<u>248-1688</u>
CITY, STATE:	<u>Albuquerque, MN</u>	ZIP CODE:	<u>87184</u>
ARCHITECT:		CONTACT:	
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	
SURVEYOR:	<u>Aldrich Land Surveying</u>	CONTACT:	<u>Tim Aldirch</u>
ADDRESS:	<u>P.O. Box 30701</u>	PHONE:	<u>884-1990</u>
CITY, STATE:	<u>Albuquerque, NM</u>	ZIP CODE:	<u>87190-0701</u>
CONTRACTOR:		CONTACT:	
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	

CHECK TYPE OF SUBMITTAL:

<input type="checkbox"/>	DRAINAGE REPORT
<input type="checkbox"/>	DRAINAGE PLAN 1 ST SUBMITTAL, req. TCL or equal
<input type="checkbox"/>	DRAINAGE PLAN RESUBMITTAL
<input type="checkbox"/>	CONCEPTUAL GRADING & DRAINAGE PLAN
<input type="checkbox"/>	GRADING PLAN
<input type="checkbox"/>	EROSION CONTROL PLAN
<input checked="" type="checkbox"/>	ENGINEER'S CERTIFICATION (HYDROLOGY)
<input type="checkbox"/>	CLOMR/LOMR
<input type="checkbox"/>	TRAFFIC CIRCULATION LAYOUT (TCL)
<input type="checkbox"/>	ENGINEER'S CERTIFICATION (TCL)
<input type="checkbox"/>	ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
<input type="checkbox"/>	OTHER

WAS A PRE-DESIGN CONFERENCE ATTENDED?

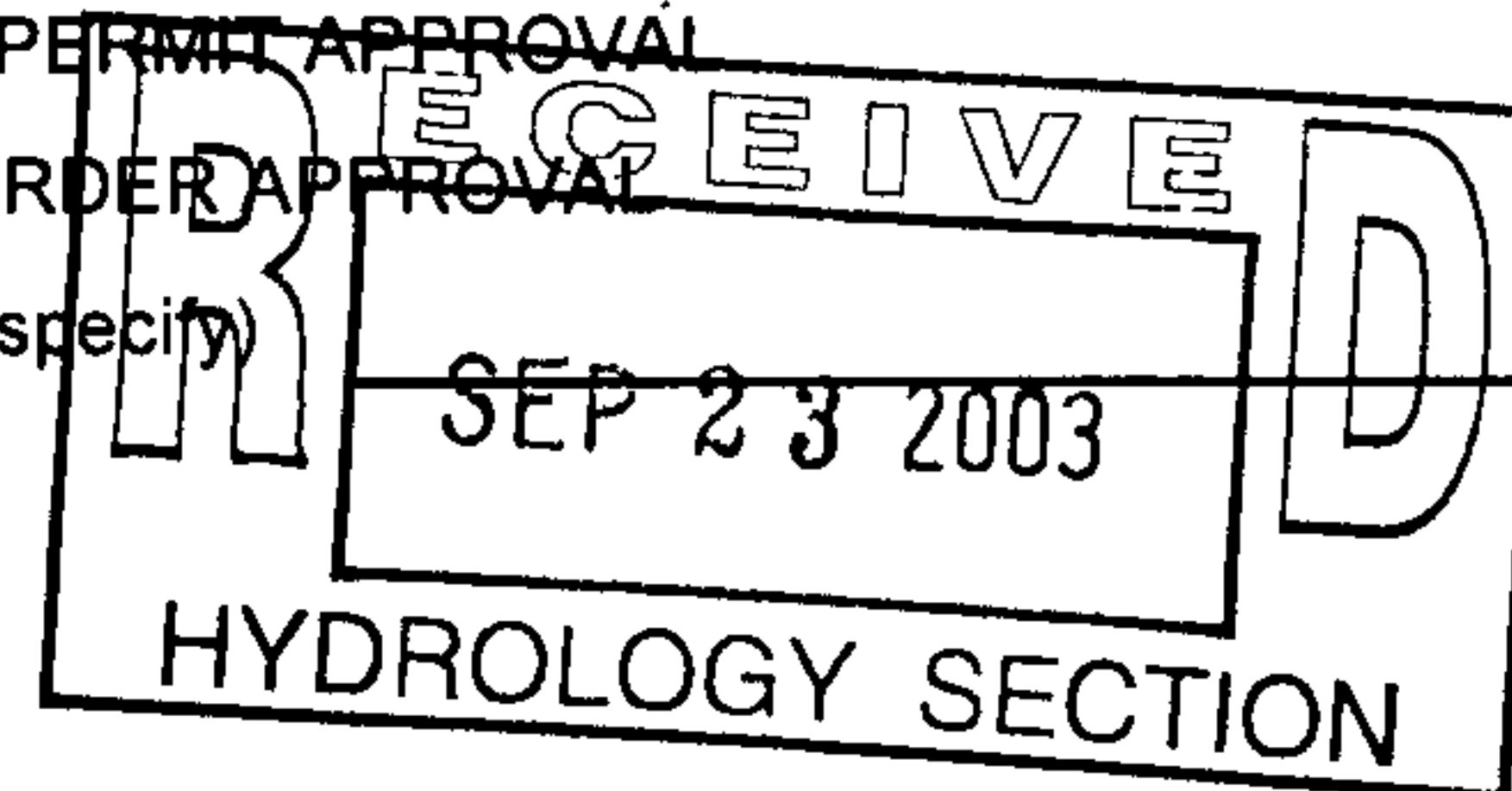
YES

NO

COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

<input type="checkbox"/>	SIA / FINANCIAL GUARANTEE RELEASE
<input type="checkbox"/>	PRELIMINARY PLAT APPROVAL
<input type="checkbox"/>	S. DEV. PLAN FOR SUB'D. APPROVAL
<input type="checkbox"/>	S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
<input type="checkbox"/>	SECTOR PLAN APPROVAL
<input type="checkbox"/>	FINAL PLAT APPROVAL
<input type="checkbox"/>	FOUNDATION PERMIT APPROVAL
<input type="checkbox"/>	BUILDING PERMIT APPROVAL
<input checked="" type="checkbox"/>	CERTIFICATE OF OCCUPANCY (PERM)
<input checked="" type="checkbox"/>	CERTIFICATE OF OCCUPANCY (TEMP)
<input type="checkbox"/>	GRADING PERMIT APPROVAL
<input type="checkbox"/>	PAVING PERMIT APPROVAL
<input type="checkbox"/>	WORK ORDER APPROVAL
<input type="checkbox"/>	OTHER (specify)



DATE SUBMITTED: ~~5-11-00~~ 9-23-03 BY: James D. Hughes *James D. Hughes*

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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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

September 15, 2003

Mr. Carlos Montoya
City Hydrology
P.O. Box 1293
620 2nd, Plaza del Sol
Albuquerque, NM 87103

Re: Eclipse Aviation @ Lot 2D, Broadway Industrial Center , Unit 2

Dear Mr. Montoya:

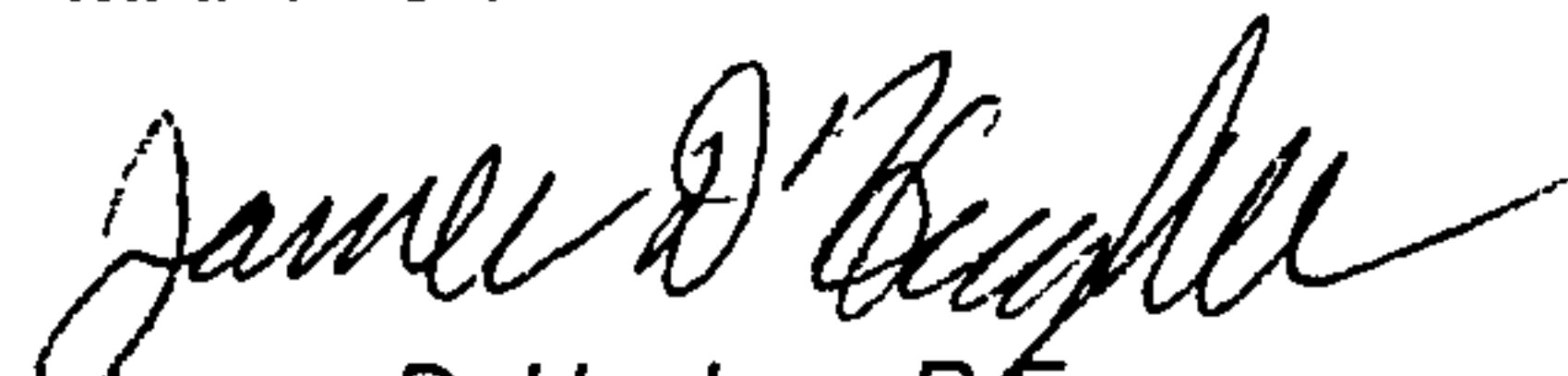
The purpose of this letter is to request permanent Certificate of Occupancy. The comments from May 21, 2003 have been addressed as follows:

1. Ponding on the east side of the cul-de-sac has been eliminated by providing a ditch on the private property to the west in substantial compliance with all approved drainage plans for this area.
2. Though not entirely within the easement, the ditch through the property to the west functions well, and has been agreed upon by the Owner of the adjacent property. (See attached letter by Pat Bowen of Franklin's Earth Moving, Inc. dated July 2, 2003.)
3. The location of the concrete rundown is now accurately shown on the as-built plan. Note that the label on the original plan was wrong where it said "Existing Concrete Rundown" because the rundown that existed before construction was rip-rap. It has been replaced by the new concrete rundown now shown on the plan. The rundown serves both tracts 2C and 2D and is in substantial compliance with all G & D plans for these lots.
4. The diversion berm on the west property line of lot 2C that was damaged during construction of this project has now been repaired so that drainage from lot 2C now goes to the concrete rundown.
5. The temporary broken concrete rundown from lot 2B into the pond on lot 2A is adequate and can convey flows in substantial compliance with the approved plans. The concrete rundown note has been deleted. If private maintenance of the existing rundown is needed on an excessively frequent basis, the HOA may replace it with concrete which should be relatively maintenance free.
6. The existing storm sewer from Karsten Court into the pond has now been shown on the as-built. The storm sewer shown on the original construction plan is the future storm sewer, not part of this project and has been labeled as such on the as-built.

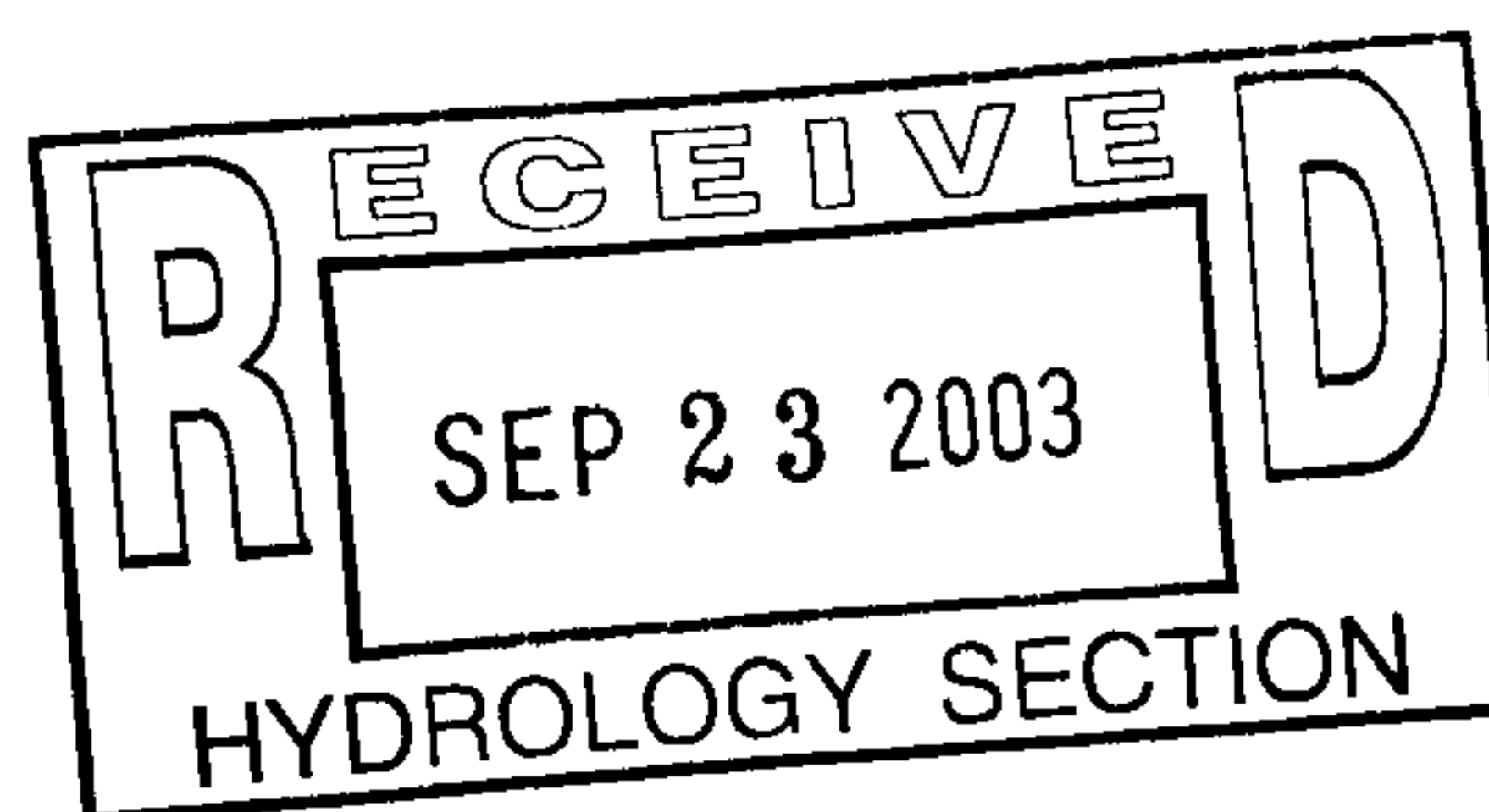
With the completion of the berm on lot 2C and the ditch at the cul-de-sac and with the correction on the as-built, it is now clear that the grading and drainage is in substantial compliance with the approved plan and the site is ready for a "Certificate of Occupancy."

Sincerely,

MARK GOODWIN & ASSOCIATES, PA


James D. Hughes, P.E.
Senior Engineer

JDH/bg





D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

July 2, 2003

Mr. Pat Bowen
Franklin's Earthmoving, Inc.
2425 Jefferson NE
Albuquerque, NM 87110

Re: Eclipse Aviation on Lot 2D, Broadway Industrial Center

Dear Mr. Bowen:

As owner of Lot 2B you have granted a Drainage Easement to Lot 2D next to Karsten Court cul-de-sac, but the drainage is flowing through your site in a dirt swale that is located south of that easement. If you are willing to leave the drainage where it currently is located please sign below. We assume that since you were the earthwork contractor for both the Eclipse Aviation site and for the original grading plan for the Broadway Industrial Subdivision of Lots 2A, 2B, 2C and 2D, any desired changes to the swale can be made by you so long as you don't block drainage from Lot 2D. If you agree please sign below.

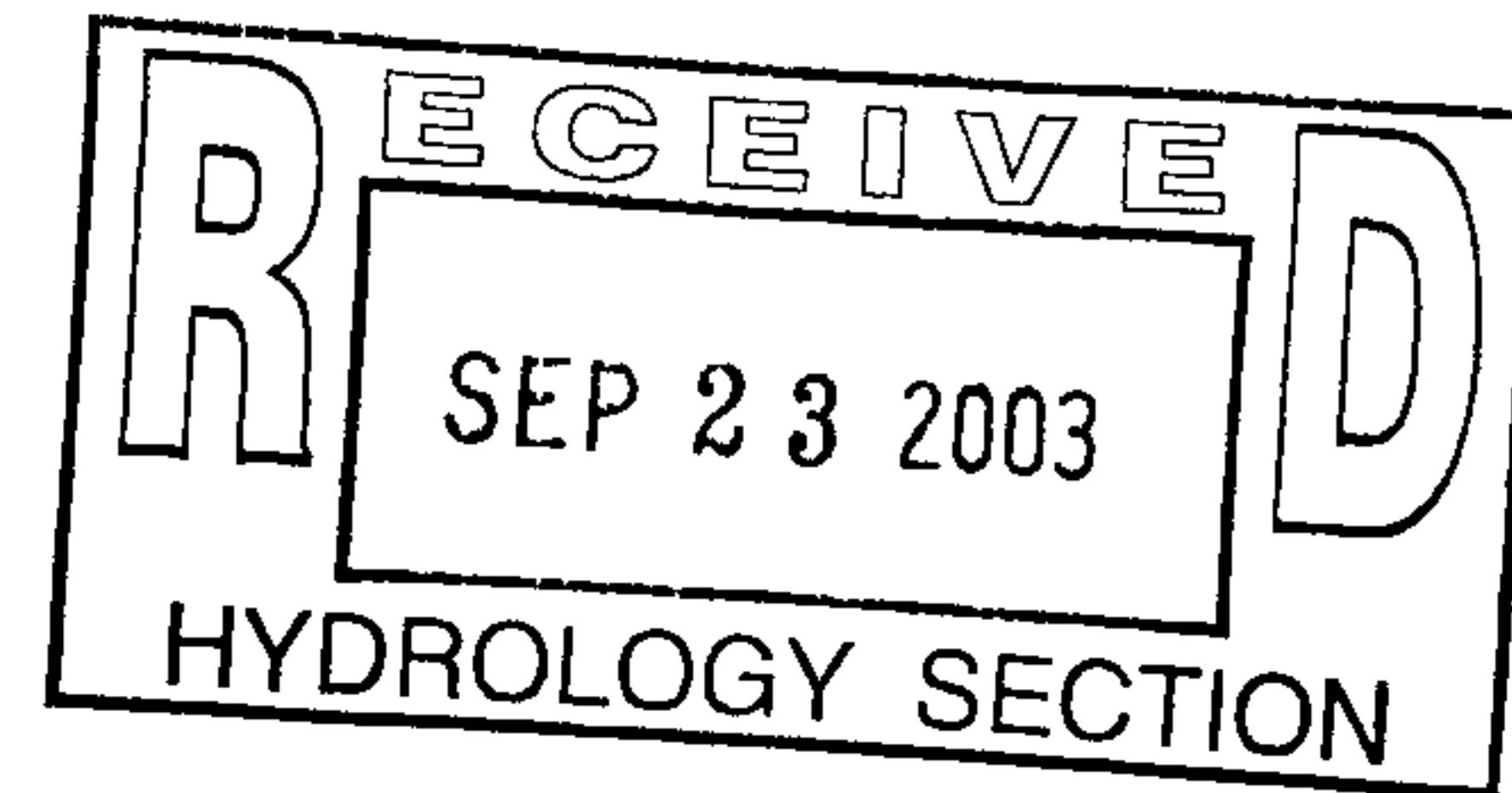
Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

James D. Hughes, PE
Senior Engineer

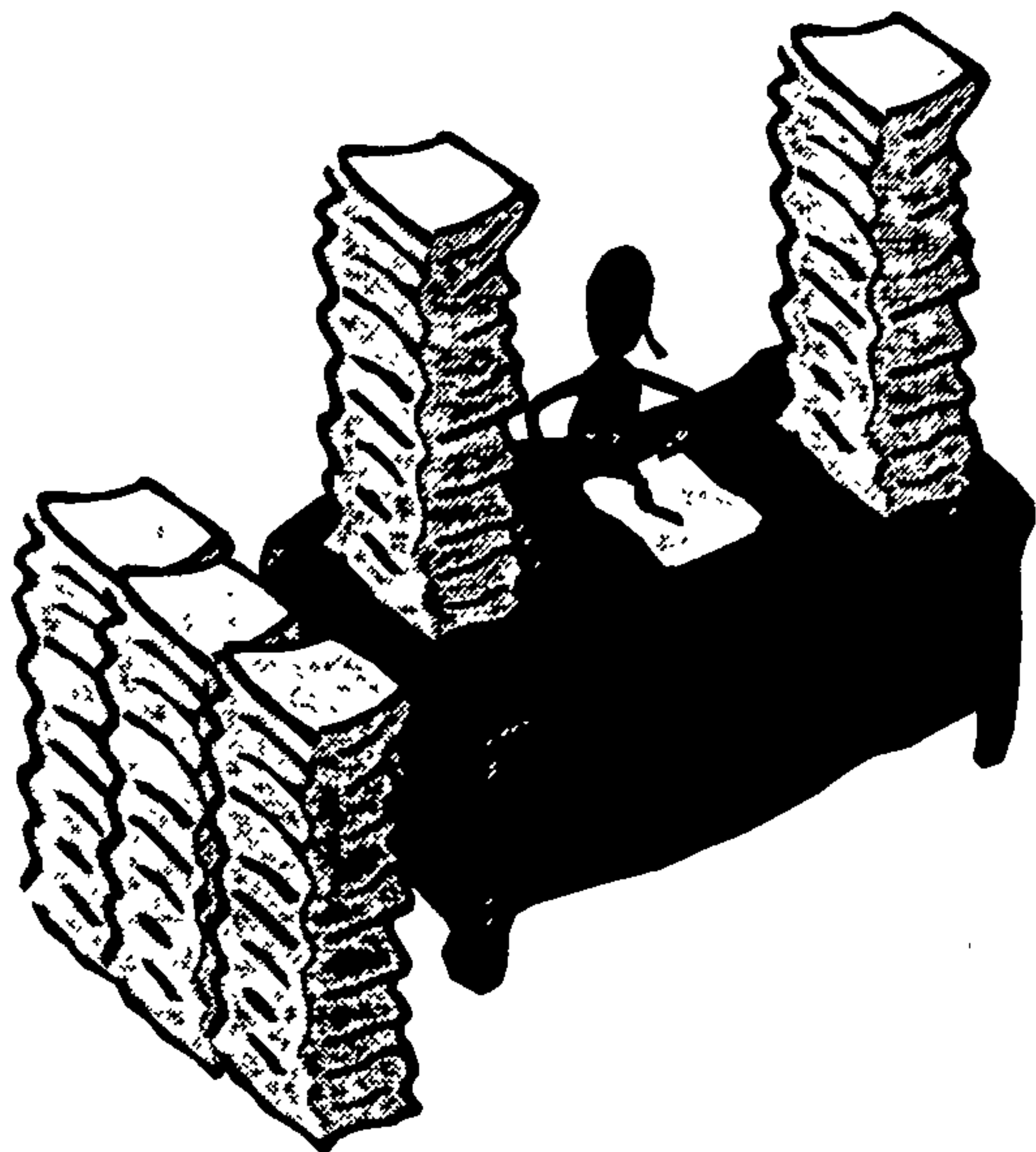
JDH/sr



Pat W Bowen

Name 7-29-03

Date



**City of Albuquerque
Public Works Department
Hydrology Section**

To: DOUG HUGHES

At: MARK GOODWIN & ASSOC.

City: ALBUQ.

State: N.M.

Fax No. (505) 797-9539

Number of pages:

Date: 7-26-02 Time: 11:50 A.M.

From: TERRI MARTIN
Hydrology Section
Public Works Dept.
Phone No. (505) 924-3981
Fax No. (505) 924-3864

Comments:

ECLIPSE ANIMATION COMMENTS

D. Mark Goodwin and Associates, P.A.
Consulting Engineers

P.O. Box 90606 ❖ Albuquerque, NM 87199
(505) 828-2200 ❖ (505) 797-9539 fax
e-mail: dmg@swcp.com

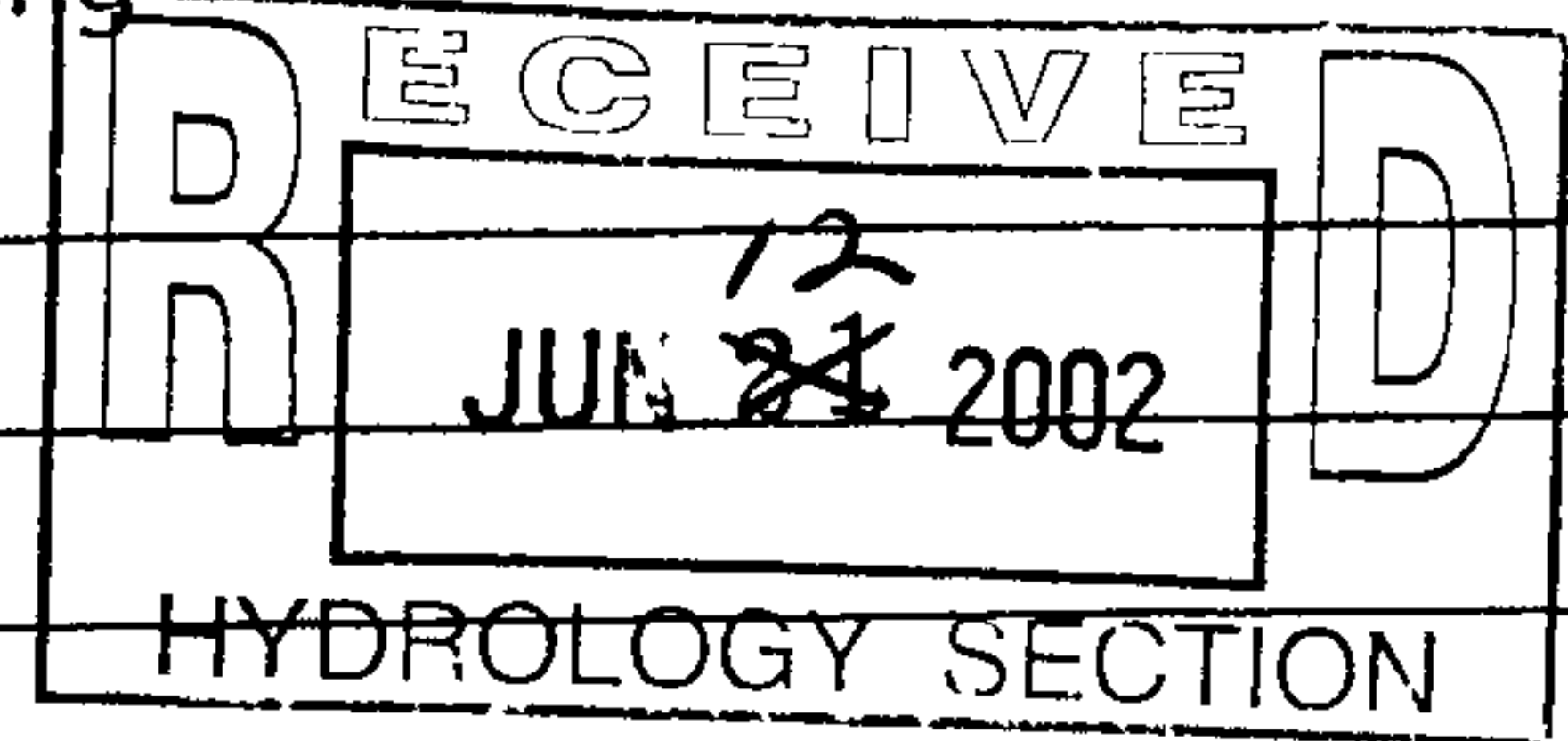
LETTER OF TRANSMITTAL

TO: CITY OF ALBUQUERQUE DATE: June 12, 2002
Hydrology Dept.
Eclipse Aviation Site
Lot 2D, Broadway Ind. Ctr.

We are sending:

Quantity	Date	Description
<u>1</u>		<u>Grading & Drainage Plan</u>

For your approval For your information
 As you requested For your comments
 Pre-Design Meeting



Project Engineer Doug Hughes P.E.

SIGNED: Doug Hughes

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

M-14/D12F

PROJECT TITLE: ECLIPSE AVIATION ZONE MAP/DRG. FILE #: M-14-Z
DRB #: EPC#: WORK ORDER#:

LEGAL DESCRIPTION: LOT 2D, UNIT 2 OF THE BROADWAY INDUSTRIAL CTR.
CITY ADDRESS: KARSTEN CT., CITY OF ALB.

ENGINEERING FIRM: D. Mark Goodwin & Assoc
ADDRESS: P.O. Box 90606
CITY, STATE: Albuquerque, N.M.

CONTACT: Doug Hughes P.E.
PHONE: 828-2200
ZIP CODE: 87199

OWNER: Waterman Inc.
ADDRESS: P.O. Box 10005
CITY, STATE: Albuquerque, N.M.

CONTACT: Ted Waterman
PHONE: 248-1688
ZIP CODE: 87189

ARCHITECT: Rick Bennett Arch.
ADDRESS: 1118 Park Ave. S.W.
CITY, STATE: Alb. N.M.

CONTACT: Rick Bennett
PHONE: 242-1859
ZIP CODE: 87102

SURVEYOR:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CHECK TYPE OF SUBMITTAL:

- DRAINAGE REPORT
DRAINAGE PLAN
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

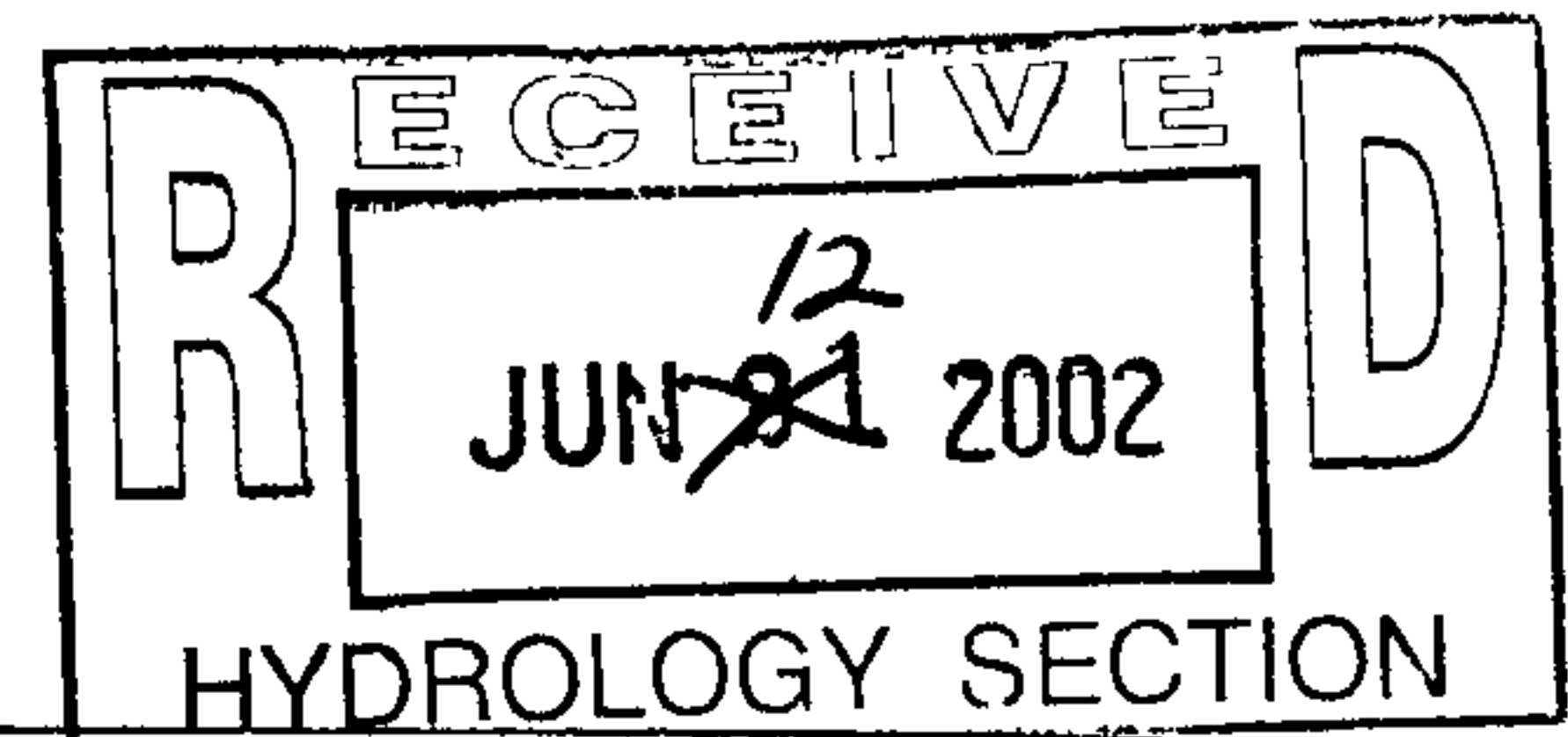
CHECK TYPE OF APPROVAL SOUGHT:

- 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
OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
NO
COPY PROVIDED

DATE SUBMITTED: Doug Hughes BY: 6/12/02



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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City of Albuquerque

P.O. BOX 1293 • ALBUQUERQUE, NEW MEXICO 87103

September 5, 2002

James D Hughes, PE
Mark Goodwin & Associates
P.O. 90606
Albuquerque, NM 87199

**Re: Broadway Industrial Center Lot 2D (Eclipse Aviation) Grading Plan
Engineer's Stamp dated 9-3-02 (M14/D12F)**

Dear Mr. Hughes,

Based upon the information provided in your submittal dated 9-4-02, 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.

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

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

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept
Development and Building Services

C: file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

*Planning Department
Transportation Development Services Section*

October 11, 2002

Rick Bennett, Reg. Architect
Rick Bennett Architects
1104 Park Ave., S.W.
Albuquerque, NM 87102

Re: TCL Submittal for Building Permit Approval for Eclipse Aviation
2800 Karsten Rd. S.E., [M-14 / D012F]
Architect's Stamp Dated - None

Dear Mr. Bennett:

The location referenced above, dated September 27, 2002, is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the attached TCL checklist, and red-lined TCL markup with comments. Comments on the TCL are sometimes redundant and can be repeated as will be seen by the designer when using the checklist.

Please resubmit revised TCL after addressing typed and marked up comments. Submit plan along with this letter (or a copy), the checklist and the red-lined, marked up copy.

Sincerely,

Mike Zamora, Commercial Plan Checker
Development and Building Services
Planning Department

c: Engineer
Hydrology file
Mike Zamora

1 KARSTN7NEW1RiB6RBA-TCL

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

M-14/D12F

PROJECT TITLE: ECLIPSE AVIATION ZONE MAP/DRG. FILE #: M-14
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: BROADWAY INDUSTRIAL PARK, UNIT 2, LOT 20
CITY ADDRESS: 2800 KARSTEN S.E.

ENGINEERING FIRM: MARK GOODWIN & ASSOC.
ADDRESS: POB 90606
CITY, STATE: ALB., NM

CONTACT: MARK GOODWIN
PHONE: 828-2200
ZIP CODE: 87199

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: RICK BENNETT ARCHITECTS
ADDRESS: 1104 PARK AVE. SW
CITY, STATE: ALB., NM 87102

CONTACT: RICK BENNETT
PHONE: 242-1859
ZIP CODE: 87102

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

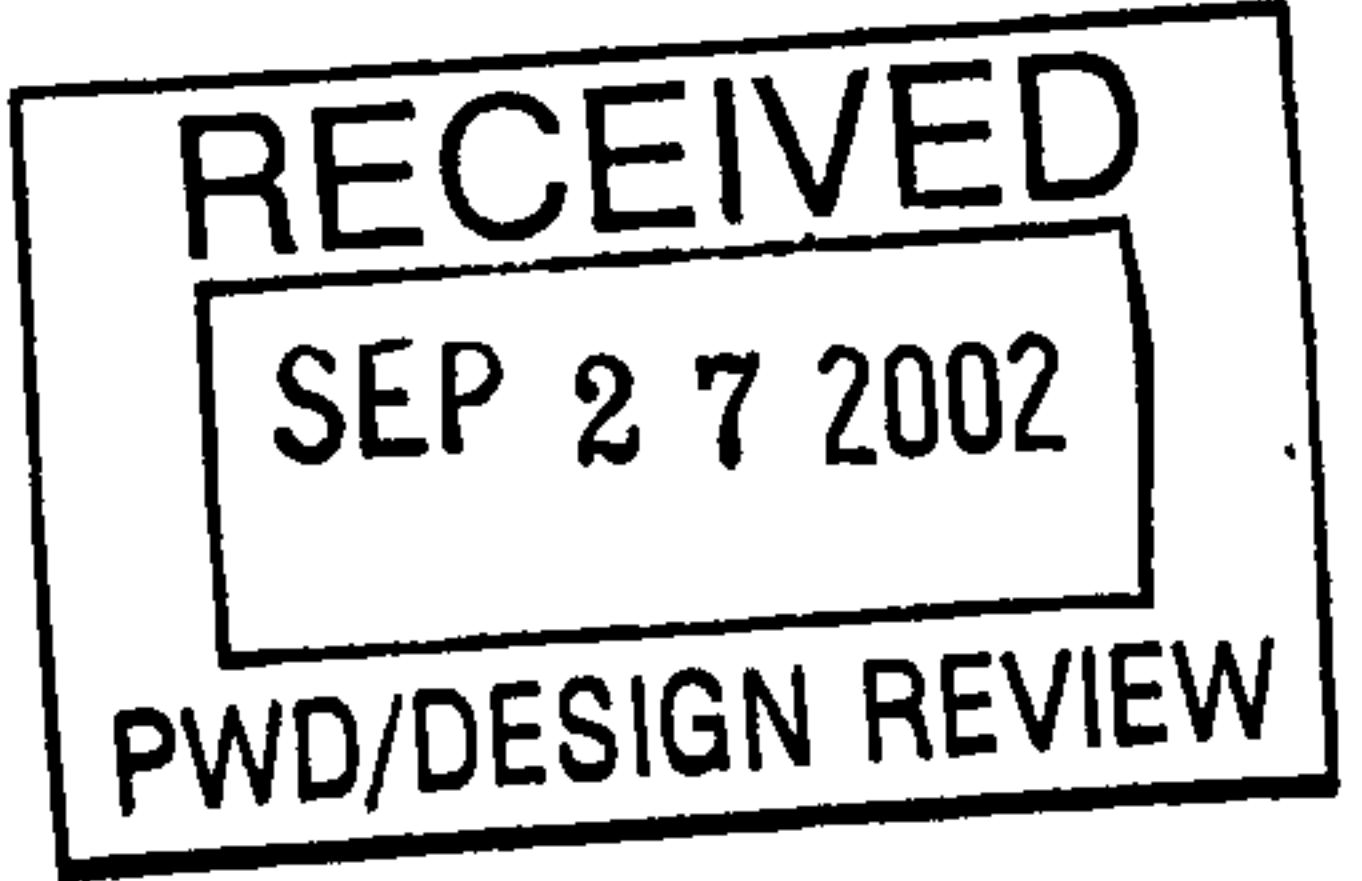
CONTRACTOR: WATERMAN, INC.
ADDRESS: _____
CITY, STATE: ALB., NM

CONTACT: TED WATERMAN
PHONE: 248-1688
ZIP CODE: _____

- CHECK TYPE OF SUBMITTAL:
- DRAINAGE REPORT
 - DRAINAGE PLAN
 - 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

- CHECK TYPE OF APPROVAL SOUGHT:
- 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
 - OTHER (SPECIFY)
- Change per tel-con w/ Patrick. Change to TCL Review. Per Patrick, this plan is the same that will be for TCL Review 10/4/02*

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



DATE SUBMITTED: 9/27/02 BY: PATRICK WHELAN - RICK BENNETT ARCHITECTS

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

10/11/02 - Rej'd TCL, c'd Arch (w/letter); - Sent letter (signed).

U. 11:11
7-5-01

TRAFFIC CIRCULATION LAYOUT SITE PLAN CHECKLIST
REVISED DRAFT 9/18/01

The City Zoning Code requires the design of access and circulation for parking areas and drive through facilities to be satisfactory to the Traffic Engineer. The design of these parking areas is a melding of a number of objectives of a development including safety, efficiency, aesthetics, etc. From a vehicular transportation point of view, one of the most critical areas of concern is the location and manner of access from the adjacent street. The interface of the development adjacent to these areas also plays a major role in how safely and efficiently they operate. These guidelines for the layout of the parking areas represent engineering design standards that will result in good operational and safety characteristics. However, with the many variables in design and unique characteristics that can be encountered, the designer may need to investigate other means of satisfying desirable operational and safety characteristics. Prior to embarking on a design for these unusual conditions, the designer should contact the Traffic Engineer to reach agreement on the modifications to these guidelines. Traffic Circulation Layout (TCL) Site Plans are required for commercial and institutional buildings, multi-family residential buildings and commercial additions of 500 square feet or more.

NOTE: The following checklist is intended to be used as a guide for preparing your Traffic Circulation Layout Plan to meet any or all of the traffic requirements. It is only a guide. Some items may not be applicable to your particular project; some items may require more detail.

D.P.M. - DEVELOPMENT PROCESS MANUAL

I. General Information:

- A.** Completed Drainage/TCL Information Sheet-(DPM Volume 1, Chapter 17)
- B.** Planning History-Relationship to approved site plans, masterplans, and/or sector plans site
- C. Description:**
 - 1.** Vicinity map (zone atlas map) showing location of the development in relation to well-known landmarks, municipal boundaries and zone atlas map index number
 - 2.** Address and legal description or copy of current plat
 - 3.** All requests for variances from policies, ordinances or resolutions which are necessary to implement this plan must be specifically identified
 - 4.** Type of development (restaurants, banks, convenience markets, service station, super markets, auto car wash, etc.)
 - 5.** Size of development
 - 6.** Parking spaces required by Zoning Code or prior EPC approved Site Development Plan
 - 7.** Executive Summary-Provide a brief yet comprehensive discussion of the following:
 - a.** General project location
 - b.** Development concept for the site
 - c.** Traffic circulation concept for the site-including largest truck (Design Vehicle) at applicable locations.
 - d.** Impact on the adjacent sites
 - e.** Reference any applicable Traffic Impact Studies (TIS) or previously approved plans /
 - f.** Variance required to accommodate unusual site constraints

- ITEM IS ACCEPTABLE

- ITEM NEEDS COMPLETION

- N/A

- ITEM IN THE SUBSECTION NEEDS COMPLETION OR DESIGNER MIGHT CONSIDER THE ITEM ONCE MORE.

II. Plan Drawings:

- (A) Professional Architect's/Engineer's stamp with signature and date
B. Drafting standards: (Reference City Standards, DPM Volume 2, Chapter 27)

1. North Arrow
2. Scales-recommended engineer scales:
 - a. 1" = 20' for sites less than 5 acres
 - b. 1" = 50' for sites 5 acres or more
3. Legend-see DPM manual, Volume 2, Tables 27.3a-27.3d for recommended standard symbols

4. Plan drawings size: 24" x 36"
5. Notes defining ^{new & existing} property line, rights-of-way, signs, street lights, fire hydrants, medians, water meter boxes, pavement limits and types, sidewalks, landscape areas, project limits, and all other areas whose definition would increase clarity

C. ~~New~~ Existing Conditions:

1. On-site
 - a. Identification of all ~~existing~~ buildings, doors, structures, sidewalks, curbs, drivepads, walls, etc., and anything that influences parking and circulation of the site
 - b. Indication of all access existing easements and rights-of-way on or adjacent to the site with dimensions and purpose shown
2. Off-site

- a. Identification of the right-of-way width, medians, curb cuts, ~~street~~ sidewalks, etc. (both sides of street)

- D. ~~NEW~~ ^{NEW} Conditions: ~~NEW~~ conditions should generally be superimposed on the drawings showing existing on-site and off-site conditions. Separate sheets may be used for on-site and off-site areas depending upon circumstances.

1. On-site
 - a. Indication of all proposed access easements and rights-of-way on or adjacent to the site with dimensions and purpose shown
 - b. Slopes

- (1) Parking areas 1% min to 8% max
- (2) Parking areas adjacent to major circulation aisles or adjacent to major entrances 1% min to 6% max

- ~~(3) Handicap parking 1% min to 2% max~~
- (4) Handicap ramps with slope of 12:1 must be provided in ~~where~~ the sidewalk area where curbs intersect the pedestrian access to the building

- ~~c.~~
- d. Clearly delineate project phasing. A key map is recommended. Parking stall sizes: (Reference City Standards, DPM, Figure 23.7.1)

e.

Circulation:

- (1) General layout dimensions: Figure 23.7.1 provides the layout relationships between parking stalls and aisle widths for both large and small car parking areas
- (2) Treatment of access points-curb cuts and/or drivepads need to comply with Chapter 23, Section 6 (if not, discuss in Executive Summary)
- (3) Internal aisle connection:
 - (a) Parking lots with 100 or more spaces must have landscaped islands at the ends of each row of parking
 - (b) Landscape island radius for passenger car is 15 feet (see DPM Figure 23.7.2)
 - (c) Landscape island radius for delivery trucks, fire trucks, etc. is 25 feet or larger (see DPM figure 23.7.2)
- ~~(4)~~ Maximum aisle lengths 400 feet without internal circulation between aisles
- ~~(5)~~ Sidewalk connections:
 - ~~(a)~~ Provide a 4' sidewalk from the public sidewalk to the buildings within the development
 - (b) Provide a min 5' wide sidewalk when the stall will overhang the sidewalk
 - (c) Clear pedestrian route accessible should be provided when the parking space may overhang the sidewalk
- (6) Curbing: Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles
- (7) Fire and emergency access: Provision for access by fire and emergency vehicles needs to be in accordance with the Albuquerque Fire Plan Checking Division
- (8) Service Areas:
 - (a) Circulation:
 - (1) Design delivery vehicle route needs to be shown
 - (2) No truck ramps, refuse/compactors or similar facilities permitted within circulation aisle
 - ~~(b)~~ No backing into or from public street allowed
 - (c) Service vehicle and/or refuse vehicle maneuvering must be contained on-site
 - (d) Service aisle width required:
 - (1) Two-way traffic is 30'
 - (2) One-way traffic is 20'