

CITY OF ALBUQUERQUE



July 25, 2011

Glenn Broughton, PE
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Re: USFS Phase II, 4000 ^{Masthead} Rutledge Rd NE,
Request for Permanent C.O. - Approved
Engineer's Stamp dated:1-26-11 (D-17/D003AA1)
Certification dated: 06-28-11

Dear Mr. Steffen,

Based upon the information provided in the Certification received 07-23-11, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

Timothy E. Sims,
Plan Checker—Hydrology Section
Development and Building Services

C: CO Clerk—Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: USFS Phase II ZONE MAP/DRG. FILE # D-17/203AM
DRB#: 1004556 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 11-B Journal Center Phase 2, Unit 2
CITY ADDRESS: _____

ENGINEERING FIRM: Bohannon Huston, Inc
ADDRESS: 7500 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: Glenn Broughton
PHONE: 823-1000
ZIP CODE: 87109

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT
- ☒ ENGINEER CERT (TCL)
- ☐ ENGINEER 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) _____

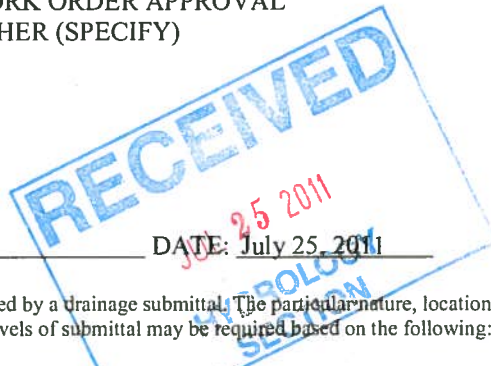
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

SUBMITTED BY: Glenn Broughton DATE: July 25, 2011

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 define 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.



CITY OF ALBUQUERQUE



June 29, 2011

Glenn Broughton, PE
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

**Re: USFS Phase II, 4000 Masthead NE,
Request for 90-Day Temporary C.O.—Approved
Engineer's Stamp dated: 01/26/11 (D-17/D003A1)
Certification dated: 06-29-11**

Dear Mr. Broughton,

Based upon the information provided in your submittal received 06-29-11, the above referenced certification is approved for release of a 90 Day Temporary Certificate of Occupancy by Hydrology.

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

Sincerely,

Timothy E. Sims
Plan Checker—Hydrology,
Development and Building Services

C: CO Clerk—Katrina Sigala
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: USFS Phase II ZONE MAP/DRG. FILE # D-17 18003AA-1
DRB#: 1004556 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 11-B Journal Center Phase 2, Unit 2

CITY ADDRESS: 4000 Westhead

ENGINEERING FIRM: Bohannon Huston, Inc
ADDRESS: 7500 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: Glenn Broughton
PHONE: 823-1000
ZIP CODE: 87109

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1ST SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER CERT (TCL)
☐ ENGINEER 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) _____

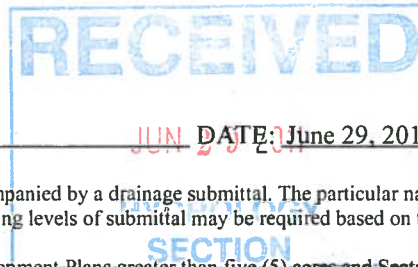
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: Glenn Broughton DATE: JUN 29 2011

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 define 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.



CITY OF ALBUQUERQUE



February 4, 2011

Glenn S. Broughton, P.E.
Bohannon Huston
7500 Jefferson NE
Albuquerque, NM 87109

Re: USFS Phase II Grading and Drainage Plan
Engineer's Stamp date 1-26-11 (D17/D003AA1)

Dear Mr. Broughton,

Based upon the information provided in your submittal received 1-28-11, 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.

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

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

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

Sincerely,

Curtis A. Cheme, P.E.
Senior 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)

PROJECT TITLE: USFS Phase II ZONE MAP/DRG. FILE # D-17/p003A141
DRB#: 1004556 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 11-B Journal Center Phase 2, Unit 2
CITY ADDRESS: _____

ENGINEERING FIRM: Bohannon Huston, Inc
ADDRESS: 7500 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: Glenn Broughton
PHONE: 823-1000
ZIP CODE: 87109

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
____ EROSION CONTROL PLAN
____ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT
____ ENGINEER CERT (TCL)
____ ENGINEER 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) _____

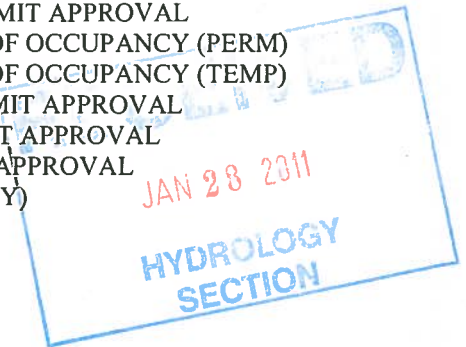
WAS A PRE-DESIGN CONFERENCE ATTENDED:

____ YES
____ NO
____ COPY PROVIDED

SUBMITTED BY: Glenn Broughton DATE: January 28, 2011

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 define 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.



January 28, 2011

Mr. Curtis Cherne
Hydrology
City of Albuquerque
600 Second Street NW, 2nd Floor West
Albuquerque, NM 87102

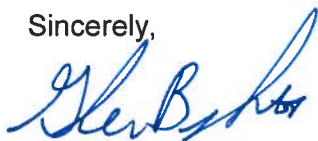
Re: Revised hydrology Submittal, US Forest Service Phase 2, Lot 11-B Journal Center
Phase 2, Unit 2 (D-17/D003AA1)

Dear Mr. Cherne:

In a letter from your office dated September 21, 2010, the above referenced project received hydrology approval for building permit. During construction, the owner requested site plan changes that had minor impacts to the site grading and drainage. The changes include revising the alignment and location of the retaining walls along the east property line. These changes do not significantly alter the peak flow rate or point of discharge from the originally approved grading and drainage plan. I have attached a copy of the revised Grading Plan and Drainage Management Plan. The revisions noted have been clouded on the Grading Plan.

The purpose of this letter is to request an updated hydrology approval for building permit. If you have any questions regarding this request, please contact me at 823-1000.

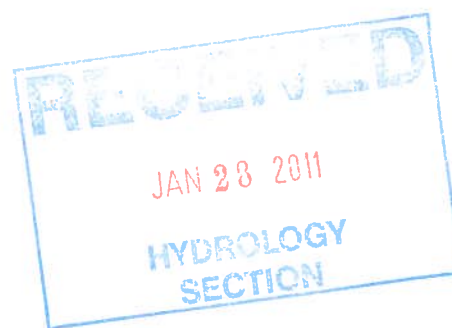
Sincerely,



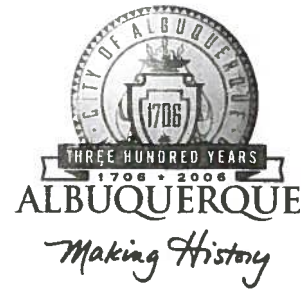
Glenn S. Broughton, P.E.
Project Engineer
Community Development and Planning

GSB/cc
Enclosures

cc: Matthew Proehl, Reid & Associates
Kurt Browning, Titan Development



CITY OF ALBUQUERQUE



**"CORRECTED ADDRESS FROM 3901 RUTLEDGE RD. NE TO 3900
MASTHEAD ST. NE / 04-28-2006"**

April 24, 2006

Mr. Jeff Wooten, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE – Courtyard 1
Albuquerque, NM 87109

**Re: U.S. FOREST SERVICE ALBUQUERQUE SERVICE CENTER
3900 Masthead St. NE**

P.O. Box 1293

Approval of Permanent Certificate of Occupancy (C.O.)

Engineer's Stamp dated 10/07/2005 (D-17/D3AA1)

Certification dated 04/11/2006

Albuquerque

Dear Jeff,

New Mexico 87103

Based upon the information provided in your submittal received 04/24/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology

www.cabq.gov

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

Sincerely,

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

C: Raquel Michel
CO Clerk
File

CITY OF ALBUQUERQUE



April 24, 2006

Mr. Jeff Wooten, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE – Courtyard 1
Albuquerque, NM 87109

Re: U.S. FOREST SERVICE ALBUQUERQUE SERVICE CENTER
3901 Rutledge Road NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/07/2005 (D-17/D3AA1)
Certification dated 04/11/2006

Dear Jeff,

Based upon the information provided in your submittal received 04/24/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology

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

Sincerely,

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

C: Raquel Michel
CO Clerk
File

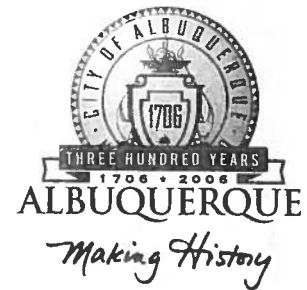
P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



October 18, 2005

Jeffery Todd Wooten, P.E.
Bohannon Huston Inc.
7500 Jefferson St. NE-Courtyard I
Albuquerque, NM 87109

Phase 1

**Re: US Forest Service Bldg, 3901 Rutledge Rd. NE,
Grading and Drainage Plan
Engineer's Stamp dated 10-07-05 (D17-D3AA1)**

Dear Mr. Wooten,

Based upon the information provided in your submittal received 10-07-05, the above referenced plan is approved for Building Permit, Grading Permit and Paving Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

P.O. Box 1293

Albuquerque

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

New Mexico 87103

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

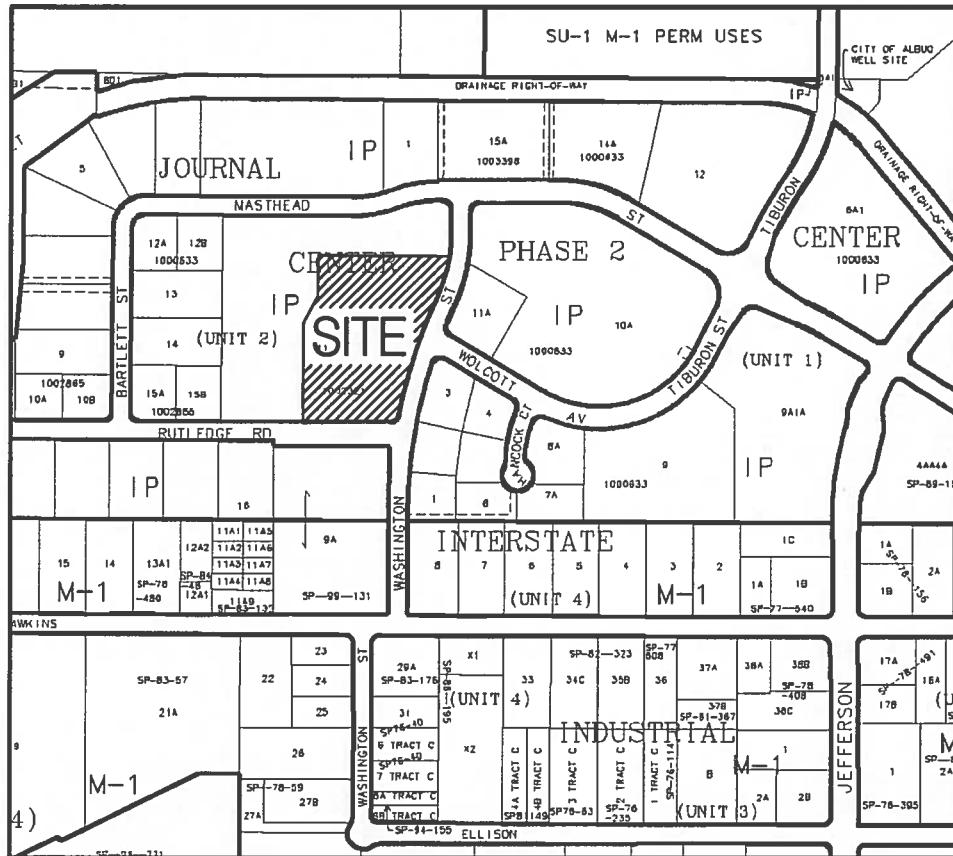
www.cabq.gov

Sincerely,

Rudy E. Rael, Associate Engineer
Planning Department.
Development and Building Services

C: Charles Caruso
CC: File

D-17/D3AA1



ZONE ATLAS PAGE D-17-Z

SCALE: 1"=600'±

LEGAL DESCRIPTION

TRACT 11-B OF JOURNAL CENTER UNIT 2, PHASE 2
ALBUQUERQUE, NM, NOVEMBER, 2005



June 13, 2006

Jeffery Todd Wooten, P.E.
Bohannon Huston Inc.
7500 Jefferson St. NE-Courtyard I
Albuquerque, NM 87109

**Re: Masthead Office Complex Phase II
Grading and Drainage Plan
Engineer's Stamp dated 5-23-06 (D17-D3AA1)**

Dear Mr. Wooten,

Based upon the information provided in your submittal received 5-25-06, the above referenced plan is approved for Building Permit, Grading Permit and Paving Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3977.

Sincerely,

A handwritten signature in black ink, appearing to read "Rael", written over a circular stamp.

Rudy E. Rael, Associate Engineer
Planning Department.
Development and Building Services

C: Charles Caruso
CC: File