

ALBUQUERQUE



July 25, 2011

Glenn S. Broughton P.E.
Bohannon Huston
Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335

Re: USFS PHASE II, 4000 ^{Masthead} Rutledge Rd. NE
Permanent Certificate of Occupancy – Transportation Development
DRB Site Plan Project 1004556 (D17/D0003AA1)
Certification dated 07-25-11

Dear Mr. Broughton,

Based upon the information provided in your submittal received 07-25-11, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, you can contact me at 924-3630

Sincerely,

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

C: CO Clerk
File

DRB 1004556

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

SHS C1.0
C1-1

PROJECT TITLE: USFS Phase II ZONE MAP/DRG. FILE # D-17 / D003AA-1
 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) _____

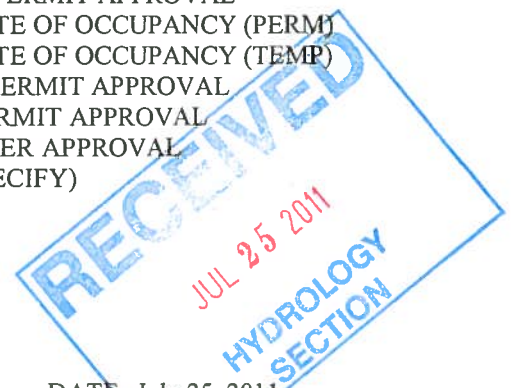
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ 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.



July 25, 2011

Mr. Nilo Salgado
City of Albuquerque
600 Second Street NW
2nd Floor West
Albuquerque, NM 87102

Re: USFS Phase II Traffic Circulation Layout Certification

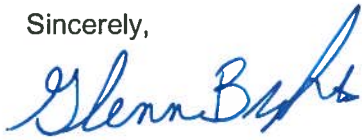
Dear Nilo:

I, Glenn Broughton, NMPE 14171, of the firm Bohannon Huston, Inc., hereby certify that this project has been constructed in substantial compliance with and in accordance with the design intent of the approved Amended Site Plan dated April 29, 2011. I further certify that I have personally visited the project site on July 23, 2011 and have determined by visual inspection that the approved amended site plan dated April 29, 2011 is representative of actual site conditions and is true and correct to the best of my knowledge and belief.

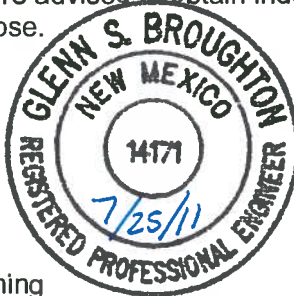
This certification is submitted in support of a request for permanent certificate of occupancy.

The record information presented here on is not necessarily complete and intended only to verify substantial compliance of the traffic circulation layout aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Sincerely,



Glenn S. Broughton, P.E.
Project Manager
Community Development & Planning



GSB/tms
Enclosure





IMI JOB NO C20075

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

PROJECT TITLE: USFS Phase II ZONE MAP/DRG. FILE # D-17/D003A1
DRB#: 1004556 EPC#: _____ WORK ORDER#: _____

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

CITY ADDRESS: 4000 Masthead NE

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

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☐ DRAINAGE PLAN 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)
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☐ OTHER (SPECIFY) _____

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☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
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☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ 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: June 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:

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Handwritten notes on a yellow sticky note:
GLEN BROUGHTON
BHI
D-17/D003A1
798-7872
Note (26) Wants to change this form 2412

RECEIVED
JUN 29 2011
HYDROLOGY SECTION

Handwritten note in a red box:
06-29-11
RD approved 90 day temp
-verbal

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Mr. Nilo Salgado
City of Albuquerque
600 Second Street NW
2nd Floor West
Albuquerque, NM 87102

Requested by: Glenn Broughton

Date: June 29, 2011

Time Due: ☐ This A.M.
☒ This P.M.
☐ Rush _____
☐ By Tomorrow

Phone:

Job No.: 20110060

Job Name: USFS Phase II

DELIVERY VIA

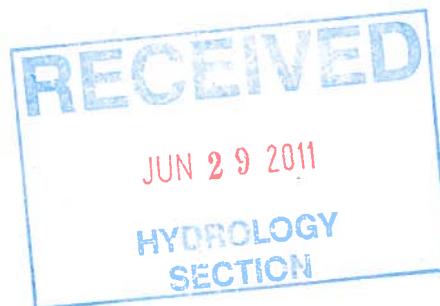
☒ Courier ☐ Federal Express
☐ Mail ☐ UPS
☐ Other

PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Traffic Circulation Layout Certification letter
2	1	Site Plan

COMMENTS / INSTRUCTIONS



REC'D BY: _____ DATE: _____ TIME: _____

June 29, 2011

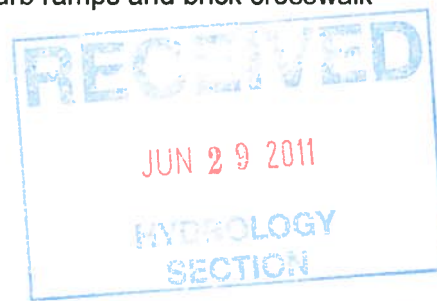
Mr. Nilo Salgado
City of Albuquerque
600 Second Street NW
2nd Floor West
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1. Install monument sign
2. Install curb ramp and sidewalk connection to existing public sidewalk
3. Install Fire Lane striping on curb
4. Install 6' wide pigmented concrete crosswalk and curb ramps on west side of drive isle
5. Install 6' long bench
6. Install 6' long bench
7. Install curb ramp
8. Install Fire Lane striping on curb
9. Install bike racks
10. Install asphalt pavement within hatched area and curb on north side of parking area
11. Install pavement markings and signage
12. Install pavement marking for word 'COMPACT'
13. Install curb, paving, pavement markings, curb ramps and brick crosswalk
14. Install light pole
15. Install raised planter / seat wall
16. Install Fire Lane striping on curb
17. Install motorcycle parking signs
18. Install motorcycle parking signs
19. Install Fire Lane striping on curb



Engineering ▲

Spatial Data ▲

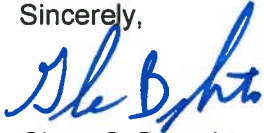
Advanced Technologies ▲

Mr. Nilo Salgado
City of Albuquerque
June 29, 2011
Page 2

This certification is submitted in support of a request for temporary certificate of occupancy.

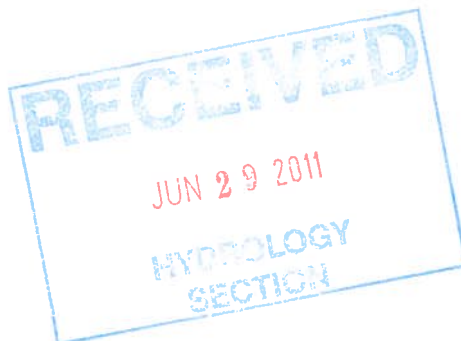
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Sincerely,

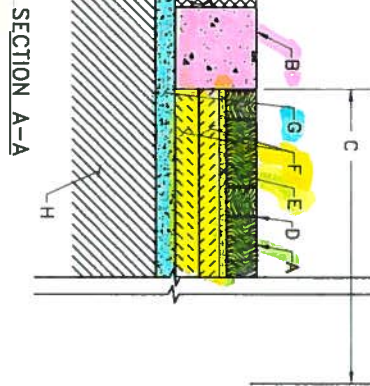
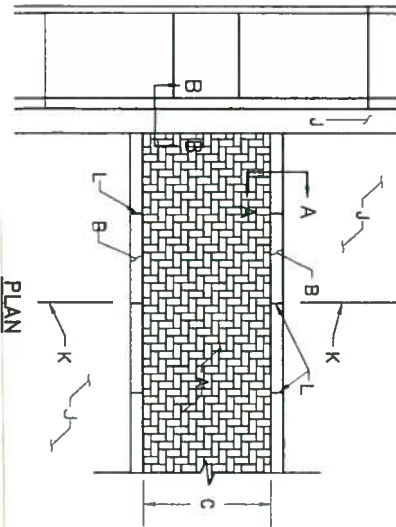


Glenn S. Broughton, P.E.
Project Manager
Community Development & Planning

GSB/tms
Enclosure







PLAN

SECTION A-A

ALTERNATIVE:

① Brick over
8" concrete
will work
(per discussion 3:40pm)
w/ Bruce S. &
Glen Broughton
7/18/11

CONSTRUCTION NOTES:

- A. 4x8" (NOM) x 3 1/8" CONCRETE BRICK PAVERS, $f'm=8000$ psi, COMPLYING WITH REQUIREMENTS OF ASTM C336, STANDARD SPECIFICATIONS FOR SOLID CONCRETE INTERLOCKING PAYER UNITS, COLOR AS SPECIFIED BY THE ENGINEER.
- B. PORTLAND CEMENT CONCRETE EDGE RESTRAINT CURB, $h=8"$ x $b=14"$ x $l=6"$ (NOM) BETWEEN CONTROL JOINTS.
- C. WIDTH OF CROSSWALK BETWEEN RESTRAINT CURBS SHALL BE ADJUSTED SO THAT THE TRIMMING OF CONCRETE BRICK PAVERS WILL NOT BE REQUIRED ADJACENT TO RESTRAINT CURBS.
- D. JOINTS BETWEEN BRICKS SHALL BE APPROX. 1/16" TO 1/8" TO ALLOW FOR SAND FILLER.
- E. BEDDING SAND 1" (NOM) MIN.
- F. 2-2" (NOM) LIFTS, TYPE C OR S-IV ASPHALT CONCRETE (SECTIONS 116, 336)
- G. 1-2" (NOM) LIFT, TYPE B OR S-III ASPHALT CONCRETE (SECTIONS 116, 336)
- H. 12" COMPACTED SUBGRADE, 95% COMPACTION.
- I. STREET PAVEMENT SECTION.
- J. TRAFFIC LANE LINE (TYP).
- K. CURB & GUTTER.
- L. GAPS OCCURRING AT THE INTERFACE BETWEEN THE CONCRETE BRICK PAVERS AND ADJACENT CURB & GUTTER AND OTHER MATERIALS SHALL BE FILLED WITH SAW CUT PAVERS WITH A MIN. DIMENSION OF THE PAYER NOT LESS THAN 2". GAPS LESS THAN 3/8" SHALL BE FILLED WITH SAND.

GENERAL NOTES

1. CONCRETE PAVERS SHALL BE INSTALLED IN A MODULAR 90° HERRINGBONE PATTERN.
2. EDGE RESTRAINT CURB SHALL HAVE CONTROL JOINTS INSTALLED AT LANE LINES AND THE CENTER OF EACH TRAFFIC LANE CROSSED. IF TRAFFIC LANES ARE NOT DEFINED BY A NON-STANDARD WIDTH CONTROL JOINTS SHALL BE EVENLY SPACED THE LENGTH OF THE RESTRAINING CURB AT 6' (NOM) INTERVALS.
3. BEDDING AND JOINT SAND SHALL BE DRY, WASHED CONCRETE SAND COMPLYING WITH REQUIREMENTS OF ASTM C33, STANDARD SPECIFICATIONS FOR CONCRETE AGGREGATE.
4. WIDTH OF CROSSWALK SHALL BE ADJUSTED SO THAT NO TRIMMING OF CONCRETE PAVERS IS REQUIRED BETWEEN RESTRAINT CURBS.
5. OTHER TYPES OF ACCEPTABLE CONTAINMENT WALLS MAY BE USED WHEN DETAILED ON THE CONSTRUCTION PLANS AND APPROVED BY THE ENGINEER.
6. INSTALLATION PROCESS:
 1. PLACE DRY CONCRETE SAND ON COMPACTED ASPHALT CONCRETE AND SCREED TO A UNIFORM DEPTH NOT LESS THAN 1".
 2. PLACE BRICK PAVERS ON THE CONCRETE SAND IN PATTERN AND JOINT WIDTH(S) SPECIFIED.
 3. VIBRATE PAVERS INTO THE SAND BEDDING WITH A PLATE VIBRATOR. A MINIMUM OF TWO PASSES OF THE VIBRATOR SHALL BE MADE ACROSS THE BRICK SURFACE. VIBRATOR SHALL BE CAPABLE OF 3,000 TO 5,000 LBS. CENTRIFUGAL COMPACTION FORCE, OPERATED AT A FREQUENCY OF 80 TO 90 HERTZ.
 4. SWEET FIL DRY CONCRETE SAND INTO THE JOINTS AND VIBRATE ACROSS THE BRICK PAYER SURFACE. REPEAT SAND SWEET FIL UNTIL ALL JOINTS WILL NO LONGER TAKE SAND UNDER THE VIBRATOR ACTION.
 5. VIBRATION SHALL NOT OCCUR WITHIN 3 FEET OF AN UNRESTRAINED EDGE OR LAYING FACES OF THE BRICK SURFACES. ALL BRICK PAVERS PLACED 3 FEET OR GREATER FROM THE LAYING FACE SHALL BE COMPACTIONED WITH SAND-FILLED JOINTS AT THE COMPLETION OF THE DAY'S WORK. COVER THE REMAINING UNCOMPACTIONED AREA EXPOSED SAND BEDDING WITH WATERPROOF COVERING.
 6. SWEEP OFF EXCESS SAND WHEN COMPACTION IS COMPLETED.
 7. FINISH SURFACE CONSTRUCTION SHALL NOT DEVIATE FROM THE SPECIFIED ELEVATION BY MORE THAN 3/8" UNDER A 10-FT STRAIGHTEDGE. THE FINISHED ELEVATION OF PAVERS SHALL BE 1/8" TO 1/4" ABOVE ADJACENT DRAINAGE INLETS, EDGE RESTRAINTS, PAVEMENT, AND TOE OF GUTTER PANS, EXCEPT WHERE ADJACENT TO AN ACCESS RAMP WHERE THE PAYER SHALL BE FLUSH TO 1/8" ABOVE THE TOE OF CURB.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	STREET SECTION USING
	CONCRETE PAVERS
	DWG. 2412
	JANUARY 2003

CITY OF ALBUQUERQUE



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

ALBUQUERQUE

Making History

**Planning Department
Transportation Development Services Section**

April 25, 2006

Mr. Bruce Stidworthy, PE
BOHANNAN-HUSTON, INC.
7500 Jefferson St. NE – Courtyard 1
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
U.S. FOREST SERVICE ALBUQUERQUE SERVICE CENTER,
[D-17 / D3AA1]
3900 MASTHEAD STREET NE
Engineer's Stamp Dated 04/24/06

P.O. Box 1293

Dear Mr. Stidworthy:

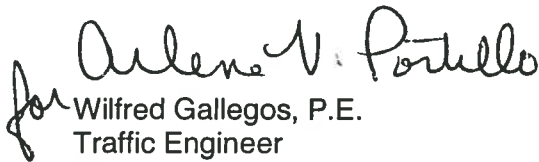
Albuquerque

The TCL / Letter of Certification submitted on April 24, 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.

New Mexico 87103

Sincerely,

www.cabq.gov

for 

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

c: Gloria Saavedra
Engineer
Hydrology file
CO Clerk



**Planning Department
Transportation Development Services Section**

April 25, 2006

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BOHANNAN-HUSTON, INC.
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Albuquerque, NM 87109

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