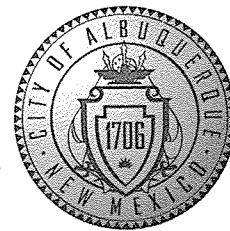


CITY OF ALBUQUERQUE



October 9, 2012

David A. Aube, P.E.
Hartman & Majewski Design Group
120 Vassar Dr SE Suite 100
Albuquerque, NM 87106

**Re: Masthead Office Phase II
Grading and Drainage Plan
Engineer's Stamp dated 10-1-12 (D17/D003P1)**

Dear Mr. Aube,

Based upon the information provided in your submittal received 10-2-2012, the above referenced plan has been approved for Grading Permit and Building Permit and SO-19 permit. All landscaping not in the public right of way must be depressed. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit (SO 19) is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit. To obtain a permanent Certificate of Occupancy, the sidewalk culvert in the City ROW must be inspected and accepted. Please contact Martin Pacheco, 235-8016, to schedule an inspection. 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 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

RER/SB
C: File

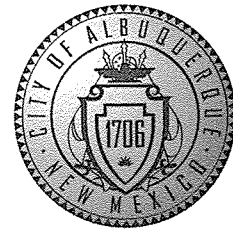
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



September 27, 2012

David A. Aube, P.E.
Hartman & Majewski Design Group
120 Vassar Dr SE
Albuquerque, NM 87106

**Re: Masthead Office Phase II
Grading and Drainage Plan
Engineer's Stamp dated 9-24-12 (D17/D003P1)**

Dear Mr. Aube,

Based upon the information provided in your submittal received 9-24-12, the above referenced plan can not be approved until the following comments are addressed.

- Is there 3 or 4 drainage basins?
- The Drainage summary font is too small and not legible, increase the size and clarity.
- Under Prep 4 there is 105% land treatments.
- Site plan is not clear, enlarge.
- Depress all landscaping.
- Extend sidewalk culvert plate 2 feet past the property line.
- Tack weld all bolts on the sidewalk culvert plate.
- Show spot elevations along the property lines.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

RER/SB

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PO Box 1293

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

D-17/D003P1

PROJECT TITLE: Masthead Office Phase II
DRB #: 1001119 EPC#: 08AA-10103

ZONE MAP/DRG. FILE # D-17-D003
WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 4AA-5A-2A-2 Journal Center
CITY ADDRESS: 5110 Masthead, Journal Center

ENGINEERING FIRM: Hartman + Majewski Design Group
ADDRESS: 120 Vassar Dr SE, Suite 100
CITY, STATE: Albuquerque, NM 87106

CONTACT: David Aube
PHONE: 505-998-6430
ZIP CODE: 87106

OWNER: Insite Works
ADDRESS: 57 Rock Point Pl, NE
CITY, STATE: Albuquerque, NM

CONTACT: Knight Seavey
PHONE: 505-991-5000
ZIP CODE: 87122

ARCHITECT: Insite Works
ADDRESS: 57 Rock Point Pl, NE
CITY, STATE: Albuquerque, NM

CONTACT: Knight Seavey
PHONE: 505-991-5000
ZIP CODE: 87122

SURVEYOR: Precision Surveying, Inc.
ADDRESS: 8414-D Jefferson St NE
CITY, STATE: Albuquerque, NM

CONTACT: Larry Medrano
PHONE: 505-856-5700
ZIP CODE: 87113

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

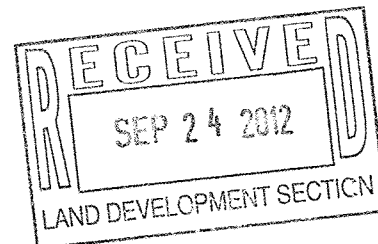
- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION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

- ☐ 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

\$ 50.00



DATE SUBMITTED: Sept 24, 2012

BY: David Aube 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.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Masthead Office Phase II
DRB #: 1001119 EPC#: 08AA-10103

ZONE MAP/DRG. FILE #: D-17-2003Pl.
WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 4AA-5A-2A-2 Journal Center
CITY ADDRESS: 5110 Masthead, Journal Center

ENGINEERING FIRM: Hartman + Majewski Design Group
ADDRESS: 120 Vassar Dr SE, Suite 100
CITY, STATE: Albuquerque, NM 87106

CONTACT: David Aube
PHONE: 505-998-6430
ZIP CODE: 87106

OWNER: Insite Works
ADDRESS: 57 Rock Point Pl, NE
CITY, STATE: Albuquerque, NM

CONTACT: Knight Seavey
PHONE: 505-991-5000
ZIP CODE: 87122

ARCHITECT: Insite Works
ADDRESS: 57 Rock Point Pl, NE
CITY, STATE: Albuquerque, NM

CONTACT: Knight Seavey
PHONE: 505-991-5000
ZIP CODE: 87122

SURVEYOR: Precision Surveying, Inc.
ADDRESS: 8414-D Jefferson St NE
CITY, STATE: Albuquerque, NM

CONTACT: Larry Medrano
PHONE: 505-856-5700
ZIP CODE: 87113

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

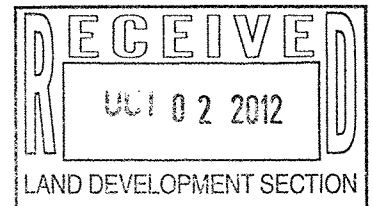
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (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: Oct 2, 2012

BY: David Aube 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.

CITY OF ALBUQUERQUE



September 27, 2012

David A. Aube, P.E.
Hartman & Majewski Design Group
120 Vassar Dr SE
Albuquerque, NM 87106

Re: Masthead Office Phase II
Grading and Drainage Plan
Engineer's Stamp dated 9-24-12 (D17/D003P1)

Dear Mr. Aube,

Based upon the information provided in your submittal received 9-24-12, the above referenced plan can not be approved until the following comments are addressed.

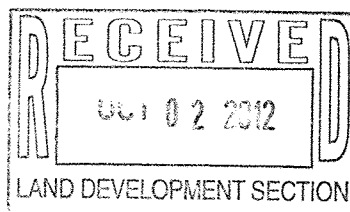
- Is there 3 or 4 drainage basins? *4 Corrected in narrative.*
- The Drainage summary font is too small and not legible, increase the size and clarity. *changed to 1/2" tall.*
- Under Prep 4 there is 105% land treatments. *Corrected.*
- Site plan is not clear, enlarge. *Created two additional sheets to show enough detail.*
- Depress all landscaping. *Gen Note Added.*
- Extend sidewalk culvert plate 2 feet past the property line. *Plate extended.*
- Tack weld all bolts on the sidewalk culvert plate. *Note Added.*
- Show spot elevations along the property lines. *Added.*

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: RER/SB
File





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

January 16, 2002

Knight Seavey, Registered Architect
Insite Architecture and Development
Albuquerque, NM 87122

Re: Certification Submittal for Final Building Certificate of Occupancy for
Tract 4AA-5A-2A, Journal Center, [D17 / D03P1]
5120 Masthead N.E.
Architect's Stamp Dated 01/14/02

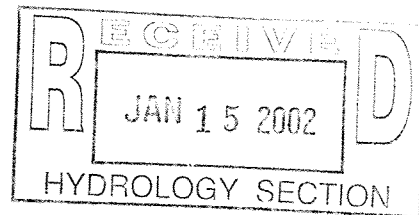
Dear Mr. Seavey:

The TCL / Letter of Certification submitted is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

Sincerely,

Mike Zamora
Commercial Plan Checker
Development and Building Services
Public Works Department

c: Hydrology File
Mike Zamora



January 14, 2002

Mike Zamora – Transportation Plan Checker
City of Albuquerque – Public Works Dept.
600 2nd St., NW
Albuquerque, NM 87108

RE: 5120 Masthead, NE – Traffic Certification

Mr. Zamora:

I have inspected the completed site improvements at the above referenced property and certify that the construction is in substantial conformance with the approved plans for this project.

I am the architect of record for this project.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "K Seavey".

Knight Seavey, AIA, AICP

