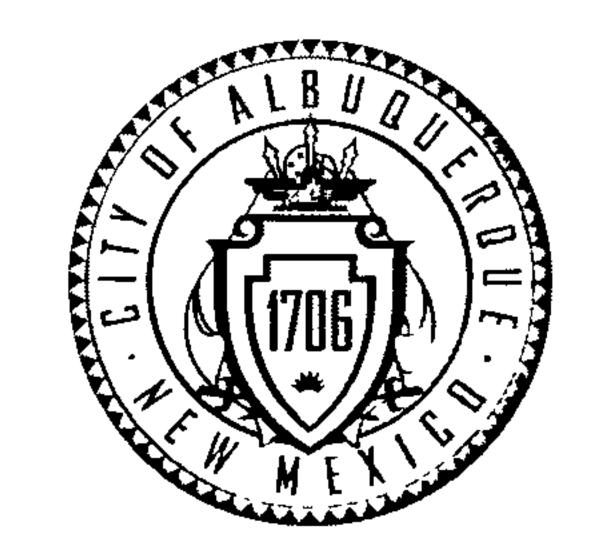
CITY OF ALBUQUERQUE

November 25, 2014



David Aube, PE Hartman + Majewski Design Group 120 Vassar Dr. SE Suite 100 Albuquerque, NM 87106

Re: Masthead Office Phase II

5110 Masthead NW

Request Permanent C.O. - Accepted

Engineer's Stamp dated: 5-28-14 (D17D003P1)

Certification dated: 11-19-14

Dear Mr. Aube,

Based on the Certification received 11/24/2014, the site is acceptable for release of Certificate of Occupancy by Hydrology.

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

PO Box 1293

Sincerely,

Albuquerque

Curtis Cherne, P.E.

Principal Engineer, Planning Dept. Development and Review Services

New Mexico 87103

RR/CC

www.cabq.gov

email

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

	ECT TITLE: <u>Masthead Office Phase II</u> : <u>1001119</u> EPC#: <u>08AA-10103</u>	ZONE MAP/DRG. FILE #: <u>D-17-Z</u> WORK ORDER#:
	DESCRIPTION: <u>Tract 4AA-5A-2A-2 Jounnal Center</u> DDRESS: <u>5110 Masthead, Journal Center</u>	
ENGIN	EERING FIRM ⁻ <u>Hartman + Majewski Design Group</u> ADDRESS: <u>120 Vassar Dr SE, Suite 100</u> CITY, STATE: <u>Albuquerque, NM 87106</u>	CONTACT: <u>David Aube</u> PHONE: <u>505-998-6430</u> ZIP CODE: <u>87106</u>
<u>OWNE</u>	R: <u>Insite Works</u> ADDRESS [·] <u>57 Rock Point PI, NE</u> CITY, STATE [·] <u>Albuquerque, NM</u>	CONTACT: Knight Seavey PHONE: 505-991-5000 ZIP CODE: 87122
<u>ARCHI</u>	TECT: Insite Works ADDRESS: <u>57 Rock Point Pl. NE</u> CITY, STATE. Albuquerque, NM	CONTACT: Knight Seavey PHONE: 505-991-5000 ZIP CODE: 87122
SURVE	YOR: <u>Precision Surveying, Inc.</u> ADDRESS: <u>8414-D Jefferson St NE</u> CITY, STATE: <u>Albuquerque, NM</u>	CONTACT: <u>Larry Medrano</u> PHONE. <u>505-856-5700</u> ZIP CODE: <u>87113</u>
CONTE	RACTOR: ADDRESS: _ CITY, STATE:	CONTACT PHONE: ZIP CODE.
<u>CHEC</u>	TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT
CHECK CHECK	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

DATE SUBMITTED: Nov 24, 2014

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.

Dave Aube

From: Harmon Rita T. <rharmon@cabq.gov>

Sent: Wednesday, November 19, 2014 9:50 AM

To: Dave Aube
Cc: Ortiz, Monica

Subject: RE: D17/D003P1 Masthead Office Drainage Cert

Thanks Dave,

You are correct, we need to receive an electronic submittal prior to acceptance at the counter.

This email serves as your receipt. (or you can set your email up with a "read receipt")

Hope all is well!

Rita

From: Dave Aube [mailto:daube@designgroupnm.com]

Sent: Wednesday, November 19, 2014 8:19 AM

To: Harmon Rita T.
Cc: Dave Aube

Subject: D17/D003P1 Masthead Office Drainage Cert

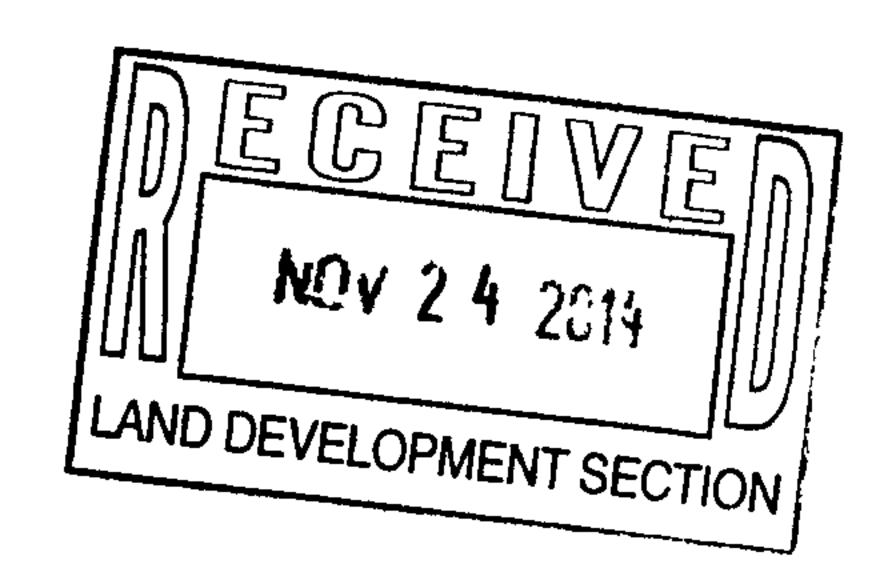
Rita

I am guessing that we need to submit pdf's for Drainage Certifications prior to being able to submit at the counter. Attached is the paperwork and plans pdf's. Please let me know if you need anything else.

Thanks Dave

David Aube P.E.
The Design Group
120 Vassar SE
Albuquerque, NM 87106

o: 505-998-6430 c: 505-463-4503



DECLARATION OF EASEMENT

THIS DECLARATION OF EASEMENT ("Declaration") is made and executed on June 24, 2014, by JOURNAL CENTER CORPORATION, a Delaware corporation ("JOURNAL CENTER" and "Land Lessor") and JOURNAL CENTER BUILDING ASSOCIATES, a New Mexico general partnership ("JCBA" and "Land Lessee").

WITNESSETH:

WHEREAS, JOURNAL CENTER is the owner and JCBA is the lessee of that certain real property located in Bernalillo County, New Mexico, more particularly described as follows:

Tract numbered "4AA-5A-1" of Journal Center, Albuquerque, New Mexico, as the same is shown and designated on the plat entitled "Replat Map for Tracts 4AA-5A-1 and 4AA-5A-2 Journal Center", filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 21, 1989, in Book C40, Page 48.

("Journal Center Property"); and

WHEREAS, CONEJOS I, LLC, a New Mexico limited liability company is the owner of that certain real property to the east of the Journal Center Property which is more particularly described as follows:

Tract numbered "4AA-5A-2A-2" of Journal Center, Albuquerque, New [March 1998] Mexico, as the same is shown and designated on the plat entitled "Plat of Tracts 4AA-5A-2A-1 and 4AA-5A-2A-2 of Journal Center, a Replat of Table 4AA-5A-2A", filed in the Office of the County Clerk of Bernalillo County LAND DEVELOPMENT SECTION' New Mexico on June 9, 2003, in Book 2003C, Folio 168.

("Conejos Property"); and

WHEREAS, JOURNAL CENTER and JCBA desire to create a drainage easement on the Journal Center Property for the benefit of the Conejos Property.

NOW THEREFORE:

JOURNAL CENTER and JCBA grant a perpetual non-exclusive easement for surface water drainage over and across the Journal Center Property for the benefit of

C:\Users\Public\Documents\AOL Downloads\20140617DrainageEas1.doc\l

11/13/2014 09 29 AM Page 1 of 3 EASE R:\$25 00 M Toulouse Oliver. Bernalillo County

NOV 2 4 2014

Doc# 2014090657

the Conejos Property; provided however, access for runoff from the Conejos Property shall be within five feet (5') on the eastern boundary of the Journal Center Property, and specifically located between thirty-two feet (32') and thirty-seven feet (37') north of the southern boundary of the Journal Center Property ("Drainage Easement").

2. The Drainage Easement shall be deemed to run with the land forever, and shall be binding upon JOURNAL CENTER and JCBA, their successors and assigns in all respects.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal the day and year above first written.

JOURNAL CENTER CORPORATION, a Delaware corporation

By: Lowell A. Hare

~ A ...

Its: President & CEO

JOURNAL CENTER BUILDING ASSOCIATES

A New Mexico general partnership

By: Bear

Lowell A. Hare Its: Managing Partner

STATE OF COLORADO

COUNTY OF ARAPAHOE

This instrument was acknowledged before me on June 24, 2014, by Lowell A. Hare, of JOURNAL CENTER CORPORATION and JOURNAL CENTER BUILDING ASSOCIATES.

NOTARY PUBLIC

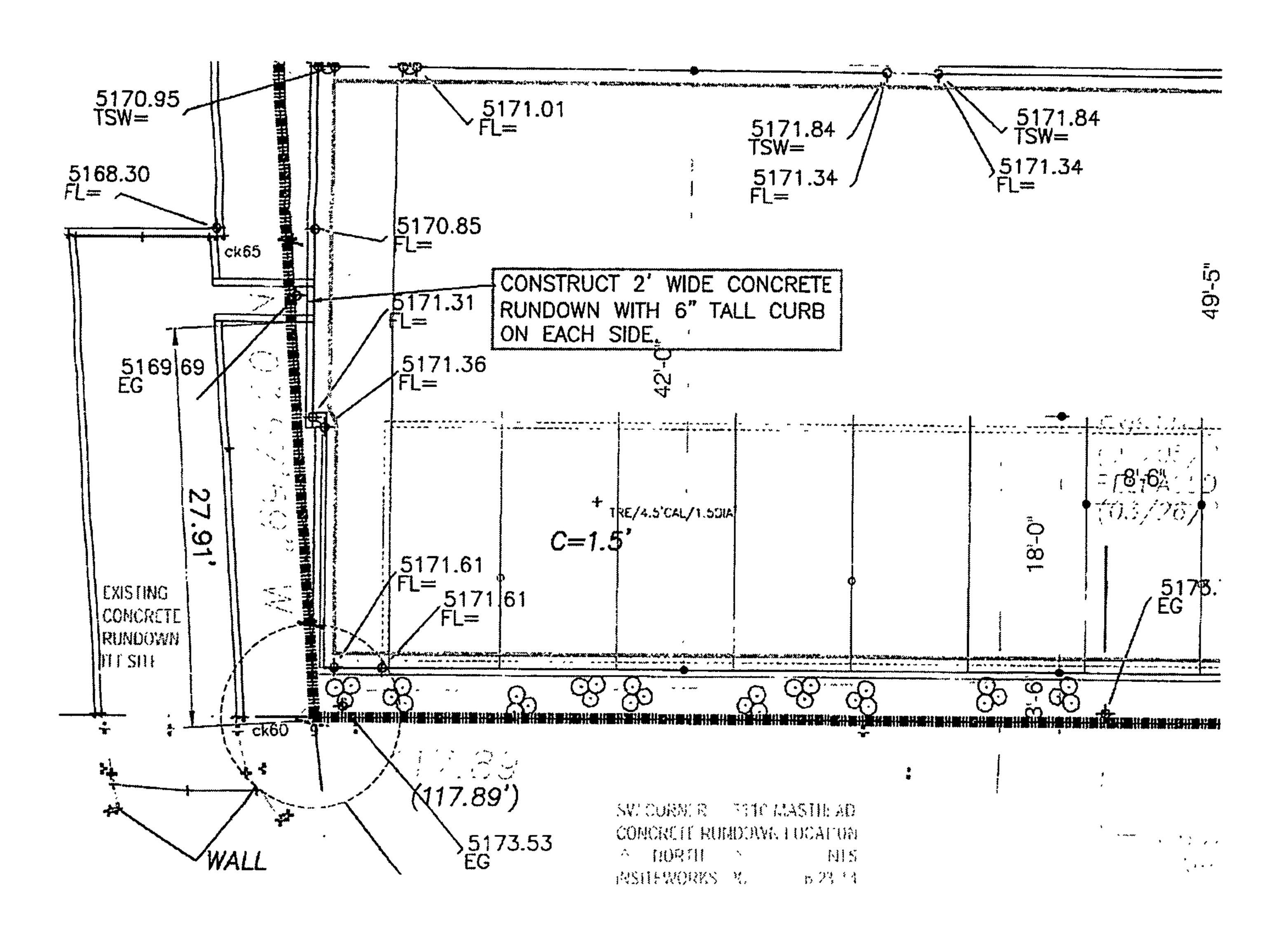
Sun- W Thomas

MY COMMISSION EXPIRES:

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ANN W. THOMAS
NOTARY PUBLIC
STATE OF COLOPADO
NOTARY ID 19964009541
MY COMMISSION EXPIRES JUNE 28, 2016

2



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.

NM 87103

PO Box 1293

Albuquerque

www.cabq.gov

Market Ma

Sincerely,

Shahab Biazar, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

RER/SB

C:

File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

17/7/2013/21

PROJECT TITLE: <u>Masthead Office Phase II</u> DRB #: <u>1001119</u> EPC#: <u>08AA-10103</u>	ZONE MAP/DRG. FILE #: <u>D-17-Z</u> WORK ORDER#:
LEGAL DESCRIPTION: <u>Tract 4AA-5A-2A-2 Journal Center</u> CITY ADDRESS: <u>5110 Masthead</u> , <u>Journal Center</u>	
ENGINEERING FIRM: Hartman + Majewski Design Group ADDRESS: 120 Vassar Dr SE, Suite 100 CITY, STATE: Albuquerque, NM 87106	CONTACT: <u>David Aube</u> PHONE: <u>505-998-6430</u> ZIP CODE: <u>87106</u>
OWNER: Insite Works ADDRESS: 57 Rock Point PI, NE CITY, STATE: Albuquerque, NM	CONTACT: Knight Seavey PHONE: 505-991-5000 ZIP CODE: 87122
ARCHITECT: Insite Works ADDRESS: 57 Rock Point Pl. NE	CONTACT: Knight Seavey PHONE: 505-991-5000 Lappard ZIP CODE: 87122
SURVEYOR: Precision Surveying, Inc. ADDRESS: 8414-D Jefferson St NE CITY, STATE: Albuquerque, NM	
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	DEGEIVEN
COPY PROVIDED	NOV 1 9 2014

DATE SUBMITTED:Nov 19, 2014

BY: David Aube P.E.

LAND DEVELOPMENT SECTION

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

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

Dave Aube

From:

Harmon Rita T. <rharmon@cabq.gov>

Sent:

Wednesday, November 19, 2014 9:50 AM

To:

Dave Aube

Ortiz, Monica

Cc: Subject:

RE: D17/D003P1 Masthead Office Drainage Cert

Thanks Dave,

You are correct, we need to receive an electronic submittal prior to acceptance at the counter.

This email serves as your receipt. (or you can set your email up with a "read receipt")

Hope all is well!

Rita

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Sent: Wednesday, November 19, 2014 8:19 AM

To: Harmon Rita T. Cc: Dave Aube

Subject: D17/D003P1 Masthead Office Drainage Cert

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Thanks Dave

David Aube P.E.
The Design Group
120 Vassar SE
Albuquerque, NM 87106

o: 505-998-6430 c: 505-463-4503

DECLARATION OF EASEMENT

THIS DECLARATION OF EASEMENT ("Declaration") is made and executed on June 24, 2014, by JOURNAL CENTER CORPORATION, a Delaware corporation ("JOURNAL CENTER" and "Land Lessor") and JOURNAL CENTER BUILDING ASSOCIATES, a New Mexico general partnership ("JCBA" and "Land Lessee").

WITNESSETH:

WHEREAS, JOURNAL CENTER is the owner and JCBA is the lessee of that certain real property located in Bernalillo County, New Mexico, more particularly described as follows:

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Doc# 2014090657

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IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal the day and year above first written.

JOURNAL CENTER CORPORATION, a Delaware corporation

By: Lowell A. Hare

- 4

Its: President & CEO

JOURNAL CENTER BUILDING ASSOCIATES

A New Mexico general partnership

By: Lowell A. Hare

Its: Managing Partner

STATE OF COLORADO

COUNTY OF ARAPAHOE

This instrument was acknowledged before me on June 24, 2014, by Lowell A. Hare, of JOURNAL CENTER CORPORATION and JOURNAL CENTER BUILDING ASSOCIATES.

NOTARY PUBLIC

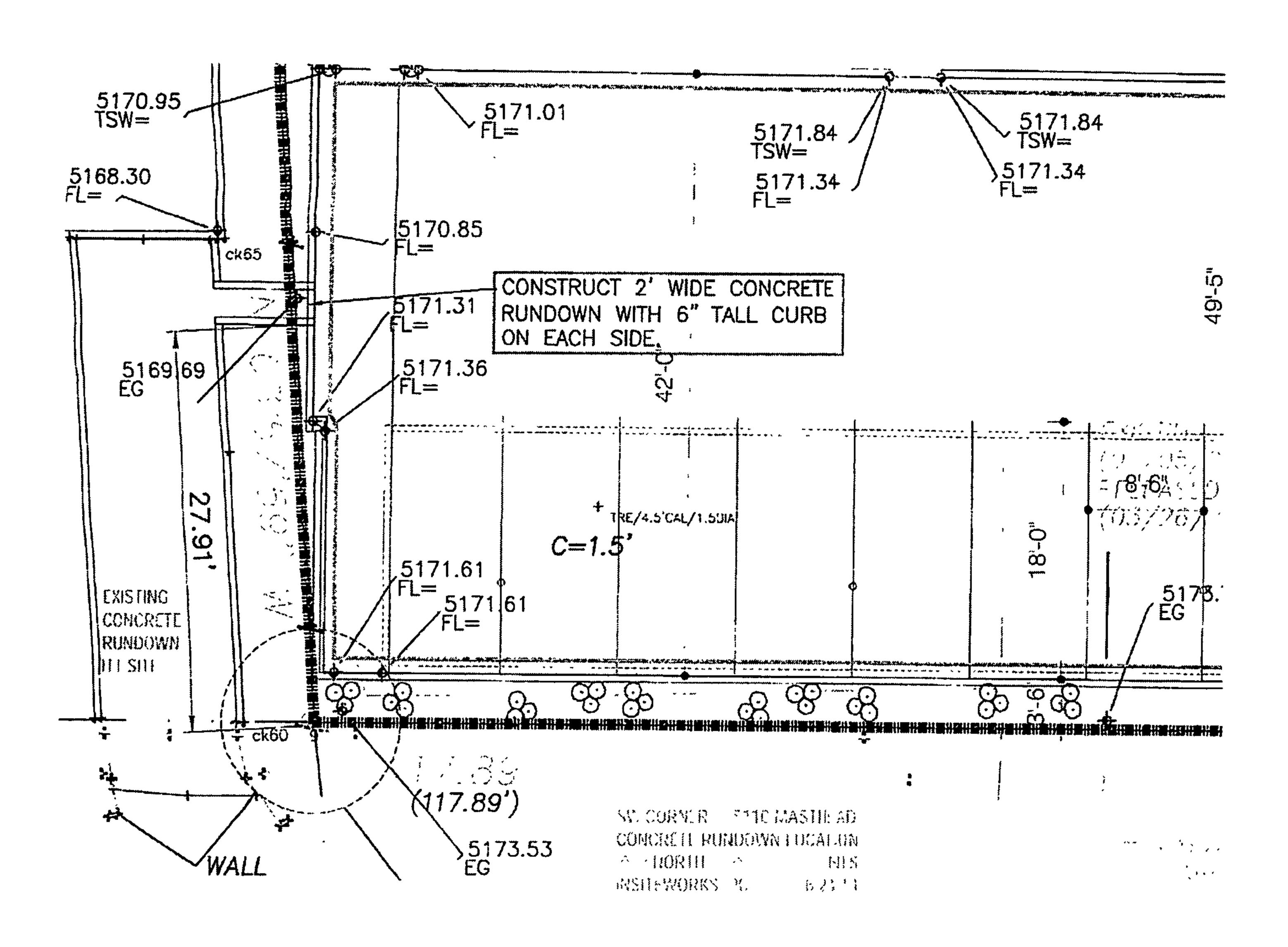
MY COMMISSION EXPIRES:

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NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19964009541 MY COMMISSION EXPIRES JUNE 28, 2016

ANN W. THOMAS

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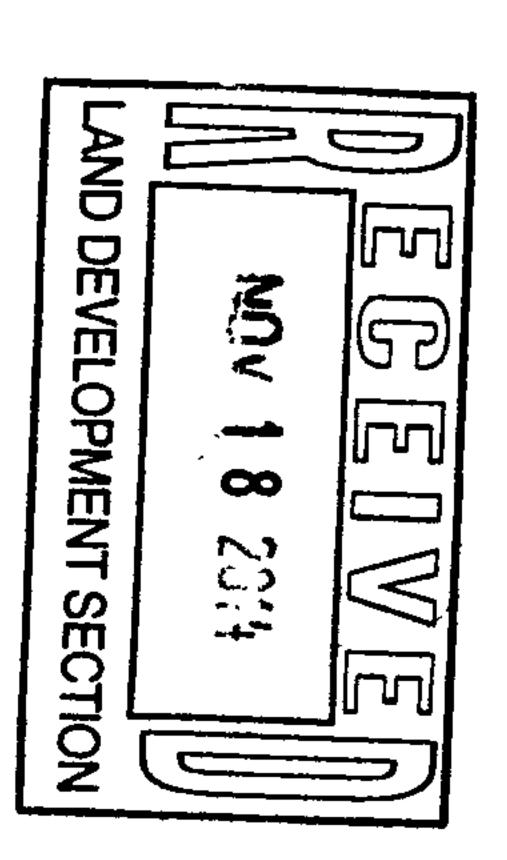




CITY OF ALBUQUERQUE

Racquel Michel, P.E.
Senior Engineer

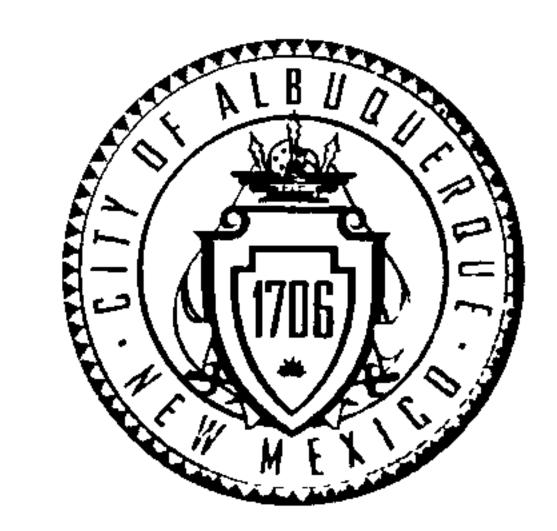
t 505-924-3630 f 505-924-3864 v/tty 800-659-8331 RMichel@cabq.gov Planning Department
Development Review Services Division
600 2nd St. NW, Suite 201 Albuquerque, NM 87102 www.cabq.gov



7-1-14

Spok w/ David Auhe. He is going to cham the draining of Basir Pro No. 2 by mining the inter South and piping it to the channel on the lot to the wist-Mey have an easened agreenths Aerefur fr. C.O. David 15 to as-built the character and Submit A reserved documed. Cent och

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.

NM 87103

PO Box 1293

Albuquerque

www.cabq.gov

Shahab Biazar, P.E.

Sincerely,

Senior Engineer, Planning Dept.

Development and Building Services

RER/SB

C:

File

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 to 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.

www.cabq.gov

PO Box 1293

Albuquerque

NM 87103

Shahab Biazar, P.E.

Sincerely,

Senior Engineer, Planning Dept.

Development and Building Services

RER/SB

File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

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	CT TITLE: <u>Masthead Office Ph</u> 1001119	ase II EPC#:08AA-10103		ZONE MAP/ WORK ORD	DRG. FILE #: <u>D-17-</u>	
DIND W.	<u> 1001115.</u>	LI O#. <u>00/V\-10100</u>			LI\\\\	
	DESCRIPTION: <u>Tract 4AA-5A-2A-</u> DRESS: <u>5110 Masthead, Journa</u>	··· • • • • • • • • • • • • • • • • • •				
ENGINE	ERING FIRM: <u>Hartman + Majews</u> ADDRESS: <u>120 Vassar Dr SE, S</u>	<u>uite 100</u>		CONTACT: PHONE: <u>50</u>	5-998-6430	
	CITY, STATE: <u>Albuquerque</u> , <u>NM</u>	<u>87106</u>		ZIP CODE:	<u>87106</u>	
OWNER	Insite Works ADDRESS: 57 Rock Point PI, NE			CONTACT: PHONE: <u>50</u>	Knight Seavey 5-991-5000	-
	CITY, STATE: <u>Albuquerque, NM</u>			ZIP CODE:	<u>87122</u>	
ARCHIT	ECT: Insite Works			CONTACT:	Knight Seavey	
	ADDRESS: <u>57 Rock Point Pl. NE</u>	- - -		PHONE: 50	_	
	CITY, STATE: <u>Albuquerque</u> , <u>NM</u>			ZIP CODE:	<u>87122</u>	
<u>SURVE</u>	YOR: Precision Surveying, Inc. ADDRESS: 8414-D Jefferson St	<u>NE</u>		PHONE: <u>50</u>		
	CITY, STATE: Albuquerque, NM			ZIP CODE:	<u>87113</u>	
CONTR	ACTOR: ADDRESS: _ CITY, STATE:			CONTACT: PHONE: ZIP CODE:		
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WASA	PRE-DESIGN CONFERENCE AT YES NO COPY PROVIDED	TENDED:	20 50		SEP 24 LAND DEVELOPME	区区ION NT SECTION
DATE S	UBMITTED: <u>Sept 24, 2012</u>		BY: <u>David</u>	Aube P.E.	LAND DE VELL	

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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DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: <u>Masthead Office Phase II</u> DRB #:1001119 EPC#:08AA-10103	ZONE MAP/DRG. FILE #: D-17-Z 0003P1. WORK ORDER#:
LEGAL DESCRIPTION: <u>Tract 4AA-5A-2A-2 Journal Center</u> CITY ADDRESS: <u>5110 Masthead</u> , <u>Journal Center</u>	
ENGINEERING FIRM: Hartman + Majewski Design Group ADDRESS: 120 Vassar Dr SE, Suite 100 CITY, STATE: Albuquerque, NM 87106	CONTACT: <u>David Aube</u> PHONE: <u>505-998-6430</u> ZIP CODE: <u>87106</u>
OWNER: Insite Works ADDRESS: 57 Rock Point PI, NE CITY, STATE: Albuquerque, NM	CONTACT: Knight Seavey PHONE: 505-991-5000 ZIP CODE: 87122
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SURVEYOR: Precision Surveying, Inc. ADDRESS: 8414-D Jefferson St NE CITY, STATE: Albuquerque, NM	CONTACT: <u>Larry Medrano</u> PHONE: <u>505-856-5700</u> ZIP CODE: <u>87113</u>
CONTRACTOR: ADDRESS: _ CITY, STATE:	CONTACT: PHONE: ZIP CODE:
CHECK TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
 □ DRAINAGE REPORT □ DRAINAGE PLAN 1st SUBMITTAL, <i>REQUIRES TCL or equal</i> □ DRAINAGE PLAN RESUBMITTAL □ CONCEPTUAL GRADING & DRAINAGE PLAN □ GRADING 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	LAND DEVELOPMENT SECTION

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 AIRUQUERQUE



September 27, 2012

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

Masthead Office Phase II Re: 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 narrahue.

• The Drainage summary font, is to small and not legible, increase the size and clarity. Changed to 10" tall.

Under Prep 4 there is 105% land treatments. Consider Sheets to show Site plan is not clear, enlarge. Created two additional sheets to show enough deland. Depress all landscaping. Gell Note Model.

Extend sidewalk culvert plate 2 feet past the property line. Plate extended.

Sincerely,

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.

www.cabq.gov

PO Box 1293

Albuquerque

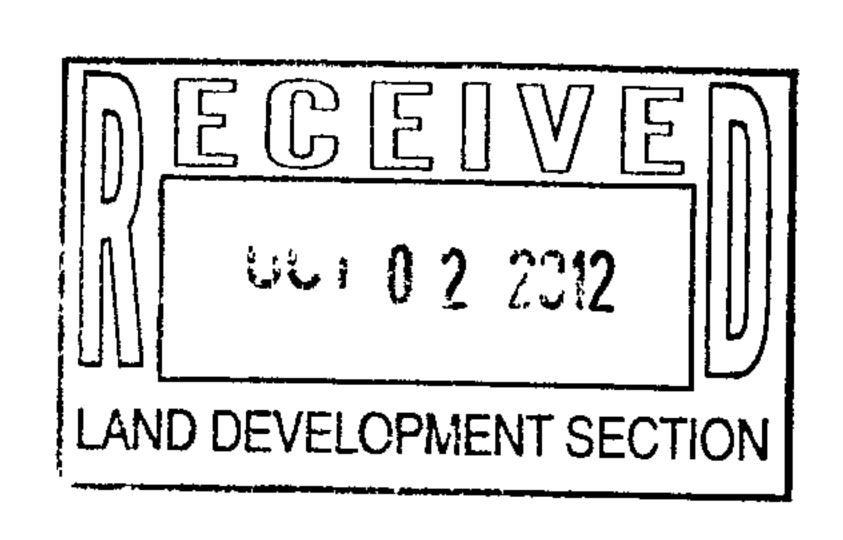
NM 87103

Shahab Biazar, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

RER/SB File



H

DRINAGE RFPORT K13D002_DRNRPT_2013MAY06

GRADING AND DRAINAGE PLAN K13D002_GD_2011SEP06

LETTER DATE K13D002_LTR_2012JUN07

DRAINAGE SUBMITTAL SHEET M11D012_DRNSUBTLSHT_2010AUG25

TRANSPORTATION SUBMITTAL SHEET Q07D023_TRNSSUBTLSHT_1998OCT19

TRAFFIC CIRCULATION LAYOUT S13D037_TLC_1995NOV08



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 2, 2001

Joe Kelley, P.E.
JC Engineering
1924 Roanoke Dr NE
Rio Rancho, New Mexico 87124-5532

RE: MASTHEAD ST. TRACT 4AA-5A-2A (Phase 1) (D-17/D3P1)

(5120 Masthead St NE)

ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY

ENGINEERS STAMP DATED 4/17/2001

ENGINEERS CERTIFICATION DATED 10/1/2001

Dear Mr. Kelley:

Based upon the information provided in your Engineers Certification resubmittal dated 10/1/2001, the above referenced site is approved for Permanent Certificate of Occupancy for Phase 1 only. Engineers Certification is still required prior to issuance of Certificate of Occupancy for Phase 2 regarding this site

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin

Hydrology Plan Checker Public Works Department

Town a. Martin

BUB

C: Vickie Chavez, COA approval file drainage file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 20, 2001

Mr. Joe Kelley, P.E. JC Engineering 1924 Roanoke Dr NE Rio Rancho, NM 87124

RE: Revised Grading and Drainage Plan for 5120 Masthead St. NE, Tract 4AA-5A-2A Journal Center, (D17/D003P1), Engineer stamp dated 4/17/01.

Dear Mr. Kelley,

The referenced revised plan is approved for Grading and Drainage, Site Plan for Building Permit, and for Building Permit. Please attach a copy of the final grading plan to the construction plan set for Building Permit.

Prior to Certificate of Occupancy, please provide Engineer Certification per the DPM checklist for the Grading and Drainage construction for Hydrology approval.

If you have any questions, please call me at 924-3980.

Sincerely,

Loren D. Meinz, P.E.

Hydrology Division

c: Terri Martin

file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 16, 2001

Mr. Joe Kelley, P.E. JC Engineering 1924 Roanoke Dr NE Rio Rancho, NM 87124

RE: Grading and Drainage Plan for 5120 Masthead St. NE, Tract 4AA-5A-2A Journal Center, (D17/D003P1), Engineer stamp dated 4/13/01.

Dear Mr. Kelley,

The referenced plan is approved for Grading and Drainage, Site Plan for Building Permit, and for Building Permit. Please attach a copy of the final grading plan to the construction plan set for Building Permit.

Prior to Certificate of Occupancy, please provide Engineer Certification per the DPM checklist for the Grading and Drainage construction for Hydrology approval.

If you have any questions, please call me at 924-3980.

Sincerely,

Loren D. Meinz, P.E.

Hydrology Division

c: Terri Martin

file

JC-Engineering

1924 Roanoke Drive NE, Rio Rancho, NM 87124-5532

(505) 459-3520

Fax (505) 867-9302

kelleycj@juno.com

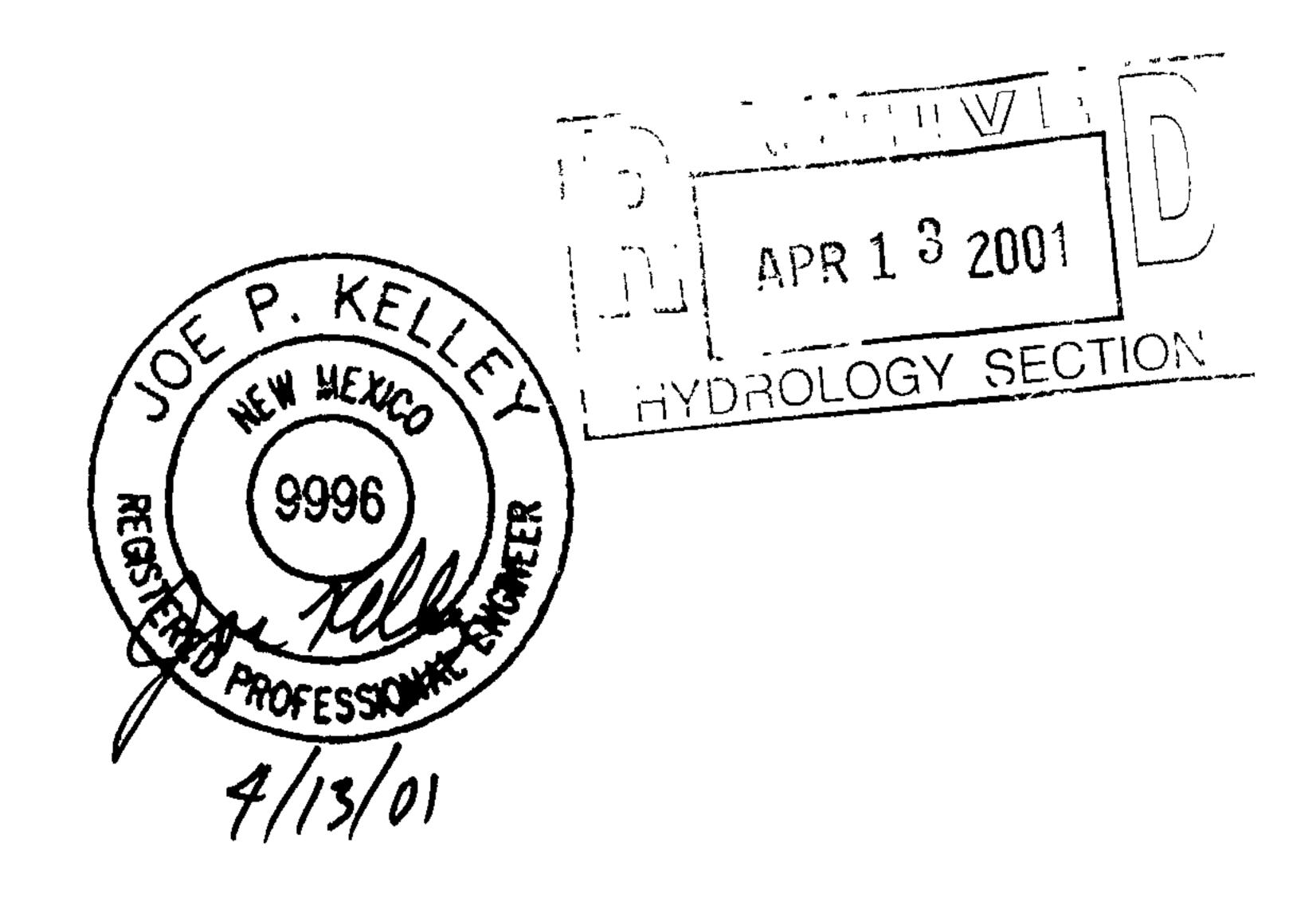
Drainage Report

For

Tract 4AA-5A-2A of the Journal Center

In

Albuquerque, New Mexico



Purpose

This drainage report provides the hydrologic rationale for the appropriate development of tract 4AA-5A-2A of the Journal Center. The purpose of this report is to obtain approval of the grading plan by the City of Albuquerque so a building permit can be issued.

Area Description

The project is located within the Journal Center, on the south side of Masthead Street between two existing developed sites. The Hewlett Packard site is on the east, and the ITT site is on the west. The site is located on the block that extends from the west I-25 frontage road to Jefferson. All the other lots on both sides of this street have been developed, and this lot will be the last. Behind this site on the south is the MCT Industries site, which is also fully developed. The entire area is a business/industrial area, and the surrounding sites have been developed with buildings and paved yards.

Area Masterplan

This site is located in an area that is governed hydrologically by the Drainage Management Plan for the Journal Center by Bohannan-Huston, last updated on December 17, 1992. This particular tract is located within Basin G of that plan, and is depicted within the plan as discharging freely to Masthead. The pertinent portion of the Masterplan has been copied and is included on page B-2 of this report.

Precipitation

There will be no on-site detention ponding, so the 100-year, 6-hour design storm was used in these calculations. See page A-2 for the AHYMO hydrologic calculations.

Existing Conditions

The existing site is in a natural state of sparse grass and native shrubs. Please refer to the grading plan and to the Drainage Basin Plan sheet B-1. There is also a portion of the Hewlett Packard parking lot that is located on this site. Apparently the 2.276 acres that comprise this site were originally part of the 3.7069 acre Hewlett Packard site that is depicted on the original Masterplan, and two rows of existing parking are located on what is now the subject property. The Hewlett Packard site is higher in elevation than this site, but the existing parking lot curbs and grading are such that none of the Hewlett-Packard runoff discharges onto the subject site. The portion of the parking lot that is located on the subject site discharges to Masthead via a 12" sidewalk culvert at its northwest corner.

The MCT Industries site located south of the subject site is developed industrially. A large asphalt area is located directly south of the subject site, and a row of parking is immediately adjacent to the fence line. The MCT Industries site is designed such that

the runoff of the south portion of the site discharges into a small retention pond located at the northwest corner. This pond overflows into an 11'-wide concrete rundown that discharges into the ITT site. The outline of the rundown can be seen on the grading plan, and also on the drainage basin plan page B-1.

The ITT site is located west of the subject tract, and is downstream of this tract. Under existing conditions, a small swale and berm have been cut into the west side of the subject tract to prevent any runoff from discharging onto the ITT parking lot, cutting off any site runoff from discharging onto the ITT site. But the natural lay of the land is such that the majority of the runoff would discharge to Masthead anyway. Very little would tend to encroach upon the ITT site.

Developed Conditions

As shown on the grading plan, the site will be developed with buildings and parking lots. The majority of the site will be developed in Phase 1 with a 13,896 s.f. single story building and a surrounding parking area. The western part of the site will eventually be developed with a Phase 2 building that consists of a parking area below, with the occupied building area on the second floor, at approximately the same elevation as the first building's finished floor.

The Phase 1 building roof will discharge into the parking lot via roof drains connected directly to the parking area through the curb on the east side of the building. The new curbs will be concrete curb and gutter. Runoff has been directed into the gutter flow lines so that the water will discharge from the site via a concrete gutter, and mitigate potential damage due to the freeze/thaw cycle.

As summarized on the table below, the runoff from Phase 1 will discharge safely into the street via the new driveways. The new driveways are steep enough so that no street flow on Masthead will not enter the site. On-site channels have been designed with sufficient capacity to accept runoff as computed by the weir equation on page A-2, and summarized below.

Runoff Summary

Basin	Q (cfs)	Outlet Description	Channel & Capacity (cfs)
Existing Site (All)	4.72	Over the curb	
A	3.69	Driveway	3'-6" Channel / 4.08 cfs
В	1.11	2'-0" Channel	2'-0" Channel / 2.33 cfs
C	2.54	Driveway	
D (Developed)	2.52	Future Roof Drains	
Developed Site (All)	9.86	Varies	

The Phase 2 building will be designed to discharge directly to the street via future roof drains.

Compliance with the Master Plan

This site has been developed to discharge in accordance with the Master Plan. In a predesign conference on March 26th with John Murray of City Hydrology, it was determined that free discharge would be acceptable, if it was in accordance with the original plan. As I reviewed the original plan and made a site visit, I concluded that free discharge would be appropriate because:

- 1. Free discharge was the intent of the original plan. As stated in the original plan, "considerable expense has already been applied to the construction of drainage facilities in the area. The Pino Arroyo and Jefferson Street storm sewer represent an investment of approximately 2 million dollars. Design was guided and approved based upon criteria in effect at the time assuming free discharge from all parcels." The original plan also states, "based on information presented in this plan it is proposed that a fee discharge management approach be approved for all parcels within the park." The original plan showed the discharge from this site directly into Masthead with no intervening ponding.
- 2. AHYMO is the mathematical hydrologic tool used in Albuquerque to quantify runoff. The tool changed between 1990 and today (2001). Thus hydrologic computations of the same areas will yield higher results now. This parcel is in Basin G of the original plan, which was originally depicted in 1980 as discharging 84 cfs under old hydrology. In about 1990, this was revised to 83 cfs. Basin G was 22.5 acres in size, and thus was designed to discharge about 3.7 cfs/acre. Using new (current) hydrology, this ultimately-developed site will discharge 4.3 cfs/acre. For the entire 2.276 acres, that is 1.4 cfs more than the original plan. However, the methodology alone accounts for that difference. The key question is whether this site will discharge safely downstream, and the answer is "yes," as discussed below.
- 3. The impact of the "increased runoff" may be slightly noticed in the street fronting the site, but will not be noticeable in the storm drains or concrete channels discharging into the rest of Albuquerque. The general scheme of the original Journal Center plan was to provide sufficient storm drainage infrastructure so that no on-site detention ponding would be necessary. This is evidenced by the design of storm drains and lined concrete channels that were part of the original plan, and that have all been constructed per plan. As shown on page B-2, a 60" storm drain has been extended to Masthead in order to capture the street runoff (which could be increased by as much as 1/84th, or 1.2%). This storm drain will readily accept the slight potential increase. After the runoff reaches the concrete-lined Pino arroyo, its affect will be unnoticeable.
- 4. This site (Tract 2A) is a subset of the original Hewlett Packard site (Tract 2) that was designed by the Mann Co. and approved by the City on June 28, 1990 without detention ponding.
- 5. All of the surrounding sites are developed, and none has detention ponding.

In conclusion, this site will discharge safely downstream, and is in compliance with the governing Master Plan.

Weirt Rating Curve

The discharge into the on-site channels will be via weir flow.

Weir Calculation for Basin A ($Q_{100} = 3.69$ CFS)

$$Q = C*L*(H)^{3/2}$$

Where:

C = weir coefficient =

3.30

L = length of weir = 3.50 feet

Weir Bottom Elevation = 5168.09

H = water depth above weir bottom in feet (varies per table below).

Q = flow in cfs (varies per table below).

Water Depth (ft)	Weir Flow (cfs)
0.00	0.00
0.10	0.37
0.20	1.03
0.30	1.90
0.40	2.92
0.50	4.08
	0.00 0.10 0.20 0.30 0.40

Weir Calculation for Basin B ($Q_{100} = 1.11$ CFS)

$$Q = C^*L^*(H)^{3/2}$$

Where:

C = weir coefficient =

3.30

L = length of weir =

2.00 feet

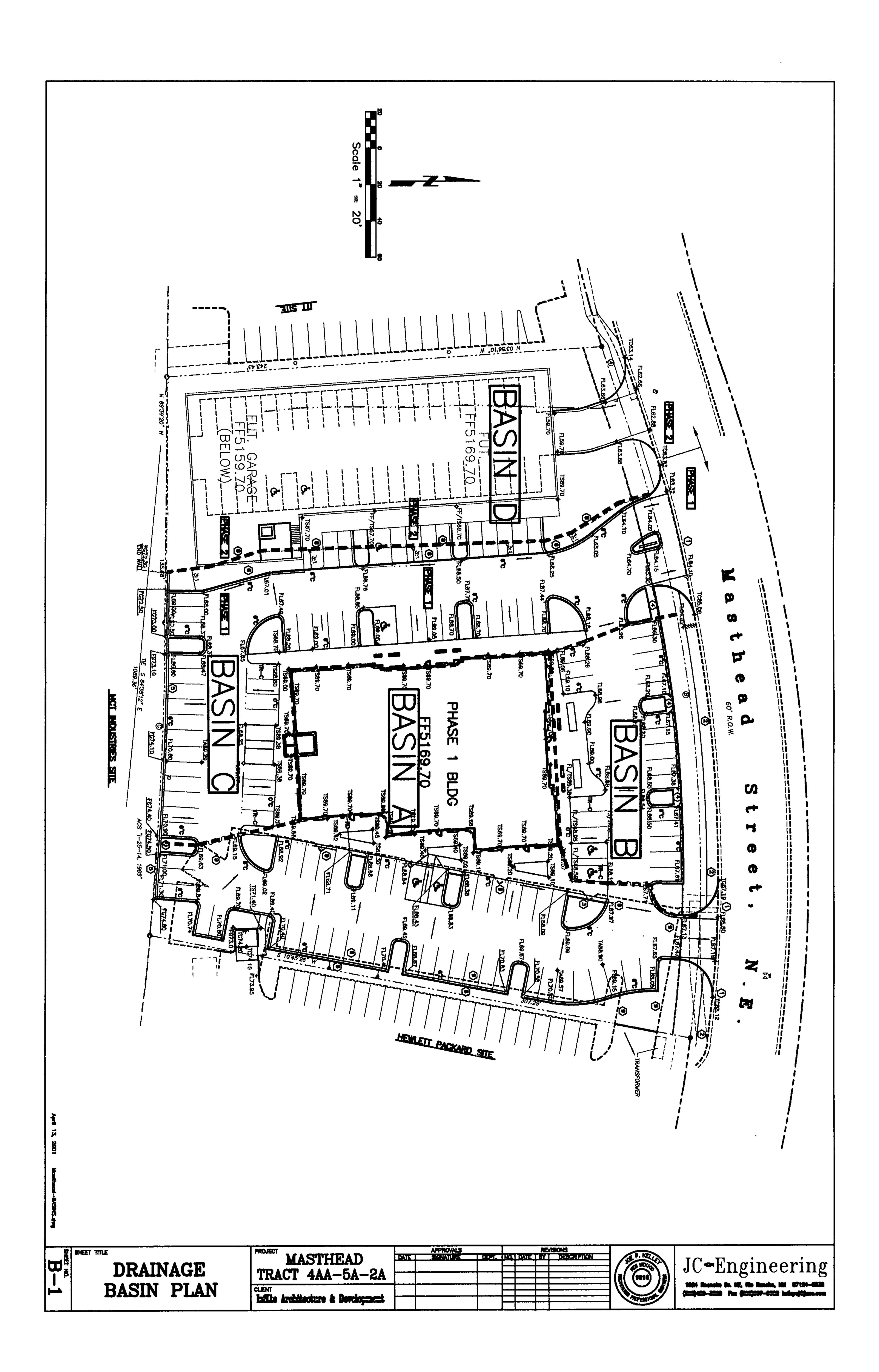
Weir Bottom Elevation =

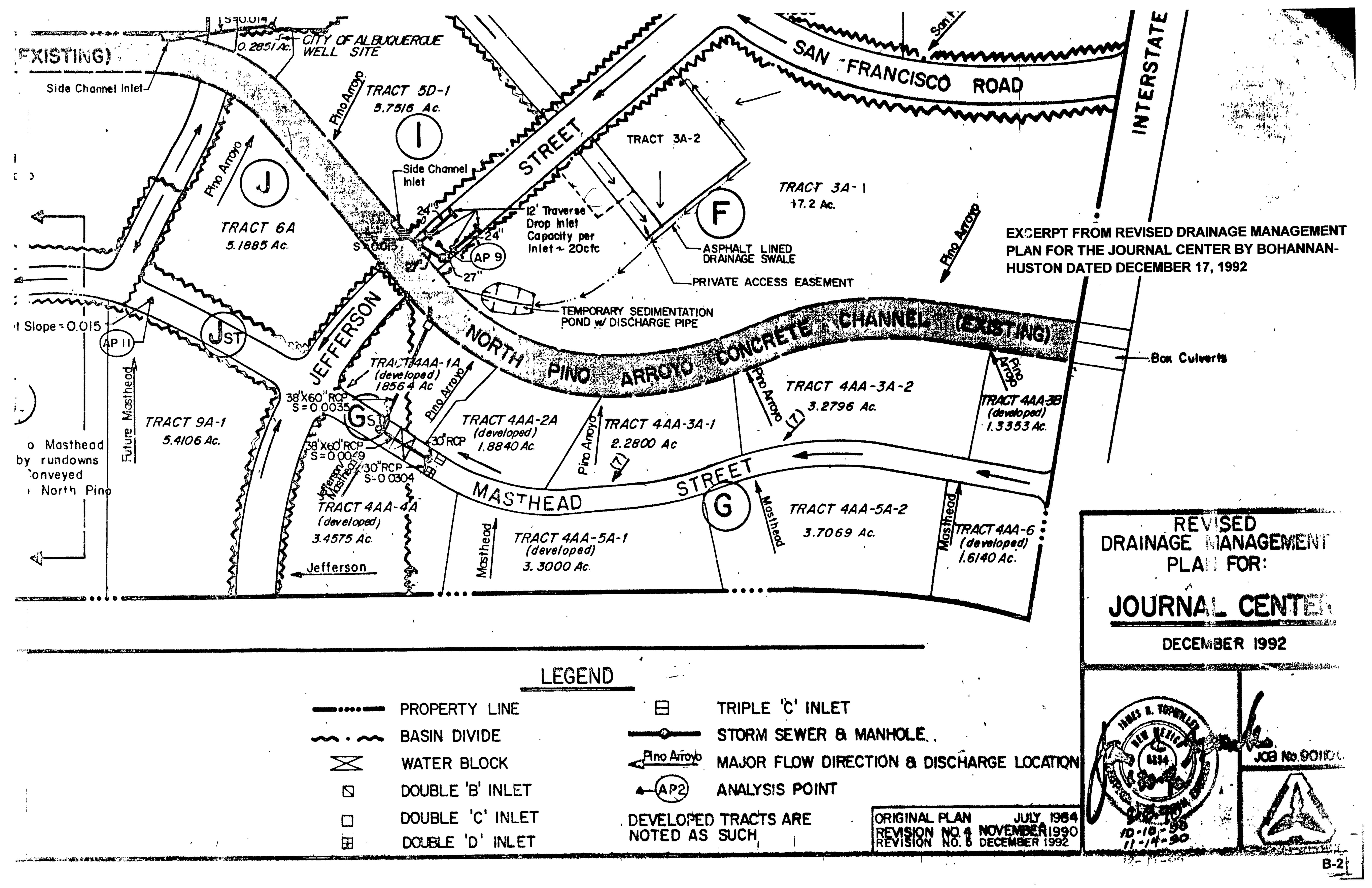
5166.30

H = water depth above weir bottom in feet (varies per table below).

Q = flow in cfs (varies per table below).

Elevation	Water Depth (ft)	Weir Flow (cfs)			
5166.30	0.00	0.00			
5166.40	0.10	0.21			
5166.50	0.20	0.59			
5166.60	0.30	1.08			
5166.70	0.40	1.67			
5166.80	0.50	2.33			





Pond Outlet Rating Curve

The discharge into the sidewalk culverts of the ponds will be via weir flow.

Weir Calculation for Basin A ($Q_{100} = 3.44$ CFS)

$$Q = C*L*(H)^{3/2}$$

Where:

C = weir coefficient = 3.30 L = length of weir = 3.00 feet

Weir Bottom Elevation = 5166.28

H = water depth above weir bottom in feet (varies per table below).

Q = flow in cfs (varies per table below).

Elevation	Water Depth (ft)	Wier Flow (cfs)	Pond Vol. (ac-ft)
5166.28	0.00	0.00	0.0000
5166.38	0.10	0.31	0.00069
5166.48	0.20	0.89	0.00138
5166.58	0.30	1.63	0.00206
5166.68	0.40	2.50	0.00275
5166.78	0.50	3.50	0.00344

Weir Calculation for Basin B ($Q_{100} = 1.45$ CFS)

$$Q = C*L*(H)^{3/2}$$

Where:

C = weir coefficient = 3.30 L = length of weir = 1.25 feet Weir Bottom Elevation = 5165.15

H = water depth above weir bottom in feet (varies per table below).

Q = flow in cfs (varies per table below).

Elevation	Water Depth (ft)	Wier Flow (cfs)	Pond Vol. (ac-ft)
5165.15	0.00	0.00	0.0000
5165.25	0.10	0.13	0.00034
5165.35	0.20	0.37	0.00069
5165.45	0.30	0.68	0.00103
5165.55	0.40	1.04	0.00138
5165.65	0.50	1.46	0.00172

CITY OF ALBUQUERQUE



Planning Department Transportation Development Services

November 24, 2014

Knight Seavey, R.A. Insiteworks PO Box 90728 Albuquerque, NM 87113

Re: 5110 Masthead NE Offices

Certificate of Occupancy – Transportation Development Plan dated 04-11-14, Exhibit Update 11/14/14 (D17-D003P1)

Certification dated 11-13-14

Dear Mr. Seavey,

Based upon the information provided in your submittal received 11-18-14 and the photographs given to me on 11-24-14, the Transportation Development has no objection to the issuance of a <u>Permanent Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>Permanent Certificate of Occupancy</u> to be issued by the Puilding and Sefety Division.

Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3924.

Sincerely, WWW.

New Mexico 87103

PO Box 1293

Albuquerque

www.cabq.gov Jeanne Wolfenbarger, P.E.

Senior Engineer, Planning Dept. Development Review Services

c: File

CO Clerk



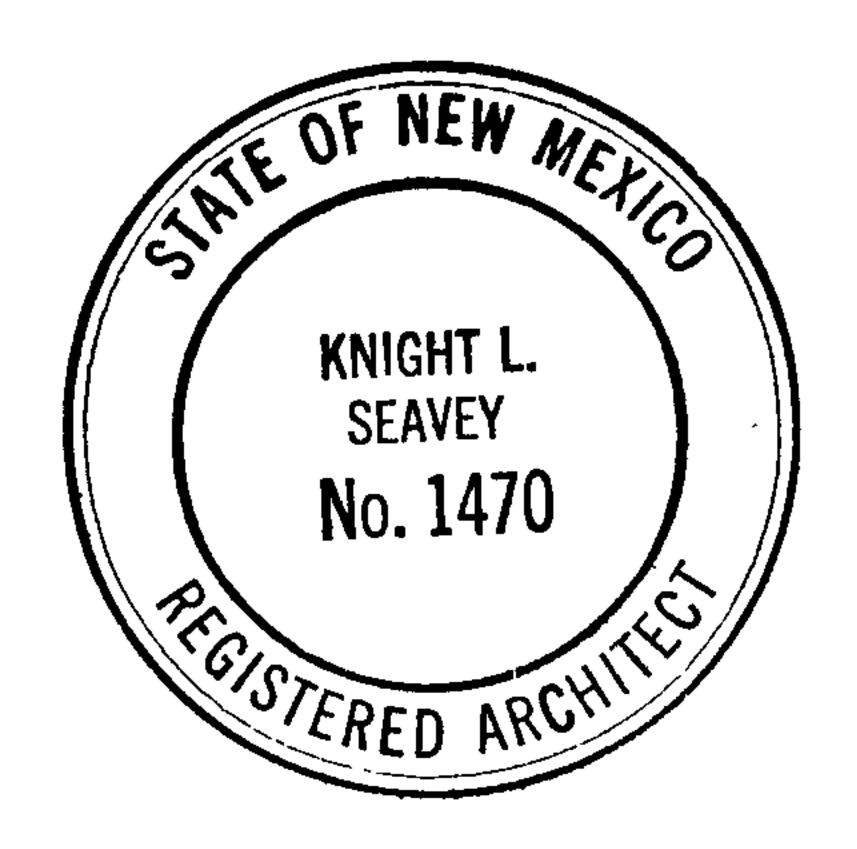
TRAFFIC CERTIFICATION

I, KNIGHT SEAVEY NMRA #1470 OF THE FIRM INSITEWORKS, PC HEREBY STATE THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 4/11/14. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY LANCE ANDERSON OF THE FIRM HART CONSTRUCTION. I FURTHER STATE THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON THIS DAY, NOVEMBER 13, 2014 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. THESE OBSERVATIONS ARE SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY AT 5110 MASTHEAD NE (PERMIT T2014 9 0994).

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.

Knight Seavey, AIA LEED AP

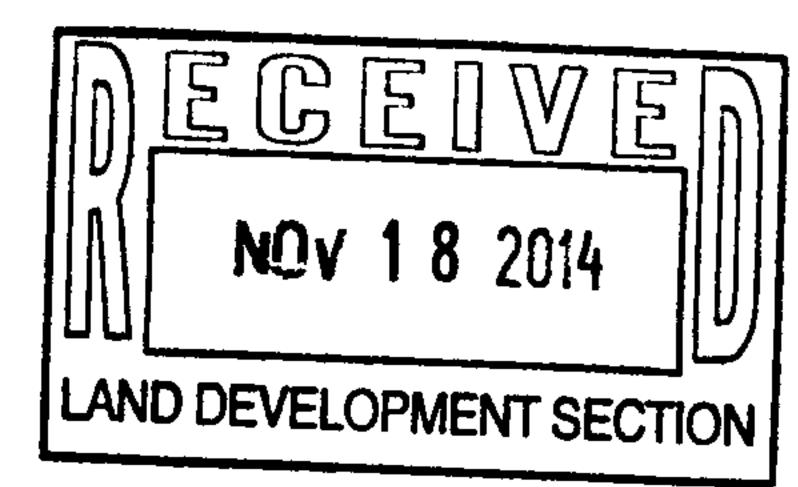
11/13/14 Date

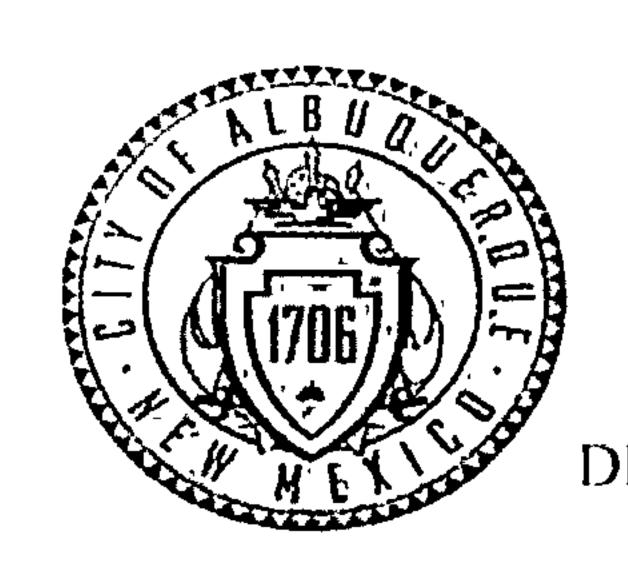


PO BOX 90728 ALBUQUERQUE, NM 87199

T 505.991.5000 **F** 888.885.6556

INSITEWORKS.COM





City of Albuquerque

Planning Department

Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

[1] Site Plan - Permit set
[2] EPC Site Devp
Plan/Amended (2012)
[3] Traffic Certification

DRB#:	: 5110 Masthead NE Office	· · · · · · · · · · · · · · · · · · ·	on) Building Permit #: T2014 9 0994 City Drainage #: \(\overline{D17-D0}\) 08AA-10103 Proj # 1001119 Amend file June 2012 12AA10066
Legal Descr	iption: Tract 4AA-5A-2A-2	Journal Center (20	003C-168)
City Addres	s: 5110 Masthead NE	ABQ 87109	
Ingineerin	g Firm: Design Group		Contact: David Aube
Address:	120 Vassar SE Albu	aueraue. NM 8710	
hone#:	(505) 998-6430	Fax#:	E-mail: daube@designgroupnm.com
	<u> </u>		
wner: Admana	Conejos I LLC	400	Contact: Knight Seavey
.ddress: hone#:	PO Box 90728, ABQ NM 87 505-975-0500		to the kolingitary article and
noner:	303-373-0300	Fax#:	E-mail: knight@insiteworks.com
rchitect:	Insiteworks		Contact: Knight Seavey
ddress:	PO Box 90728, ABQ NM 87	199	
hone#:	505-975-0500	Fax#:	E-mail: knight@insiteworks.com
urveyor;	Precision Survey		Contact: Larry Medrano
ddress:	8500-A Jefferson NE Albuqu	erque, NM 87113	
ione#:	(505) 856-5700	Fax#:	E-mail: larry@presurv.com
ontractor	Hart Construction		Cantagi: Lanca Anderson
ddress:	2919 2nd street NW Suite E	Albugerque NM	87107 Contact: Lance Anderson
hone#:	(505) 980-3610	Fax#:	E-mail: landerson@hartconstruction.net
vde ae c	1 1 1 3 3 4 1 1 1 2 1 4 4 4		
	SUBMITTAL: Nage report		CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
	NAGE PLAN Ist SUBMITTA		SIA/FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL
	NAGE PLAN RESUBMITTAI		
	CEPTUAL G & D PLAN		S. DEV. PLAN FOR SUB'D APPROMNING G [] W [] N. S. DEV. FOR BLDG. PERMIT APPROMAL.
GRAI	DING PLAN		SECTOR PLAN APPROVAL
EROS	ION & SEDIMENT CONTRO	L PLAN (ESC)	FINAL PLAT APPROVAL
ENGI	NEER'S CERT (HYDROLOG	Y')	CERTIFICATE OF OCCUPANCY (PERM)
	AR/LOMR		CERTIFICATE OF OCCUPANCY (PERM) CERTIFICATE OF OCCUPANCY (TCP PEMELOPMENT SECTION FOUNDATION PERMIT APPROVAL
	FIC CIRCULATION LAYOU	r (TCL)	
	NEER'S CERT (TCL)		BUILDING PERMIT APPROVAL
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	R (SPECIFY)		WORK ORDER APPROVAL ESC CERT. ACCEPTANCE GRADING CERTIFICATION OTHER (SPECIFY)
'AÇ A DÐI	E-DESIGN CONFFRENCE AT	TENUNCIA.	
		CLINIDED!	Yes No x Copy Provided
ALE SUBI	MITTED: 11/17/2014		By: Knight Seavey, AIA

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

- Conceptual Grading and Drainage Plan Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- 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
- 4 Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



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 87 22

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 Zámera

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

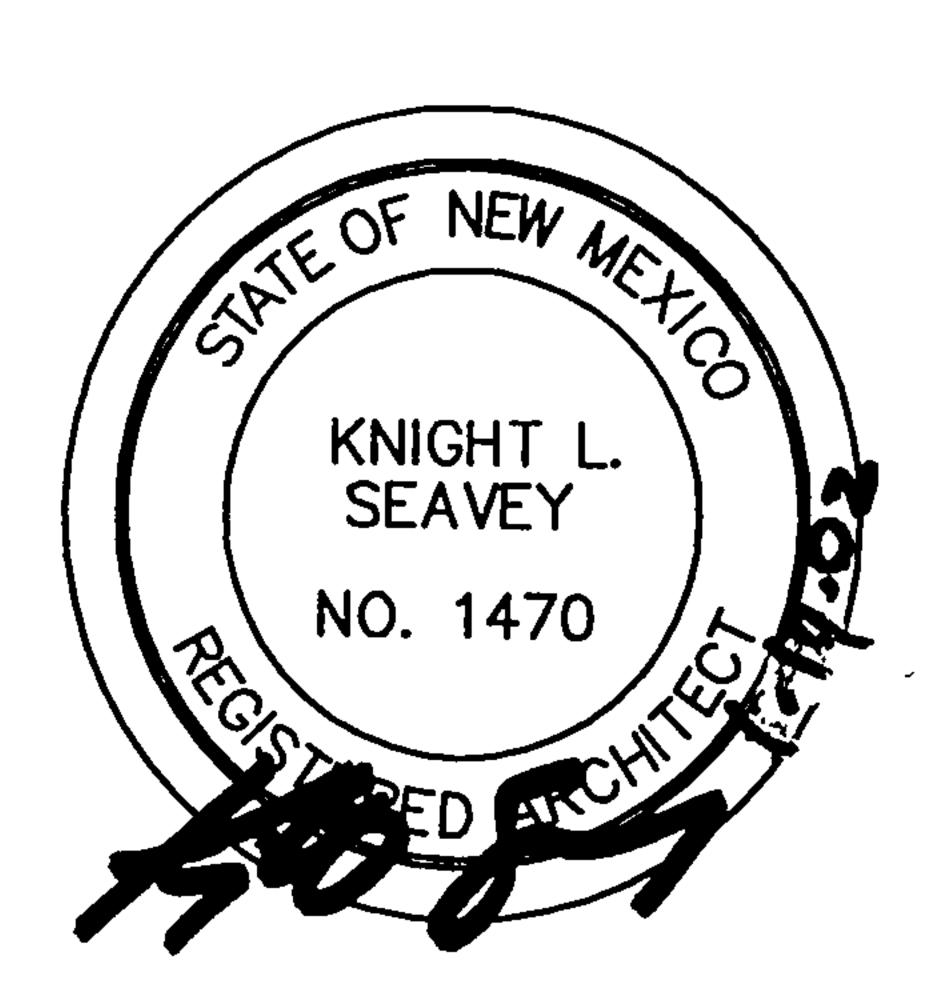
Mr. Zamora:

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,

Knight Seavey, AIA, AICP



HYDROLOGY SECTION