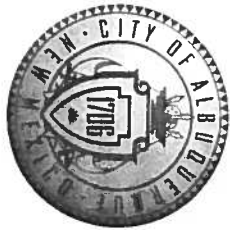


# CITY OF ALBUQUERQUE



March 1, 2011

Glen S. Broughton, P.E.  
Bohannan Huston, Inc.  
7500 Jefferson St NE – Courtyard I  
Albuquerque, NM 87109

**Re: REDW Headquarters, 7425 Jefferson NE**  
**Grading and Drainage Plan**  
**Engineer's Stamp dated 2-14-11 (D17/D048)**

Dear Mr. Broughton,

Based upon the information provided in your submittal dated 2-25-2011, the above referenced plan is approved for Building Permit and SO-19. 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. If there is a Work Order associated with this project, this work is to be included in the Work Order.

To obtain a Certificate of Occupancy, Engineer Certification of the Grading Plan per the DPM is required and the storm drain work in the City ROW must be inspected and accepted. Please contact Martin Pacheco, 235-8016, to schedule an inspection.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge and a Topsoil Disturbance Permit since it is disturbing ¾ of an acre or more.

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

Sincerely,

Curtis A. Cherne, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services

C: Antoinette Baldonado, Excavation and Barricading  
Martin Pacheco, Street/Storm Drain Maintenance  
Kathy Verhage  
file

[www.cabq.gov](http://www.cabq.gov)

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

PROJECT TITLE: REDW ZONE MAP/DRG. FILE # D-17 1048  
DRB#: 1003883 EPC#: WORK ORDER#:

LEGAL DESCRIPTION: Tract 9A-1A-1 Journal Center Phase 2, Unit 1  
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 1<sup>st</sup> 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

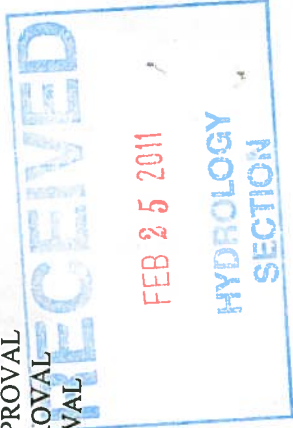
501922

SUBMITTED BY: Glenn Broughton

DATE: 2-25-11

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:

- Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.





December 09, 2011

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

**Re: REDW Headquarters, 7425 Jefferson St NE,  
Request for Permanent C.O. - Approved  
Engineer's Stamp dated: 02-14-11 (D-17/D048)  
Certification dated: 12-09-11**

Dear Mr. Broughton,

Based upon the information provided in the Certification received 12-09-11, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

PO Box 1293  
Albuquerque

Hydrology is asking for and electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: [tsims@cabq.gov](mailto:tsims@cabq.gov).

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

Sincerely,

NM 87103  
www.cabq.gov

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: REDW ZONE MAP/DRG. FILE # D-17 10248  
DRB#: 1003883 EPC#: WORK ORDER#:

LEGAL DESCRIPTION: Tract 9A-1A-1 Journal Center Phase 2, Unit 1  
CITY ADDRESS:

ENGINEERING FIRM: Bohannan 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:	CHECK TYPE OF APPROVAL SOUGHT:
<input type="checkbox"/> DRAINAGE REPORT	<input type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE
<input type="checkbox"/> DRAINAGE PLAN 1 <sup>st</sup> SUBMITTAL	<input type="checkbox"/> PRELIMINARY PLAT APPROVAL
<input type="checkbox"/> DRAINAGE PLAN RESUBMITTAL	<input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL
<input type="checkbox"/> CONCEPTUAL G & D PLAN	<input type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL
<input checked="" type="checkbox"/> GRADING PLAN	<input type="checkbox"/> SECTOR PLAN APPROVAL
<input type="checkbox"/> EROSION CONTROL PLAN	<input type="checkbox"/> FINAL PLAT APPROVAL
<input type="checkbox"/> ENGINEER'S CERT (HYDROLOGY)	<input type="checkbox"/> FOUNDATION PERMIT APPROVAL
<input type="checkbox"/> CLOMR/LOMR	<input type="checkbox"/> BUILDING PERMIT APPROVAL
<input type="checkbox"/> TRAFIC CIRCULATION LAYOUT	<input checked="" type="checkbox"/> CERTIFICATE OF OCCUPANCY (PERM)
<input type="checkbox"/> ENGINEER CERT (TCL)	<input type="checkbox"/> GRADING PERMIT APPROVAL
<input type="checkbox"/> ENGINEER CERT (DRB SITE PLAN)	<input type="checkbox"/> PAVING PERMIT APPROVAL
<input type="checkbox"/> OTHER (SPECIFY)	<input type="checkbox"/> WORK ORDER APPROVAL
	<input type="checkbox"/> OTHER (SPECIFY)

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

SUBMITTED BY: Glenn Broughton  
DATE: 12-9-11

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 17, 2011

Glenn S. Broughton, P.E.  
Bohannan Huston, Inc.  
7500 Jefferson St NE  
Albuquerque, NM 87109

**Re: REDW Grading and Drainage Plan and Drainage Management Plan  
Engineer's Stamp dated 2-9-11 (D17/D048)**

Dear Mr. Broughton,

Based upon the information provided in your submittal received 2-9-11, the above referenced plan is approved for Site Development Plan for Building Permit action by the DRB and Foundation Permit.

PO Box 1293

Foundation Permit allows the property owner to pour the foundation, but not to do other ground work (e.g. storm drain, paving, etc.).

Albuquerque

Hydrology requires another submittal for approval of Building Permit and SO 19 Permit (unless there is a Work Order).

NM 87103

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

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Curtis A. Cheme, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services

C: file

**Cherne, Curtis**

---

**From:** Glenn Broughton [gbrought@bhinc.com]  
**Sent:** Tuesday, February 15, 2011 9:25 AM  
**To:** Cherne, Curtis  
**Cc:** Kurt Browning  
**Subject:** REDW Offsite Drainage  
**Attachments:** REDW Offsite DA.pdf

Curtis,

Kurt and I went out to look at the intersection of Tiburon & Washington. The high point is at the intersection. We also looked at the roundabout grading. Any surface drainage that enters the south side of Masthead will flow south into Tiburon.

Given what we discovered during our site visit I looked at the big picture drainage to see if there were capacity issues with the street or existing storm drain. The flow in Tiburon splits at Washington because the half street capacity is less than peak flow. I also evaluated the capacity of Rutledge and the inlets in sump at the west end of Unit 1. These both have capacity to accept current peak flow rates and the additional flow from the REDW site. I have attached a markup showing the basin boundaries and flow rates in Tiburon and Rutledge.

Give me a call when you have a moment so I can walk you through my analysis. Since we will be heard at DRB tomorrow, I want to be sure that you are satisfied that we have adequately addressed your concerns.

Thanks,

Glenn Broughton, P.E., LEED AP  
Project Manager  
Community Development & Planning  
Direct line: 505-798-7872

**Bohannan**  **Huston**

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM 87109-4335  
[www.bhinc.com](http://www.bhinc.com)  
**voice:** 505.823.1000 **facsimile:** 505.798-7988 **toll free:** 800.877.5332

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Copyright Shannon Huester 2000  
Date: AUGUST 5, 2000



**Cherne, Curtis**

**From:** Glenn Broughton [gbrought@bhinc.com]  
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**Subject:** REDW Offsite Drainage  
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Thanks,

Glenn Broughton, P.E., LEED AP  
Project Manager  
Community Development & Planning  
Direct line: 505-798-7872

*Co on BP plan  
OK for site plan. Also  
DRB work letter for  
Plan permit*

**Bohannan & Huston**  
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

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# CITY OF ALBUQUERQUE



## Planning Department Transportation Development Services Section

November 28, 2011

Christopher Gunning, Registered Architect  
Dekker/Perich/Sabatini  
7601 Jefferson NE, Ste. 100  
Albuquerque, NM 87109

Re: Certification Submittal for a Permanent Building Certificate of Occupancy (C.O.)  
for **REDW Office Building**, [D-17 / D048]  
**7425 Jefferson Street NE**  
Architect's Stamp Dated 11/23/11

Dear Mr. Gunning:


PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

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

c: Engineer  
Hydrology file  
CO Clerk

Based upon the information provided in your submittal received 11-23-11,  
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, please contact me at (505)924-3630.

November 23, 2011

Traffic Engineer  
City of Albuquerque  
Public Works Department  
Development & Building Services Division  
600 2<sup>nd</sup> Street NW  
Albuquerque, New Mexico 87102

Re: Transportation Final C.O.  
REDW Headquarters/Titan Tiburon Office Building  
7425 Jefferson Street NE  
Total Acreage – 2.77  
Zone – IP

To Whom It May Concern:

I, Christopher R. Gunning, NMRA no.3203 of the firm Dekker/Perich/Sabatini, hereby certify that the referenced portion of this project is in substantial compliance and in accordance with the design intent of the approved March 30, 2011 DRB Site Plan.

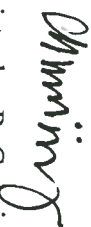
Dekker/Perich/Sabatini visited the project site on November 22, 2011 to verify construction was in accordance with the attached site plan. The following item differs from the original plan. However, the design intent is the same as what was approved on the DRB Site Plan:

1. Additional parking lot lighting for proper coverage

This certification is submitted in support of a request for Final Certificate of Occupancy. The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to the above mentioned building. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact myself or Sheri Tollefson at 761-9700, thank you.

Very truly yours,  
Dekker/Perich/Sabatini Ltd.



Christopher R. Gunning AIA, LEED AP  
Principal  
Cc: File





DRAINAGE AND TRANSPORTATION INFORMATION SHEET  
(REV 12/2005)

0-17/b048

PROJECT TITLE: REDW HEADQUARTERS/TITAN TIBURON OFFICE ZONE MAP: D-17-2  
DRB#: 11 DRB-10014 EPC#:                      WORK ORDER#:                     

LEGAL DESCRIPTION: JOUBURNAL CENTER PHASE 2, UNIT 2, TRACT 94-1A-1  
CITY ADDRESS: 1425 JEFFERSON NE

ENGINEERING FIRM: BOHANNAN HUSTON CONTACT: GLENN BROUGHTON  
ADDRESS: 1500 JEFFERSON NE PHONE: 505-823.1000  
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

OWNER: TITAN TIBURON LLC CONTACT: LUKE BROWNING  
ADDRESS: 6300 RIVERVIEW PLAZA LN NW, STE 200 PHONE: 505.998.0163  
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87120

ARCHITECT: DEKLER/PERICH/SABATINI CONTACT:                       
ADDRESS: 7601 JEFFERSON NE PHONE: 505.761.9700  
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

SURVEYOR: PRECISION SURVEYS, INC. CONTACT: LARRY MEDRANO  
ADDRESS: 8500-A JEFFERSON NE PHONE: 505-856-5700  
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87113

CONTRACTOR: KEID & ASSOCIATES CONTACT: BILL SMITH  
ADDRESS: 6300 RIVERSIDE PLAZA LN NW, STE 220 PHONE: 505-891.2528  
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87120

TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
<input type="checkbox"/> DRAINAGE REPORT	<input type="checkbox"/> SIA/FINANCIAL GUARANTTEE RELEASE
<input type="checkbox"/> DRAINAGE PLAN 1" SUBMITTAL	<input type="checkbox"/> PRELIMINARY PLAT APPROVAL
<input type="checkbox"/> DRAINAGE PLAN RESUBMITTAL	<input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL
<input type="checkbox"/> CONCEPTUAL G & D PLAN	<input type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL
<input type="checkbox"/> GRADING PLAN	<input type="checkbox"/> SECTOR PLAN APPROVAL
<input type="checkbox"/> EROSION CONTROL PLAN	<input type="checkbox"/> FINAL PLAT APPROVAL
<input type="checkbox"/> ENGINEER'S CERT (HYDROLOGY)	<input type="checkbox"/> FOUNDATION PERMIT APPROVAL
<input type="checkbox"/> CLOMRL/OMR	<input type="checkbox"/> BUILDING PERMIT APPROVAL
<input type="checkbox"/> TRAFIC CIRCULATION LAYOUT	<input checked="" type="checkbox"/> CERTIFICATE OF OCCUPANCY (PERM)
<input type="checkbox"/> ENGINEER'S CERT (TCL)	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY (TEMP)
<input checked="" type="checkbox"/> ENGINEER'S CERT (DRB SITE PLAN)	<input type="checkbox"/> GRADING PERMIT APPROVAL
<input type="checkbox"/> OTHER (SPECIFY)	<input type="checkbox"/> PAVING PERMIT APPROVAL
	<input type="checkbox"/> WORK ORDER APPROVAL
	<input type="checkbox"/> OTHER (SPECIFY)



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

DATE SUBMITTED: NOVEMBER 23, 2011 BY: DAVIS BPOUNE

Requests for approvals of Site Development Plans and/or Subdivision Plans 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:

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.
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