CITY OF ALBUQUERQUE

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.

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.

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

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

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

PROJECT TITLE: REDW ZONE MAP/DRG. FILE # D-17 / D048
DRB#: 1003883 EPC#: WORK ORDER#:

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

ENGINEERING FIRM: Bohannan Huston, Inc CONTACT: Glenn Broughton
ADDRESS: 7500 Jefferson NE PHONE: 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

ARCHITECT: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

SURVEYOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CONTRACTOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

TYPE OF SUBMITTAL:
_____ DRAINAGE REPORT
_____ DRAINAGE PLAN 1st SUBMITTAL
_____ DRAINAGE PLAN RESUBMITTAL
_____ CONCEPTUAL G & D PLAN
__X__ 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
__X__ CERTIFICATE OF OCCUPANCY (PERM)
_____ CERTIFICATE OF OCCUPANCY (TEMP)
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
_____ OTHER (SPECIFY)

RECEIVED
DEC 09 2011
HYDROLOGY SECTION

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

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

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

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

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

PROJECT TITLE: REDW ZONE MAP/DRG. FILE # D-17/D041 8
DRB#: 1003883 EPC#: WORK ORDER#:

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

ENGINEERING FIRM: Bohannan Huston, Inc CONTACT: Glenn Broughton
ADDRESS: 7500 Jefferson NE PHONE: 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

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SURVEYOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CONTRACTOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

TYPE OF SUBMITTAL:
- ___ DRAINAGE REPORT
- ___ DRAINAGE PLAN 1st SUBMITTAL
- X DRAINAGE PLAN RESUBMITTAL
- ___ CONCEPTUAL G & D PLAN
- X 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
- X BUILDING PERMIT APPROVAL
- ___ CERTIFICATE OF OCCUPANCY (PERM)
- ___ CERTIFICATE OF OCCUPANCY (TEMP)
- ___ GRADING PERMIT APPROVAL
- ___ PAVING PERMIT APPROVAL
- ___ WORK ORDER APPROVAL
- X OTHER (SPECIFY)

SO 19a

RECEIVED
FEB 25 2011
HYDROLOGY SECTION

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

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:

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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.

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

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

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

Sincerely,

Curtis A. Cherne

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

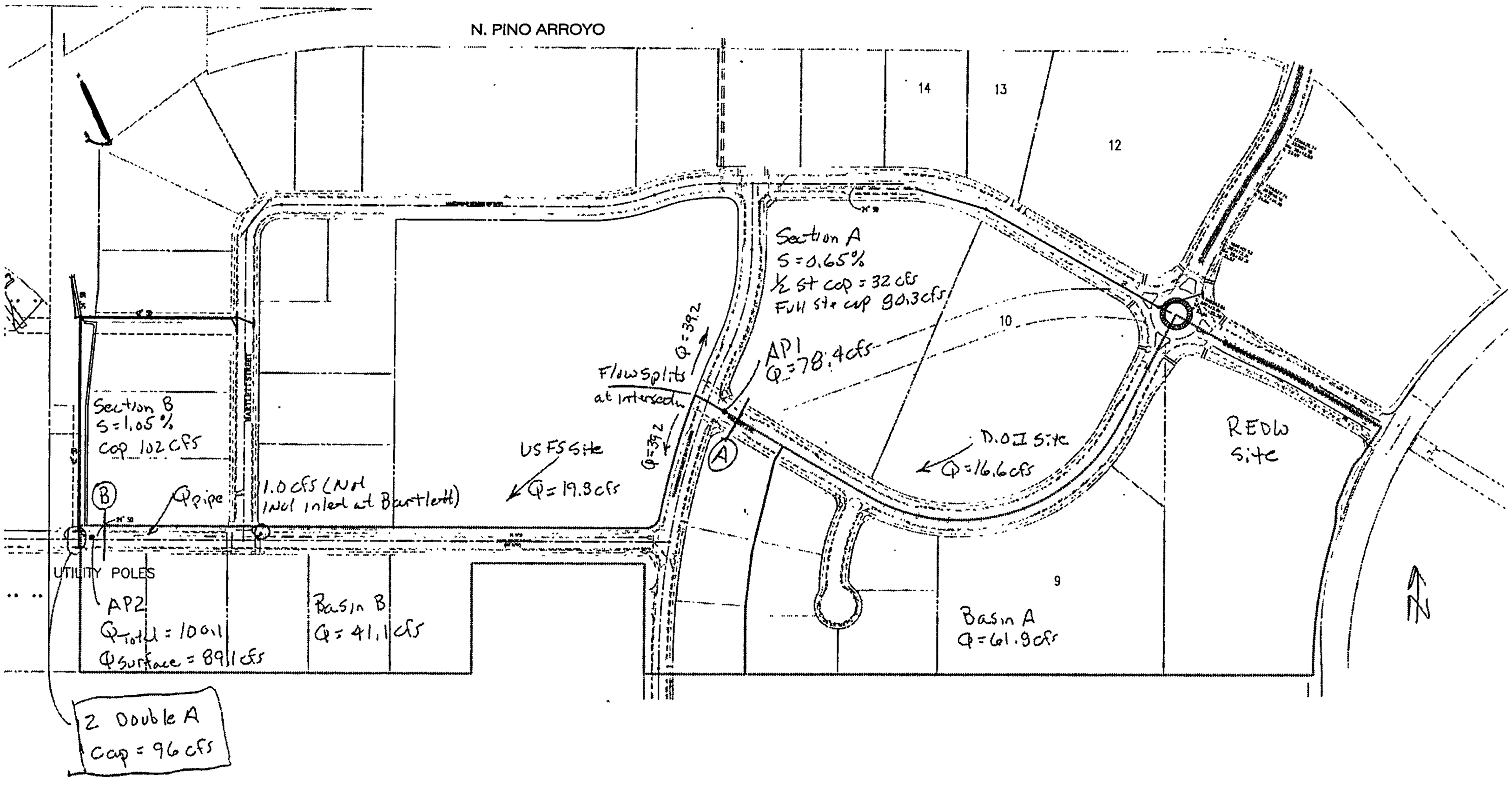
C: file

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov


N. PINO ARROYO
14
13
12
10
9
Section A
S = 0.65%
½ St cap = 32 cfs
Full St. cap 90.3 cfs
Q = 39.2
Flow splits
at intersection
Q = 39.2
AP1
Q = 78.4 cfs
A
D.O.I Site
Q = 16.6 cfs
REDW
Site
US FS Site
Q = 19.3 cfs
Section B
S = 1.05 %
cap 102 cfs
B
Q pipe
1.0 cfs (Not
Not inlet at Bartlett)
UTILITY POLES
AP2
Q Total = 100.1
Q surface = 89.1 cfs
Basin B
Q = 41.1 cfs
Basin A
Q = 61.9 cfs
2 Double A
cap = 96 cfs
N

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
voice: 505.823.1000 **facsimile:** 505.798-7988 **toll free:** 800.877.5332

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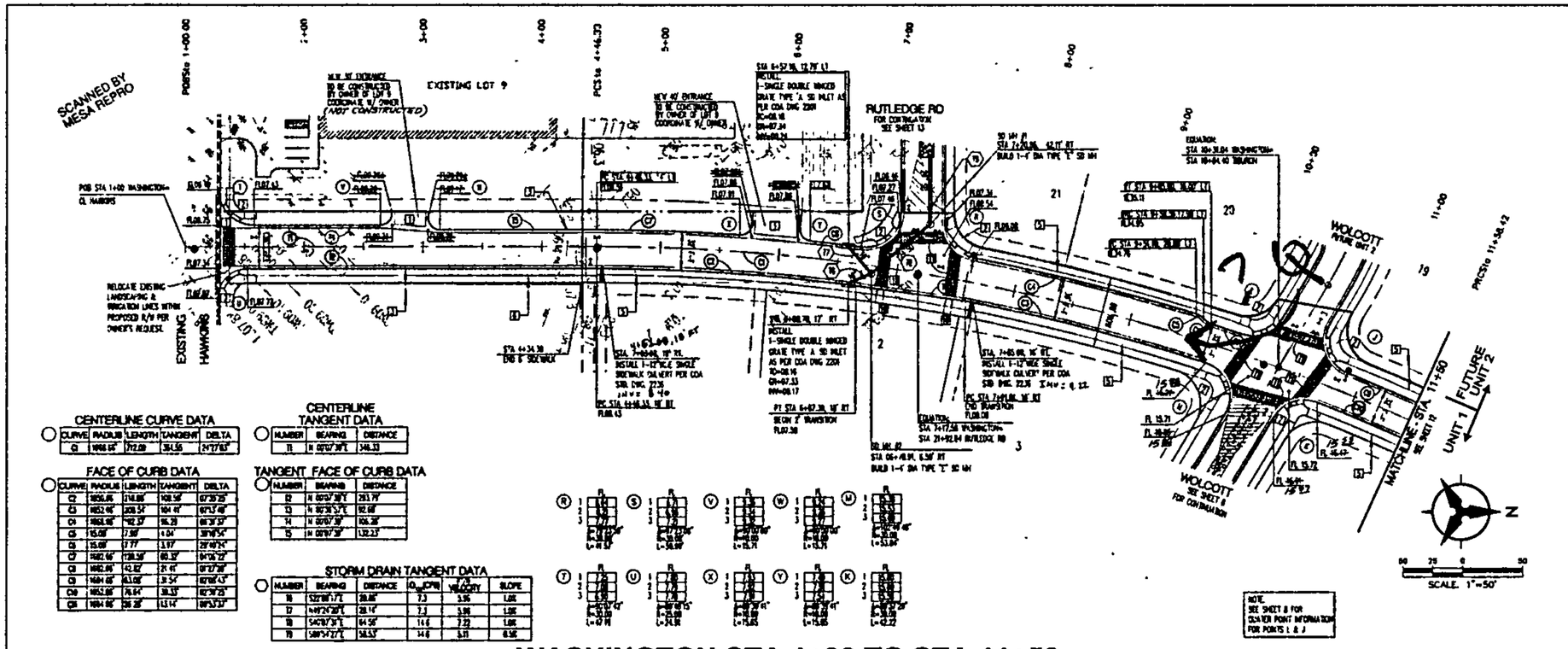
Called Glen 2-11-4



CENTERLINE CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	1998.66'	717.09	361.56	21°17'53"

CENTERLINE TANGENT DATA

NUMBER	BEARING	DISTANCE
T1	N 00°07'38"E	346.33

FACE OF CURB DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C2	1856.66	214.86	108.56'	6°38'25"
C3	1852.66'	208.54'	104.47'	6°27'46"
C4	1868.66'	192.37'	96.29	6°34'37"
C5	15.00'	7.90'	4.04	30°18'54"
C6	15.00'	7.77'	3.97'	29°40'24"
C7	1882.66'	128.38'	66.32'	3°54'22"
C8	1882.66'	42.82'	21.41'	1°17'38"
C9	1884.66'	63.08'	31.54'	1°55'43"
C10	1853.66'	76.64'	38.33'	2°22'25"
C11	1884.66'	26.28'	13.14'	0°51'33"

TANGENT FACE OF CURB DATA

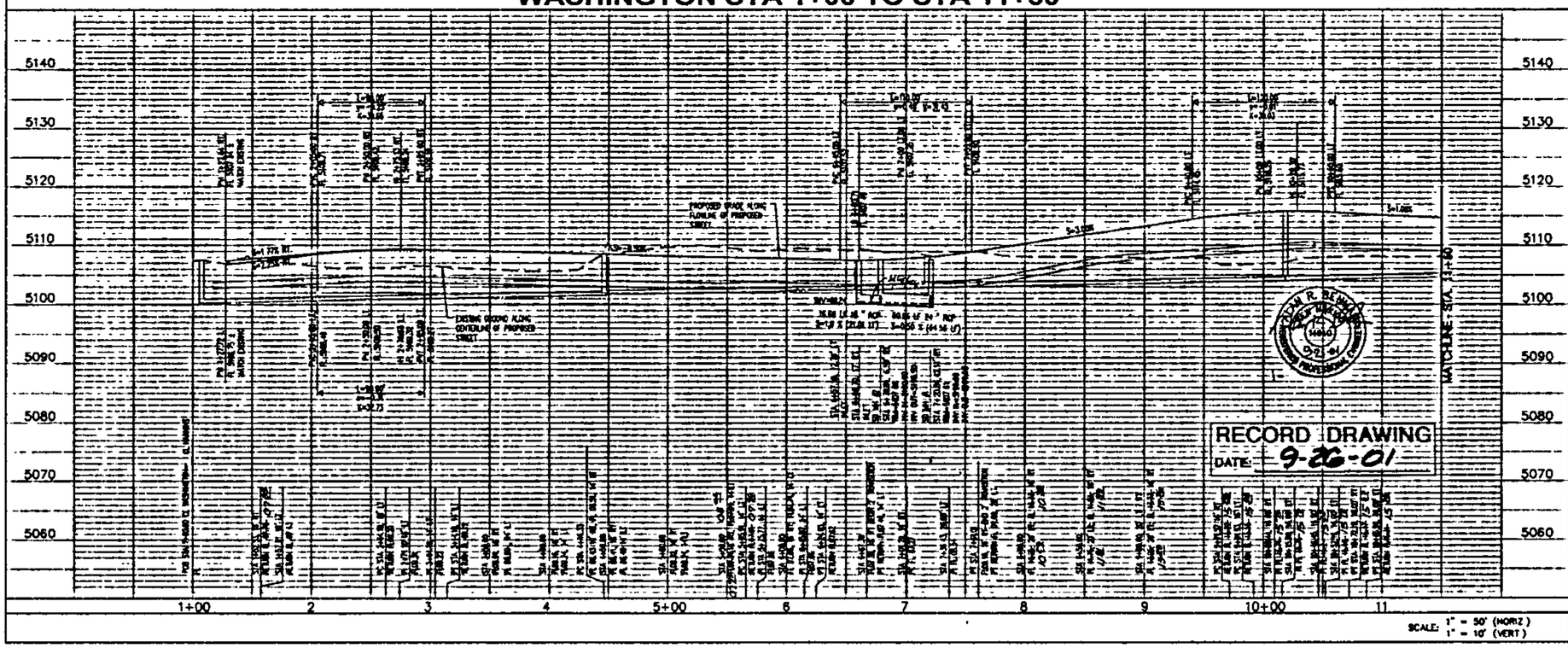
NUMBER	BEARING	DISTANCE
T2	N 00°07'38"E	251.79'
T3	N 00°38'53"E	92.68'
T4	N 00°07'38"	106.38'
T5	N 00°07'38"	132.23'

STORM DRAIN TANGENT DATA

NUMBER	BEARING	DISTANCE	Q_{100} CFS	VELOCITY	SLOPE
T6	S22°00'17"E	28.00'	7.3	3.96	1.00
T7	N49°24'30"E	28.14'	7.3	3.96	1.00
T8	S40°07'38"E	64.56'	14.6	7.22	1.00
T9	S89°54'22"E	58.53'	14.6	5.11	0.50

NOTE: SEE SHEET 8 FOR SEWER POINT INFORMATION FOR POINTS I & J

WASHINGTON STA 1+00 TO STA 11+50



NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL CURB RETURN RADII SHALL BE 30' UNLESS OTHERWISE SPECIFIED
3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
4. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
5. CONTRACTOR IS TO INSTALL A 4"x 4"x 5' POST AND CAP AT THE END OF EACH SANITARY SEWER SERVICE.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
7. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
8. CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
9. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
10. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
11. REMOVAL OF THE EXISTING CURB & GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
13. ALL STORM DRAIN INLET STATIONS & OFFSETS ARE MEASURED FROM THE CENTER OF THE GRATE.

FLOW LINE ALONG LEFT SIDE OF ROAD FOLLOWS VERTICAL ALIGNMENT.

MAINTAIN CROWN AT CENTERLINE.

ADJUST RIGHT FLOWLINE THROUGH TRANSITIONS AS SHOWN TO MAINTAIN 2% CROSS SLOPE ON STREET.

KEYED NOTES

1. INSTALL CONCRETE VALLEY GUTTER AS PER STD DWG 2420
2. BUILD BRICK WHEELCHAIR RAMP AS PER DETAIL SHEET 5.
3. STD. CURB & GUTTER AS PER STD. DWG. 2415
* 4. MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
5. FUTURE 6' SIDEWALK
6. BUILD 6' SIDEWALK
7. TURN LANE ALTERNATIVE CONCRETE PAVEMENT SEE DETAIL SHEET 5.
8. MODIFIED MEDIAN/ISLAND TYPE CURB & GUTTER PER DETAIL SHEET 5
* 9. LANDSCAPE ISLAND PER LANDSCAPE PLAN
10. BUILD BRICK UNI-LATERAL WHEELCHAIR RAMP PER DETAIL SHEET 5
11. BRICK PAVER CROSS WALK PAVEMENT. SEE DETAIL SHEET 5
12. MODIFIED 10" CURB & GUTTER THROUGH RETURNS SEE DETAIL SHEET 5
13. 10" TALL HEADER CURB PER COA STD. DWG 2415
14. ARTERIAL ASPHALT PAVEMENT PER SECTION SHEET 5

* NOT APPLICABLE THIS SHEET

Bohannan Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS ENVIRONMENTALISTS SURVEYORS SOFTWARE DEVELOPERS

AS-BUILT INFORMATION
CONTRACTOR Frankling DATE
Field Verified by CH DATE 9/01
Drawings Corrected by CH DATE 9/01
Surveyed by CH DATE 9/01
Drawings Reviewed by CH DATE 9/01
MICRO-FILM INFORMATION
RECORDED BY DATE
PG.

BENCH MARKS
ACS Brass Tablet stamped "1-111-1987"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 385,230.630 Y= 1,530,701.69
Ground-to-Grid Factor= 0.999966
MSL= 4977.36'
SID 1929 Elevation= 5,339.73

SURVEY INFORMATION
FIELD NOTES

NO	BY	DATE

ENGINEER'S SEAL

No	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By CMR DATE 10/2000
Drawn By DLM DATE 10/2000
Checked By BJS DATE 10/2000

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER PHASE 2, UNIT 1
PAVING & STORM DRAIN PLAN & PROFILE
WASHINGTON STA 1+00 TO STA 11+20

Review Committee FEB - 5 2001
City Engineer Approval
Cost Design Update Yr./Day/Yr. Yr./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
6517.81	D-17	11	40

P:\01164\dwg\prp\01164Pprp08.dwg

BHI JOB NO. 01164

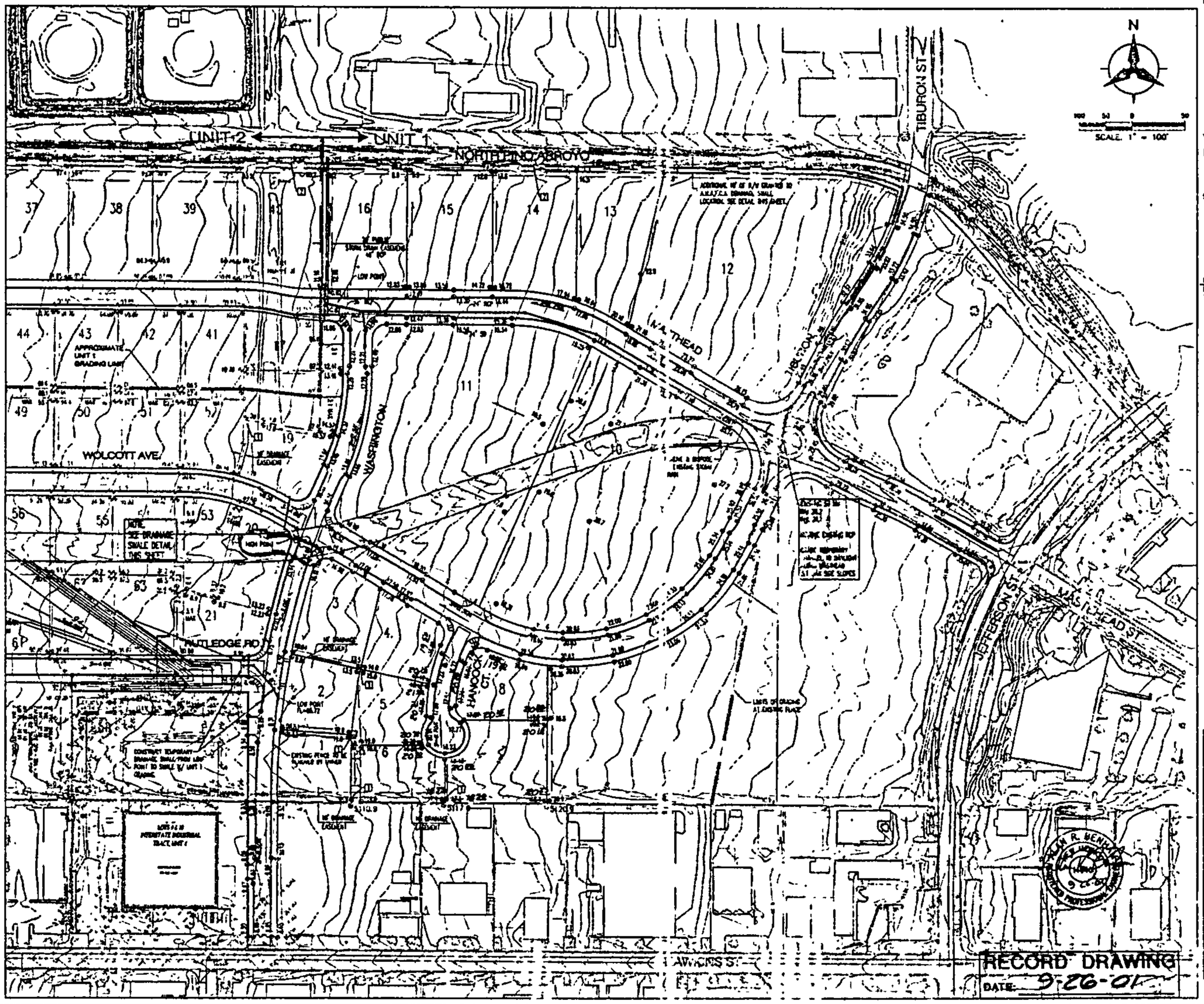
Date DECEMBER, 2000
Copyright Bohannan Huston 2000

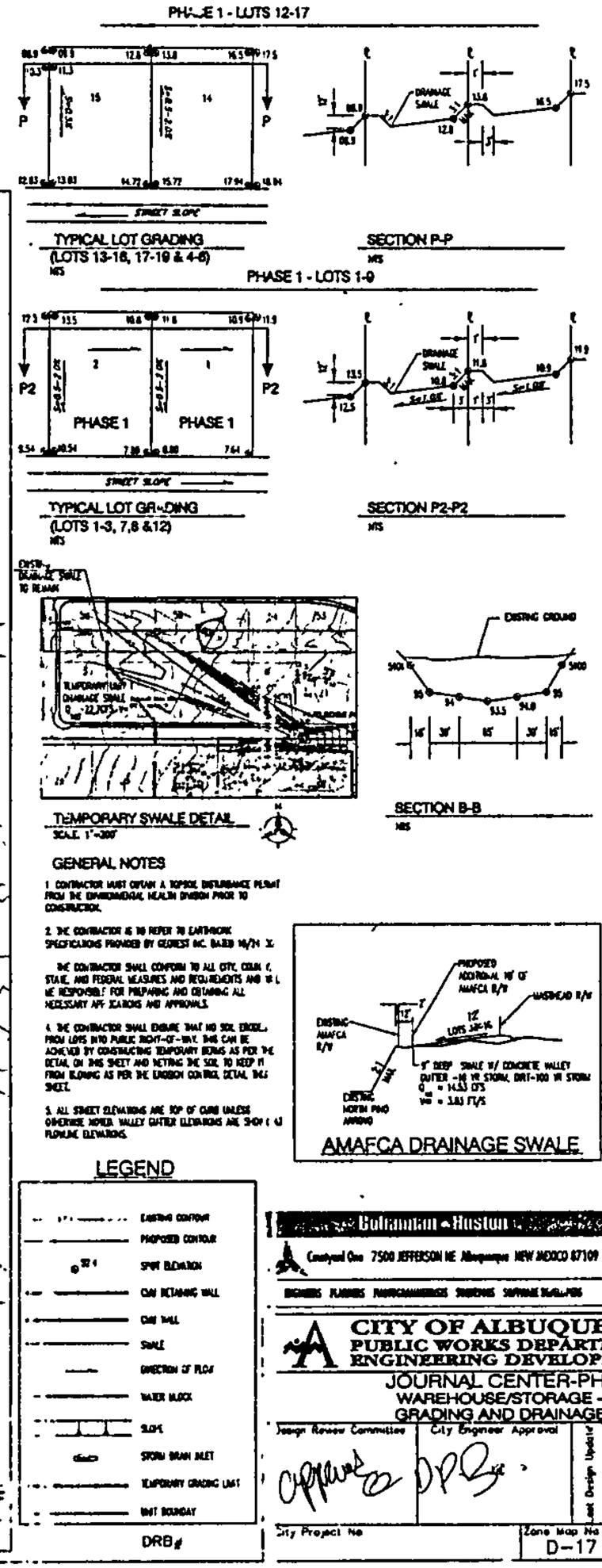
6517.81

KEYED NOTES

1. TURNED BLOCK
2. EXISTING CHANNEL RIPRAP

SCANNED BY MESA REPRO





GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATIONS PROVIDED BY GEOTEST INC. DATED 10/31/ X.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER THE DETAIL ON THIS SHEET AND NETTING THE SOIL TO KEEP IT FROM FLOWING AS PER THE EROSION CONTROL DETAIL THIS SHEET.
5. ALL STREET ELEVATIONS ARE TOP OF CURB UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AS FLOWLINE ELEVATIONS.

Bohannan • Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS ENVIRONMENTALISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER-PHASE2
WAREHOUSE/STORAGE - UNIT 1
GRADING AND DRAINAGE PLAN

Design Review Committee | City Engineer Approval | Last Design Update | No./Date/Yr. | No./Date/Yr.

City Project No | Zone Map No D-17 | Sheet 1 Of 40

SHI JOB NO. 04164

Copyright Bohannan Huston 2000
Date AUGUST, 2000

AS-BUILT INFORMATION
CONTRACTOR Franklin DATE
BENCH MARKS
SURVEY INFORMATION
FIELD NOTES
NO. BY DATE
ENGINEER'S SEAL
REMARKS
REVISIONS
DESIGN
No. Date By
Designed By: CMC DATE 10/2000
Drawn By: CMC/DLM DATE 10/2000
Checked By: BJS DATE 10/2000
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. SHEETS
E. ORTEGA

FOR REFERENCE ONLY

P:\04164\CDP\GENERAL\04164CP01.DWG 8/00

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

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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
voice: 505.823.1000 **facsimile:** 505.798-7988 **toll free:** 800.877.5332

Co on BP plan
OK for site plan. after
DRB work letter for
site permit

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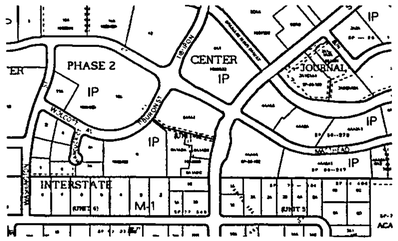


SITE PLAN

1" = 20'-0"

SITE DATA

LEGAL DESCRIPTION:
JOURNAL CENTER PHASE 2, UNIT 2, TRACT 9A-1A-1

ZONE:
IP INDUSTRIAL PARK

GROSS BUILDING AREA:
OFFICE BLDG. (2-STORY) - 46,953 sf

SITE AREA:
124,874 sf - 2.87 ACRES

GROSS F.A.R. (GBA/SITE AREA):
46,953 sf/124,874 sf = 0.38

PARKING INFORMATION

PARKING REQUIRED:
186 SPACES
PARKING PROVIDED:
186 SPACES

ACCESSIBLE PARKING REQUIRED:
101-300 SPACES = 8 ACCESSIBLE SPACES
ACCESSIBLE PARKING PROVIDED:
8 SPACES, 2 VAN ACCESSIBLE

MOTORCYCLE PARKING REQUIRED:
151-300 SPACES = 5 SPACES
MOTORCYCLE PARKING PROVIDED:
5 SPACES

BICYCLE PARKING REQUIRED:
1:20 AUTOMOBILES = 10 SPACES
BICYCLE PARKING PROVIDED:
10 SPACES

GENERAL SHEET NOTES

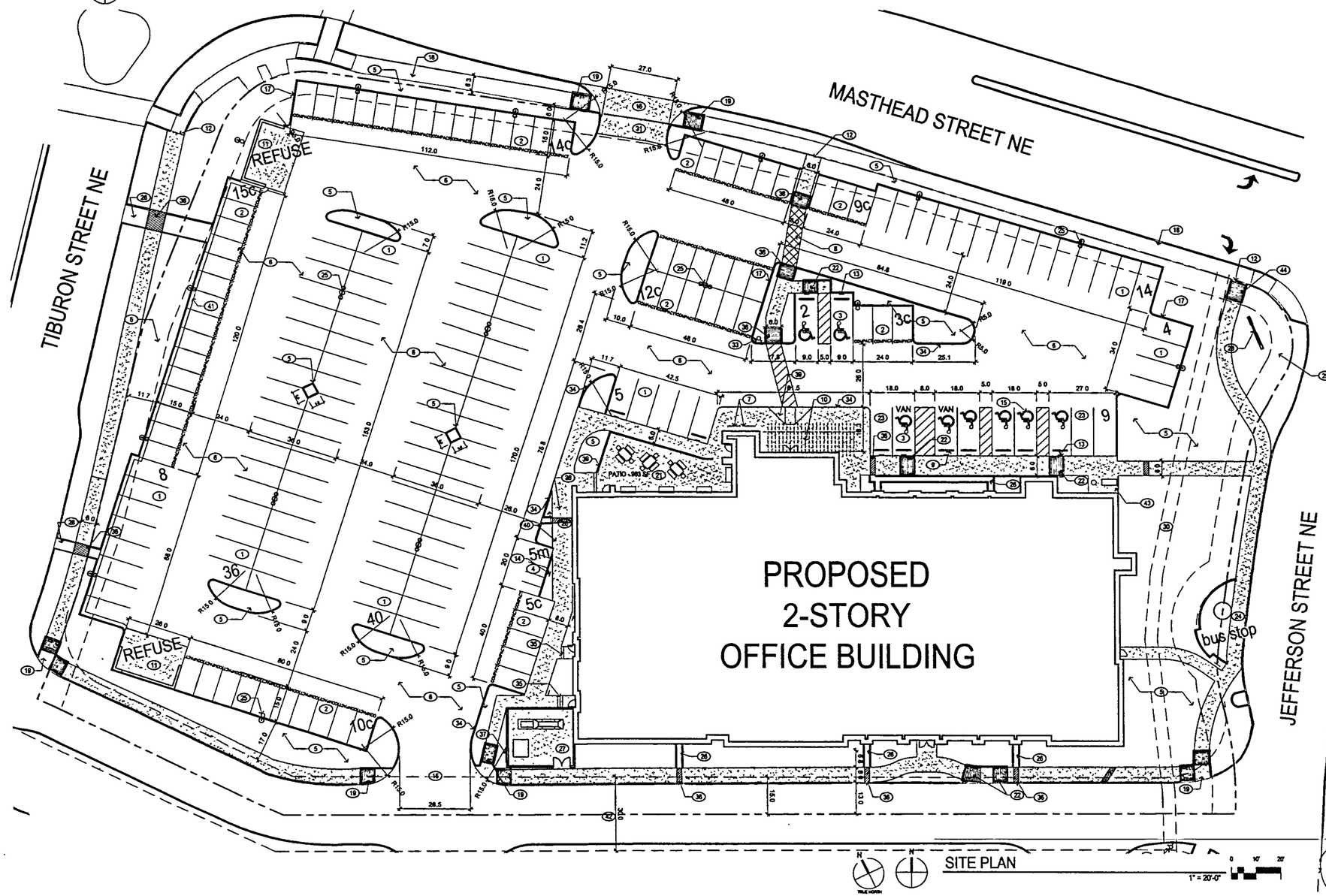
A. SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
B. SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE AND UTILITY INFORMATION.
C. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
D. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
E. ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT, THE CITY OF ALBUQUERQUE ZONING CODE: SECTION 14-16-3-9 AREA LIGHTING REGULATIONS.
F. EXISTING ASPHALT SIDEWALK ALONG WEST SIDE OF SITE FRONTING TIBERON SHALL BE REMOVED PRIOR TO INSTALLATION OF NEW CONCRETE SIDEWALK.
G. SIGN SHALL BE POSTED NEAR MAIN ENTRANCE STATING SMOKING IS PROHIBITED AND SHALL DIRECT PEDESTRIAN TO DESIGNATED SMOKING AREA.

SHEET KEYNOTES

1. TYPICAL PARKING SPACE; 8'-6"x18'-0" (UNLESS NOTED OTHERWISE).
2. TYPICAL COMPACT PARKING SPACE; 8'-0"x15'-0"
3. TYPICAL ADA PARKING SPACE; 9'-0"x20'-0"
4. TYPICAL MOTORCYCLE PARKING SPACE; 4'-0"x8'-0"
5. LANDSCAPED AREA; REFER TO LANDSCAPE PLAN
6. ASPHALT PAVING
7. METAL BIKE RACK
8. 6'-0" WIDE PEDESTRIAN CROSSWALK. COLOR AND TEXTURE PATTERN TO DIFFERENTIATE FROM SURROUNDING ASPHALT PAVING.
9 CONCRETE WHEEL STOP TYPICAL
10. STEEL TRELLIS ABOVE
11. REFUSE ENCLOSURE FOR SOLID WASTE DISPOSAL; REFER DETAIL B4/SHT. A102
12. 8'-0" WIDE CONCRETE SIDEWALK TO CONNECT TO EXISTING SIDEWALK ALONG STREET.
13. POLE MOUNTED ADA SIGNAGE
14. POLE MOUNTED MOTORCYCLE PARKING SIGNAGE
15. PAINTED ADA PAVEMENT SIGNAGE TYP.
16. AUTOMOBILE INGRESS/EGRESS.
17. CONCRETE CURB
18. EXISTING CONCRETE SIDEWALK
19. NEW CONCRETE ADA RAMP WITH. 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES PER COA STANDARD DRAWING 2440
21. COURTYARD
22. NEW CONCRETE RAMP; REFER DETAIL A4/SHT.A102.
23. PARKING SPACE; 9'-0"x20'-0"
24. EXISTING BUS STOP
25. LIGHT POLE TYP; REFER DETAIL C4/SHT. A102
26. DRAINAGE CANAL
27. EQUIPMENT ENCLOSURE
28. MONUMENT SIGN; REFER DETAIL B4/SHT. A102
29. 10' PUBLIC UTILITY EASEMENT
30. COMCAST EASEMENT
31. CONCRETE DRIVEPAD, SEE COA STANDARD DRAWING #2426
32. EXISTING FIRE HYDRANT
33. NEW FIRE HYDRANT
34. FIRE LANE
35. CONCRETE STAIRS
36. SIDEWALK STEEL GRATE COVER
37. PROPOSED GAS METER LOCATION.
38. ACCESSIBLE RAMP
39. COURTYARD WALL
40 CONCRETE CURB @ BUILDING
41. CONCRETE CURB AND GUTTER
42. SHARED PRIVATE ACCESS EASEMENT; RECORDED 1/31/2005, BOOK 2005C PG. 40.
43. DESIGNATED OUTDOOR SMOKING AREA; BENCH WITH ASH URN/TRASH RECEPTACLE.
44 NEW CONCRETE RAMP; REFER DETAIL C5/SHT.A102

GRAPHIC LEGEND

EASEMENT LINE
PROPERTY LINE
NEW CONCRETE SIDEWALK/PAVING
EXISTING CONCRETE CURB
NEW CONCRETE CURB



Dekker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org
ARCHITECT

RECEIVED
ENGINEER
NOV 23 2011
HYDROLOGY SECTION
PROJECT

REDW
Office Building
7425 Jefferson NE
Albuquerque, New Mexico 87109

FORMER PROJECT NUMBER:

PROJECT NUMBER: 1003883

APPLICATION NUMBER: 11DRB-70014

Is an Infrastructure List Required? ( ) Yes (X) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	PK 3-29-11 03-30-11 DATE
ABCWUA	02/16/11 DATE
PARKS AND RECREATION DEPARTMENT	2/16/11 DATE
CITY ENGINEER	2-16-11 DATE
SOLID WASTE MANAGEMENT	1-20-11 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	3-30-11 DATE

REVISIONS
△
△
△
△

DRAWN BY	DPS
REVIEWED BY	DPS
DATE	01.21.2011
PROJECT NO.	10-0138

DRAWING NAME
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SHEET NO
A101
OF

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:

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.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Dekker/Perich/Sabatini
architecture interiors landscape planning engineering

November 23, 2011

Traffic Engineer
City of Albuquerque
Public Works Department
Development & Building Services Division
600 2nd 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.

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Very truly yours,
Dekker/Perich/Sabatini Ltd.

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

STATE OF NEW MEXICO
CHRISTOPHER R. GUNNING
NO. 3203
11/23/11
REGISTERED ARCHITECT

7601 Jefferson NE
Suite 100
Albuquerque NM
87109
505.761.9700
fax 761.4222
www.dpsdesign.org

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

D-17/D048

PROJECT TITLE: REDW HEADQUARTERS/TITAN TIBURON OFFICE ZONE MAP: D-17-Z
DRB#: 11DRB-70014 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: JOURNAL CENTER PHASE 2, UNIT 2, TRACT 9A-1A-1
CITY ADDRESS: 7425 JEFFERSON NE

ENGINEERING FIRM: BOHANNAN HUSTON CONTACT: GLENN BROUGHTON
ADDRESS: 7500 JEFFERSON NE PHONE: 505-823.1000
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

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

ARCHITECT: DEKKER/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: REID & 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:
- ____ 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'S CERT (TCL)
- X ENGINEER'S 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
- X CERTIFICATE OF OCCUPANCY (PERM)
- ____ CERTIFICATE OF OCCUPANCY (TEMP)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ OTHER (SPECIFY)

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NOV 23 2011
HYDROLOGY SECTION

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

DATE SUBMITTED: NOVEMBER 23, 2011 BY: TAVIS BROWNE

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:

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.