

Planning Department Transportation Development Services Section

September 17, 2007

J. Graeme Means, P.E. 6010-B Midway Park NE Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for

Del Norte Office Park, [G-18 / D4]

5310 Homestead Road NE

Engineer's Stamp Dated 08/30/07

Dear Mr. Means:

Sincerely

P.O. Box 1293

The TCL / Letter of Certification submitted on September 14, 2007 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

www.cabq.gov

New Mexico 87103

Nilo E. Salgago-Fernandez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning Department

c: Engineer Hydrology file

CO Clerk

(REV. 1/28/2003rd)

PROJECT TITLE: DRB #: 1004924	Del Norte Office Park EPC #: (06EPC-00756		ATLAS/DRNG. ORDER #:	FILE #:	G18/D4
			VVO IN	ONDEN #.		
LEGAL DESCRIPTION: CITY ADDRESS: 53	Tract A, Del Norte Office 10 Homestead Road NE	e Park	·			
ENGINEERING FIRM: ADDRESS: CITY, STATE: OWNER: ADDRESS:	High Mesa Consulting G 6010-B Midway Park Blv Albuquerque, NM Hoech Real Estate Corp	/d. NE		CONTACT: PHONE: CONTACT: PHONE:	Graeme N (505) 345 87109 Justin Hot 821-4440	>ch
CITY, STATE:			- · · · · · · · · · · · · · · · · · · ·	ZIP CODE:		
ARCHITECT: ADDRESS: CITY, STATE:	Cherry - See - Reames			CONTACT: PHONE: ZIP CODE:	Tina Rear 842-1278	nes
SURVEYOR: ADDRESS: CITY, STATE:	HMCG			CONTACT: PHONE: ZIP CODE:	Chuck Ca 345-4250	la, PS 11184
CONTRACTOR: ADDRESS: CITY, STATE:	Gear-Con			CONTACT: PHONE: ZIP CODE:	Owner	
DRAINAGE PLAN I CONCEPTUAL GR GRADING PLAN EROSION CONTRO ENGINEER'S CER CLOMR/LOMR TRAFFIC CIRCULA ENGINEER'S CER	1 ⁵¹ SUBMITTAL, <i>REQUIRES</i> RESUBMITTAL ADING & DRAINAGE PLAN OL PLAN TIFICATION (HYDROLOGY ATION LAYOUT (TCL)	Y)	SIA/FI PREL S. DE S. DE SECT FINAL FOUN BUILL CERT GRAD PAVIN WORK	PE OF APPRONANCIAL GUAL MINARY PLATAV. PLAN FOR V. PLAN FOR DATION PERMIT APPRONANCIATE OF OUR PERMIT APPROPRIES OUR PERMIT APPROPRI	RANTEE F APPROVA SUB'D APP BLDG. PER ROVAL VAL VAL APPROVAL CCUPANC APPROVAL APPROVAL APPROVAL APPROVAL APPROVAL APPROVAL APPROVAL	RELEASE NL ROVAL MIT APPROVAL VAL Y (PERM.) Y (TEMP.)
WAS A PRE-DESIGN CO YES X NO COPY PROVIDED	ONFERENCE ATTENDED:				SEP 1	4 2037 Y SECTION
DATE SUBMITTED:	09/14/07	BY: J. Graeme	e Means			

- 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.



2006.026.5 September 14, 2007

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development & Building Services Division
City of Albuquerque Planning Department
600 Second Street NW
Albuquerque, NM 87102

Re: TCL Certification – 5310 Homestead Road NE (G18/D4)

Dear Fritz,

Transmitted herewith is a copy of the actual EPC/DRB approved site plan for the subject project with the as-built information noted thereon. Also included for information and reference is the Certification statement previously prepared and submitted that referenced conformance to the approved site plan, but included as documentation the as-built final paving construction plan that was prepared in accordance with the approved site plan with additional detail and refinements for construction purposes.

If you should have any questions or comments concerning this letter, or if you should need any additional information, please do not hesitate to call.

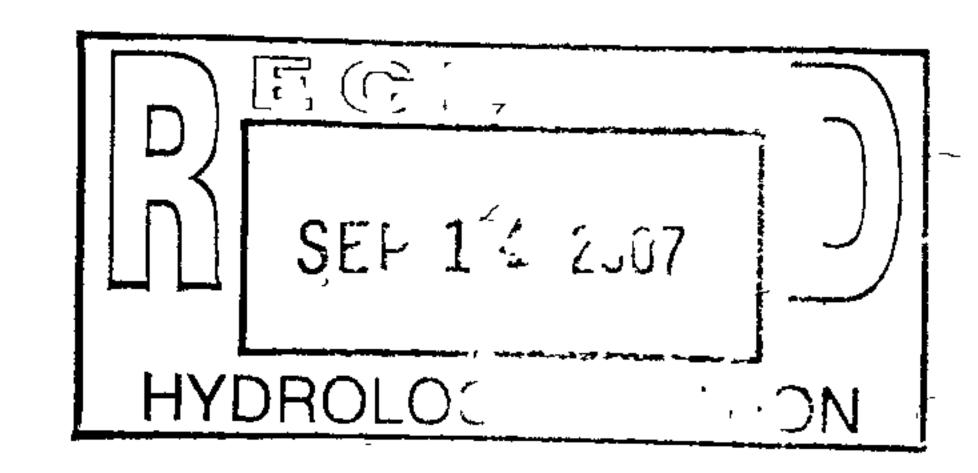
Sincerely,

HIGH MESA CONSULTING GROUP

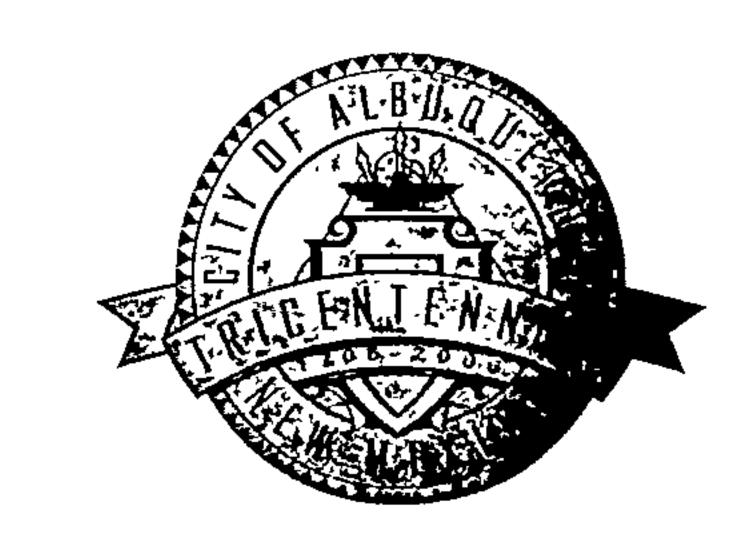
J. Graeme Means, P.E.

Principal

GM:*
enclosures



Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White • Grady E. Barrens



Planning Department Transportation Development Services Section

September 4, 2007

J. Graeme Means, P.E., High Mesa Consulting Group 6010-B Midway Park Blvd NE Albuquerque, NM 87109

Re:

Approval of Temporary Certificate of Occupancy (C.O.) for

Del Norte Office Park, [G-18 / D4]

5310 Homestead Road NE

Engineer's Stamp Dated 08/30/07

Dear Mr. Means:

Based on the information provided on your submittal dated August 31, 2007, the above referenced project is approved for a 90-day Temporary C.O.

P.O. Box 1293

A Temporary C.O. has been issued allowing the Site Plan (<u>need to provide the DRB approved Site Plan with signatures</u>) issue to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

Albuquerque

New Mexico 87103

www.cabq.gov

The Certification package for Final C.O. must include an <u>exact</u> copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead- stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Nilo E. Salgado-Fernandez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning Department

C:

Singerely.

Engineer Hydrology file CO Clerk

(REV. 1/28/2003rd)

PROJECT TITLE:	Del Norte Office Park		ZONE ATLAS/DRNG	FILE #: G18/D4
DRB #: 1004924	EPC #:	06EPC-00756	WORK ORDER #:	
LEGAL DESCRIPTION:	Tract A, Del Norte O	fice Dark		
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ENGINEERING FIRM:	High Mesa Consulting	Group	CONTACT:	Graeme Means, PE 13676
ADDRESS:	6010-B Midway Park	3lvd. NE	PHONE:	(505) 345-4250
CITY, STATE:	Albuquerque, NM		ZIP CODE:	87109
	l da a ala Canal II atata Ca			
OWNER:	Hoech Real Estate Co	rp	CONTACT:	Justin Hoech
ADDRESS:	· 		PHONE:	821-4440
CITY, STATE:		, ,,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	ZIP CODE:	
ARCHITECT:	Cherry - See - Reame	S	CONTACT:	Tina Reames
ADDRESS:			PHONE:	842-1278
CITY, STATE:			ZIP CODE:	
SURVEYOR:	HMCG		CONTACT:	Chuck Cala, PS 11184
ADDRESS:		"	PHONE:	345-4250
CITY, STATE:			ZIP CODE:	
CONTRACTOR:	Gear-Con		CONTACT:	Owner
ADDRESS: CITY, STATE:			PHONE: ZIP CODE:	
				
TYPE OF SUBMITTAL:			CHECK TYPE OF APPRO	VAL SOUGHT.
DRAINAGE REPO	RT			ARANTEE RELEASE
DRAINAGE PLAN	1st SUBMITTAL, REQUIR	ES TCL or equal	PRELIMINARY PLAT	
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COPY PROVIDED				AUG 3 1 2007
	<u></u>		HVI	OROLOGY SECTION
DATE SUBMITTED:	08/31/07	BY: J. Graer	ne Means	SINCE OF DECLION

- 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.



August 31, 2007

Graeme Means, P.E.
High Mesa Consulting Group
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: Del Norte Office Park, 5310 Homestead Rd. NE,

Approval of Permanent Certificate of Occupancy (C.O.)

Engineer's Stamp dated 10/24/06 (G-18/D004)

Certification dated 08/30/07

Based upon the information provided in your submittal received 8/31/07, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

P.O. Box 1293

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

Albuquerque

Sincerely,

New Mexico 87103

Timothy Sims

Plan Checker-Hydrology

Development and Building Services

www.cabq.gov

C: CO Clerk-Katrina Sigala

File

(REV. 1/28/2003rd)

PROJECT TITLE:	Del Norte Office Park		ZONE ATLAS/DRNG	FILE #: G1	18/D4
DRB #: 1004924	4 EPC #:	06EPC-00756	WORK ORDER #:		
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LEGAL DESCRIPTION CITY ADDRESS:	i: Tract A, Del Norte Of 5310 Homestead Road NE	TICE PARK	· 	······································	
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ENGINEERING FIRM:	High Mesa Consulting	Group	CONTACT:	Graeme Means,	PE 13676
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CITY, STATE:	Albuquerque, NM		ZIP CODE:	87109	-
OWNER:	Hoech Real Estate Co	rp	CONTACT:	Justin Hoech	······································
ADDRESS			PHONE:	821-4440	
CITY, STATE:		·,==··································	ZIP CODE:		
ARCHITECT:	Cherry - See - Reames	2	CONTACT:	Tina Reames	
ADDRESS	, , , , , , , , , , , , , , , , , , , 	> 	PHONE:	842-1278	
CITY, STATE:			ZIP CODE:	U-12-12-10	
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SURVEYOR:	HMCG		CONTACT:	Chuck Cala, PS	11184
ADDRESS	•		PHONE:	345-4250	
CITY, STATE:			ZIP CODE:		
CONTRACTOR.	Coor Con		CONTACT.	O	
CONTRACTOR: ADDRESS:	Gear-Con	······································	CONTACT: PHONE:	Owner	
CITY, STATE			ZIP CODE:		
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DATE SUBMITTED:	08/31/07	BY: J. Graen	ne Means		

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
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November 1, 2006

J. Graeme Means, P.E. Jeff Mortensen & Associates, Inc 6010-B Midway Park Blvd. NE Albuquerque, NM 87109

Re: Del Norte Office Park, 5310 Homestead NE, Final Grading Plan Engineer's Stamp dated 10-24-06 (G18/D4)

Dear Mr. Means,

Based upon the information provided in your submittal dated 10-25-06, the above referenced plan is approved for Building Permit and SO 19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit.

Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, I can be reached at 924-3695.

Continue Chamber

Sincerely,

Engineering Associate, Planning Dept. Development and Building Services

C: file
Antoinette Baldonado, Excavation and Barricading
Edward Elwell, Street/Storm Drain Maintenance

Albuquerque - Making History 1706-2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

(REV. 1/28/2003rd)

PROJECT TITLE: DRB #: 1004924	Del Norte Office Park EPC #: 06EPC-00756	ZONE ATLAS/DRNG. WORK ORDER #:	. FILE #: <u>G18/D4</u>
LEGAL DESCRIPTION: CITY ADDRESS: Hot	Tract B, Federal Plaza mestead Road NE		
ENGINEERING FIRM: ADDRESS: CITY, STATE: OWNER: ADDRESS: CITY, STATE: ARCHITECT: ADDRESS:	Jeff Mortensen & Assoc., Inc. 6010-B Midway Park Blvd. NE Albuquerque, NM Hoech Real Estate Corp Cherry – See - Reames	CONTACT: PHONE: ZIP CODE: CONTACT: PHONE: ZIP CODE: CONTACT: PHONE: ZIP CODE:	Graeme Means, PE 13676 (505) 345-4250 87109 Justin Hoech 821-4440 Tina Reames 842-1278
CITY, STATE: SURVEYOR: ADDRESS: CITY, STATE:	JMA	ZIP CODE: CONTACT: PHONE: ZIP CODE:	Chuck Cala, PS 11184 345-4250
CONTRACTOR: ADDRESS: CITY, STATE:	Gear-Con	CONTACT: PHONE: ZIP CODE:	Owner
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DATE SUBMITTED:	10/25/06 BY: J. Grad	eme Means HY	DRC! OGY SECTION

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
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- 3. **Drainage Report**: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



TRANSMITTAL

	Curtis Cherne COA Planning / Hydrology	DATE:	November 1, 2006
		PROJECT:	Del Norte Office Park G18/D4
		JMA JOB NO:	2006.026.3
VIA:	☑ Delivery ☐ Pickup ☐ US Mail ☐ Federal Expres	xc: s Delivery	
WE	ARE SENDING:		
<u>QT</u>	Y. DESCRIPTION		FOR
2	Site Paving and Detail Sheet		Your Use

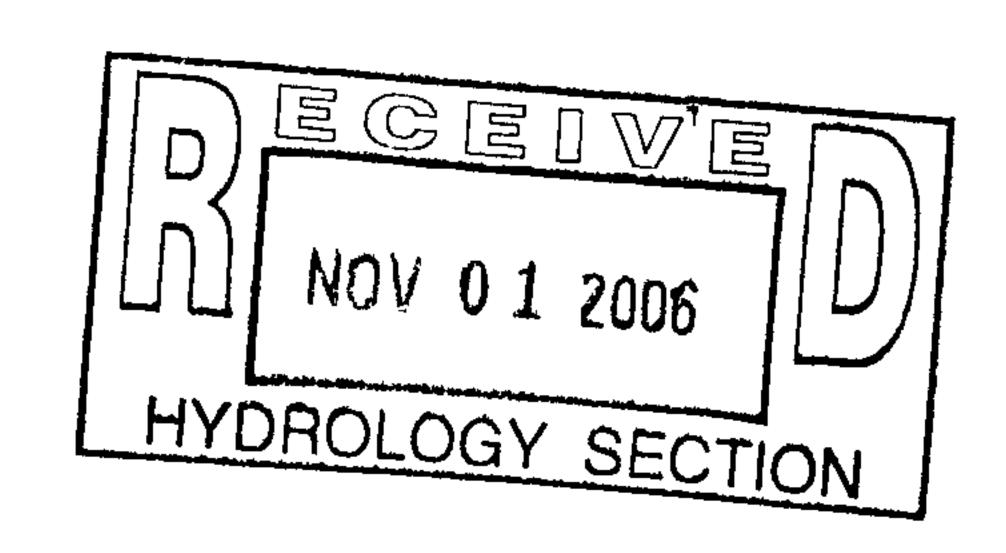
REMARKS:

Curtis,

Transmitted herewith are the above listed items that include the build notes and details for the sidewalk culverts and concrete rundown that you asked me to provide as a condition of grading plan approval. These plans immediately precede the grading plan in the overall permit set and have the same stamp date. Per our discussion, I believe this should address your comment letter and you will be able to issue an approval for the grading plan.

Let me know if you have any questions or comments.

Graeme Means





October 6, 2006

J. Graeme Means, P.E.
Jeff Mortensen & Assoc., Inc.
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: Del Norte Office Park, 5310 Homestead NE, Rough Grading Plan Engineer's Stamp dated 10-5-06 (G18/D4)

Dear Mr. Means,

Based upon the information provided in your submittal dated 10-6-06, the above referenced plan is approved for Rough Grading and Foundation Permit.

P.O. Box 1293

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions feel free to call the Municipal Development Department Hydrology Section at 768-3654 (Charles Caruso).

Albuquerque

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

New Mexico 87103

Curtis A. Cherne, E.I.

Sincerely,

www.cabq.gov

Engineering Associate, Planning Dept. Development and Building Services

C: file

Charles Caruso, DMD



September 25, 2006

J. Graeme Means, P.E. Jeff Mortensen & Assoc., Inc. 6010-B Midway Park Blvd. NE Albuquerque, NM 87109

Del Norte Office Park Rough Grading Plan Re: Engineer's Stamp dated 9-11-06 (G18/D4)

Dear Mr. Means,

Based upon the information provided in your submittal dated 9-14-06, the above referenced plan cannot be approved for Rough Grading Permit until the following comment is addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

The site plan approved by the DRB showed the drainage on the south side of the site turning north at the southwest corner and draining through a sidewalk culvert to Homestead Road. The plan submitted does not comply with this. It shows the runoff from the south side draining into the alley and the area in the northwest corner draining over the sidewalk or into the dirt area next to the alley. The direction of the roof flows is unclear, which could exaggerate this condition.

The concept submitted for Site Development Plan should be adhered to. Runoff from the south side and from the concrete swale should enter Homestead Road via a sidewalk culvert. The runoff along the south side could be conveyed to Homestead Road via a swale or similar and the concrete swale should be extended west to pickup the runoff mentioned above as well as the runoff from the landscaping area in the northwest corner.

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

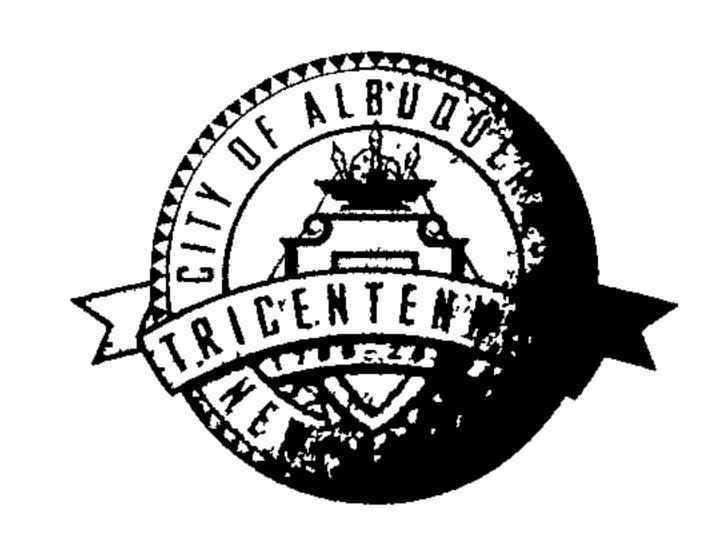
Sincerely,

Lunt G. Cherrie, E.I.

Engineering Associate, Planning Dept. Development and Building Services

AND

file



August 21, 2006

J. Graeme Means, P.E.
Jeff Mortensen & Assoc., Inc.
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: Homestead Office Park Preliminary Grading Plan Engineer's Stamp dated 8-11-06 (G18/D4)

Dear Mr. Means,

P.O. Box 1293

Based upon the information provided in your submittal dated 8-14-06, the above referenced plan is approved for Site Development Plan for Building Permit action by the DRB.

Albuquerque

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

New Mexico 87103

Curtis A. Cherne, E.I.

Sincerely,

Engineering Associate, Planning Dept.

Development and Building Services

www.cabq.gov

C: file

Brad Bingham

9 5-4250 D 197
9 5

lb:	X TRANSMIII Curtis Cheme, City of Alb. Hydrology One Stop Planning Dept	From:	Justin Schara jschara@jmainc.org
Fax:	924-3864	Pages:	1
Phone:	924-3695	Date:	8-18-06
Re:	Del Norte Office Park	CC;	

Curtis,

Per your conversation with Graeme Means, here are the drainage calculations for the proposed Del Norte Office Park development that you requested. If you have any questions, please let me or Graeme know.

Justin Schara

(REV. 1/28/2003rd)

PROJECT TITLE:	Del Norte Office Park	ZONE ATLAS/DRNG	. FILE #: G18 D4
DRB #: 1004924	EPC #: 06EPC-00756	WORK ORDER #:	
LEGAL DESCRIPTION:	Tract B, Federal Plaza		
CITY ADDRESS: Ho	mestead Road NE		
ENGINEERING FIRM:	Jeff Mortensen & Assoc., Inc.	CONTACT:	Graeme Means, PE 13676
ADDRESS:	6010-B Midway Park Blvd. NE	PHONE:	(505) 345-4250
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109
OWNER:	Hoech Real Estate Corp	CONTACT:	Justin Hoech
ADDRESS:	riocon real Estate Corp	PHONE:	821-4440
CITY, STATE		ZIP CODE:	
		00NTAOT.	
ARCHITECT:	Cherry – See - Reames	CONTACT:	Tina Reames
ADDRESS:		PHONE: ZIP CODE:	842-1278
CITY, STATE:	<u> </u>		
SURVEYOR:	JMA	CONTACT:	Chuck Cala, PS 11184
ADDRESS:		PHONE:	345-4250
CITY, STATE:		ZIP CODE:	
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CITY, STATE:		ZIP CODE:	
DRAINAGE PLAN F X CONCEPTUAL GRA GRADING PLAN EROSION CONTRO ENGINEER'S CERT CLOMR/LOMR TRAFFIC CIRCULA ENGINEER'S CERT	RESUBMITTAL, REQUIRES TCL or equal RESUBMITTAL ADING & DRAINAGE PLAN DL PLAN TIFICATION (HYDROLOGY) ATION LAYOUT (TCL)	PRELIMINARY PLATES. DEV. PLAN FOR S. DEV. PLAN FOR SECTOR PLAN APPROPRIES FOUNDATION PER BUILDING PERMIT CERTIFICATE OF COMMENT OF COMMENT OF CERTIFICATE OF COMMENT OF COMMENT OF CERTIFICATE OF COMMENT OF COMMENT OF CERTIFICATE OF	ARANTEE RELEASE T APPROVAL SUB'D APPROVAL BLDG. PERMIT APPROVAL PROVAL MIT APPROVAL APPROVAL CCUPANCY (PERM.) CCUPANCY (TEMP.) APPROVAL PPROVAL
WAS A PRE-DESIGN CO YES X NO COPY PROVIDED DATE SUBMITTED:	ONFERENCE ATTENDED: 08/11/06 BY: J. Graen	ne Means	ECETON ANG 1142M6 BOLOGY 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 upon 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.

JMA INC

CALCULATIONS

SITE CHARACTERISTICS

- 1. PRECIPITATION ZONE =
- 2. $P_{6,100} = P_{380} =$

- 2.60
- 3. TOTAL PROJECT AREA (AT) =
- AC
- 4. EXISTING LAND TREATMENT

AREA (SF/AC)

%

162,002 / 3,72

100

5. DEVELOPED LAND TREATMENT

A.

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- 11	くにろ	I M	ENT

AREA (SF/AC)

B	
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20,903 /	0.48
20,903 /	0.48
120,196 /	2.76

EXISTING CONDITION

VOLUME

$$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/A_T$$

$$E_W = \frac{(1.29^*3.72)/3.72}{}$$

1.29 IN

$$V_{100} = (E_W/12)A_T =$$

(1.29/12)3.72 =

0,3998 AC-FT =

11,420 CF

2. PEAK DISCHARGE

$$Q_p = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$$

$$Q_P = Q_{100} = (3.45^{\circ}3.72) =$$

12.8 CFS

DEVELOPED CONDITION

VOLUME

$$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/A_T$$

$$(0.92^{\circ}0.48 + 1.29^{\circ}0.48 + 2.36^{\circ}2.76)/3.72 =$$

2.04 IN

$$V_{100} = (E_W/12)A_T =$$

2. BASIN A
$$Q_{P} = Q_{PA}A_{A} + Q_{PB}A_{B} + Q_{PC}A_{C} + Q_{PD}A_{D}$$

$$Q_{P} = Q_{100} = (2.60^{\circ}0.48) + (3.45^{\circ}0.48) + (5.02^{\circ}2.76) = 16.8 \text{ CFS}$$

COMPARISON

1. VOLUME

* $V_{100} = 15,850 - 11,420 = 4,430 \text{ CF}$ (INCREASE)

2. PEAK DISCHARGE

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*Q₁₀₀ = 16.8 - 12.8 (INCREASE)