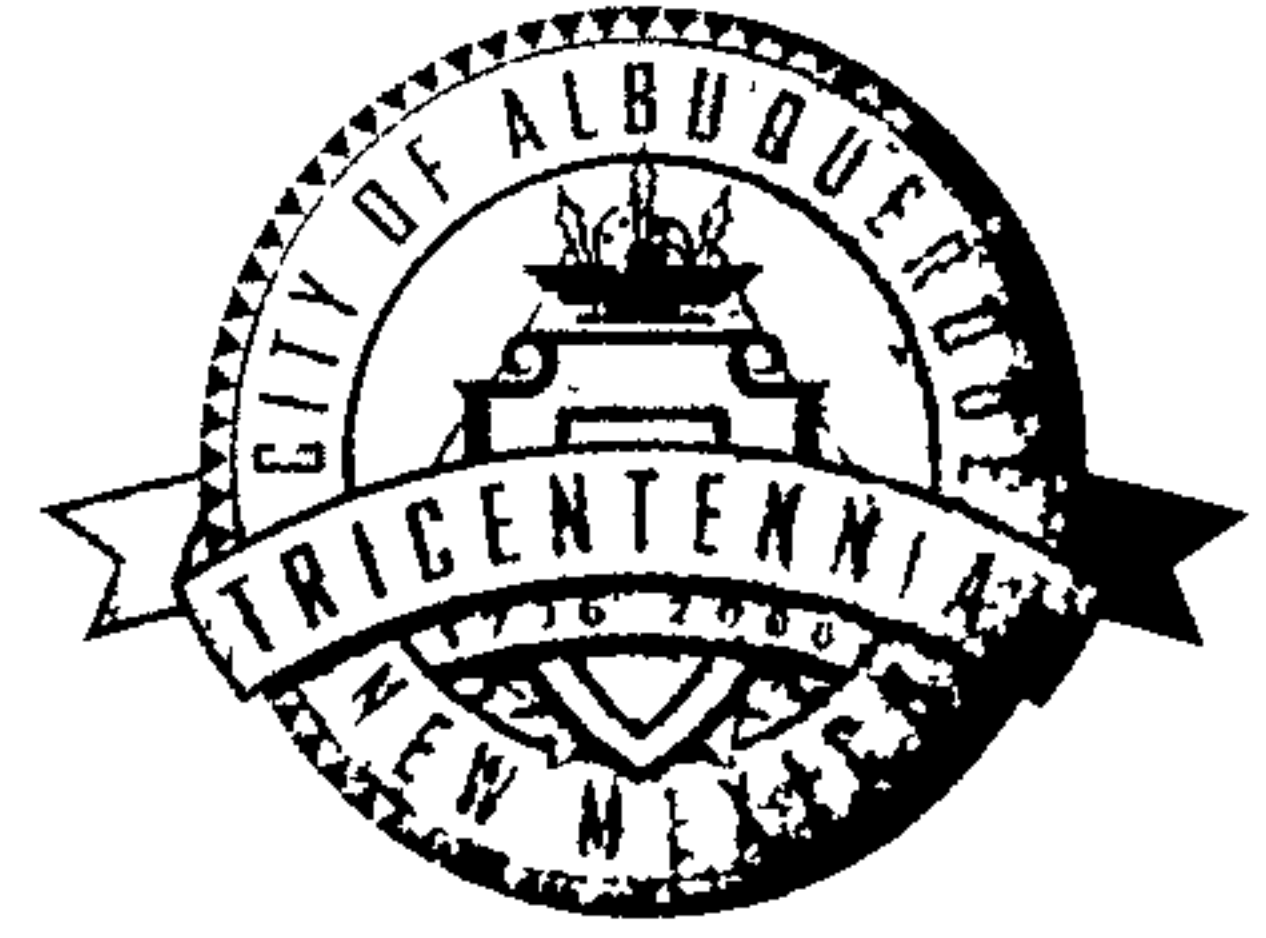


CITY OF ALBUQUERQUE



**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:

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.

Sincerely,


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

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(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 Office Park
 CITY ADDRESS: 5310 Homestead Road NE

ENGINEERING FIRM: High Mesa Consulting Group 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: PHONE: 821-4440
 CITY, STATE: ZIP CODE:

ARCHITECT: Cherry - See - Reames 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: PHONE:
 CITY, STATE: ZIP CODE:

TYPE OF SUBMITTAL:

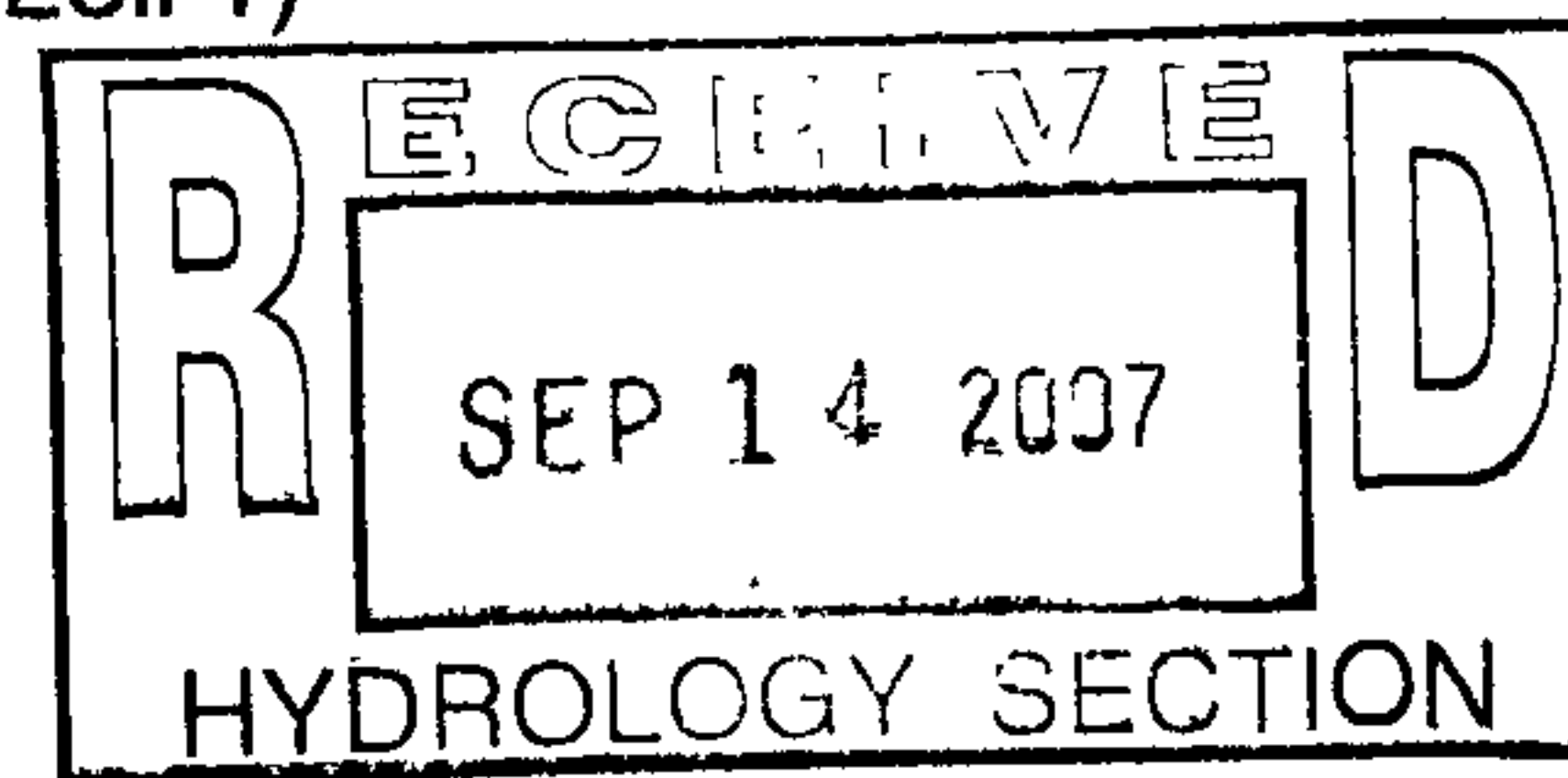
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☒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

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: 09/14/07 BY: J. Graeme Means

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.

HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

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)

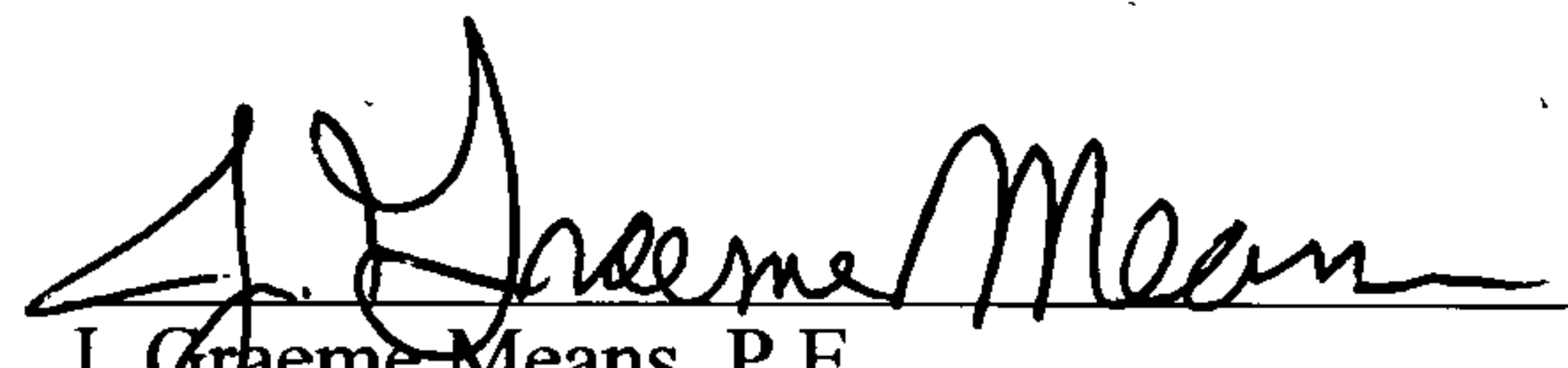
Dear Fritz,

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.

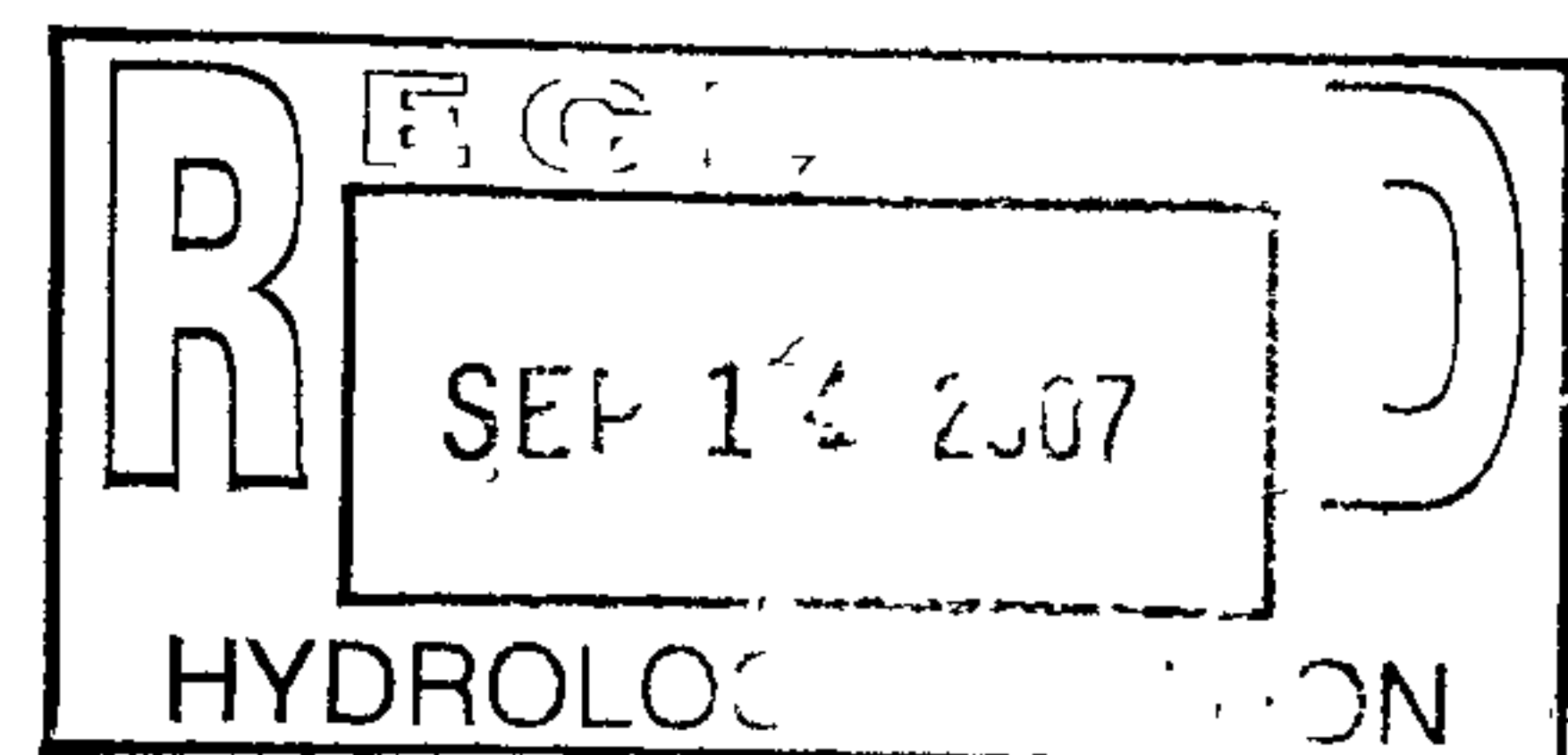
If you should have any questions or comments concerning this letter, or if you should need any additional information, please do not hesitate to call.

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

CITY OF ALBUQUERQUE



**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.

A Temporary C.O. has been issued allowing the Site Plan (**need to provide the DRB approved Site Plan with signatures**) 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.

The Certification package for Final C.O. must include an exact 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.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(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 Office Park
 CITY ADDRESS: 5310 Homestead Road NE

ENGINEERING FIRM: High Mesa Consulting Group 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: PHONE: 821-4440
 CITY, STATE: ZIP CODE:

ARCHITECT: Cherry -- See - Reames 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: PHONE:
 CITY, STATE: ZIP CODE:

TYPE OF SUBMITTAL:

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

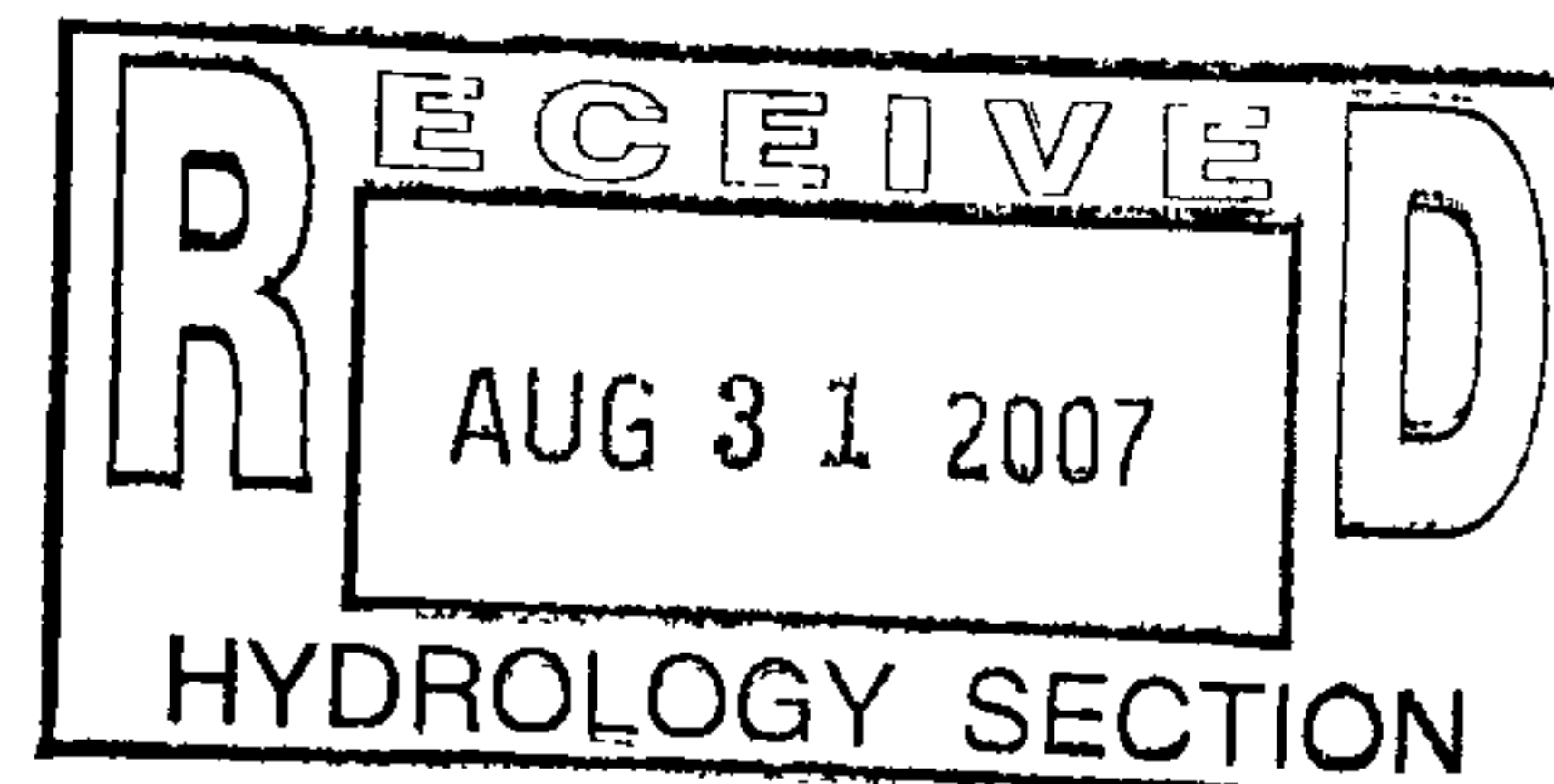
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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
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☒ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 08/31/07 BY: J. Graeme Means



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.

CITY OF ALBUQUERQUE



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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(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 Office Park
 CITY ADDRESS: 5310 Homestead Road NE

ENGINEERING FIRM: High Mesa Consulting Group 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: PHONE: 821-4440
 CITY, STATE: ZIP CODE:

ARCHITECT: Cherry - See - Reames 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: PHONE:
 CITY, STATE: ZIP CODE:

TYPE OF SUBMITTAL:

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

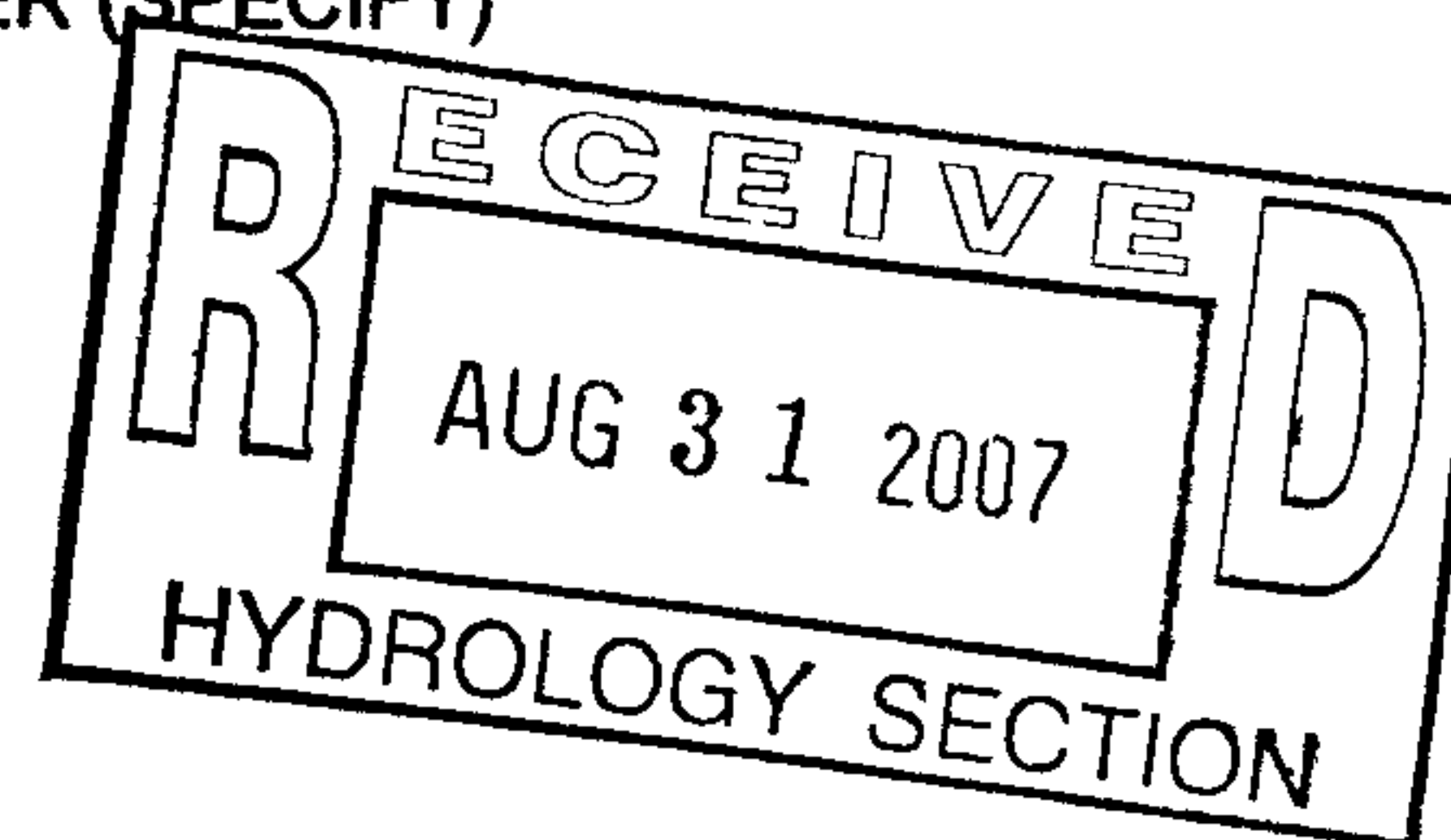
CHECK TYPE OF APPROVAL SOUGHT:

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☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 08/31/07 BY: J. Graeme Means



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.

CITY OF ALBUQUERQUE



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.

Sincerely,


Curtis A. Cherne

Engineering Associate, Planning Dept.
Development and Building Services

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(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: Homestead 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: _____ PHONE: 821-4440
 CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Cherry - See - Reames CONTACT: Tina Reames
 ADDRESS: _____ PHONE: 842-1278
 CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: JMA CONTACT: Chuck Cala, PS 11184
 ADDRESS: _____ PHONE: 345-4250
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: Gear-Con CONTACT: Owner
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

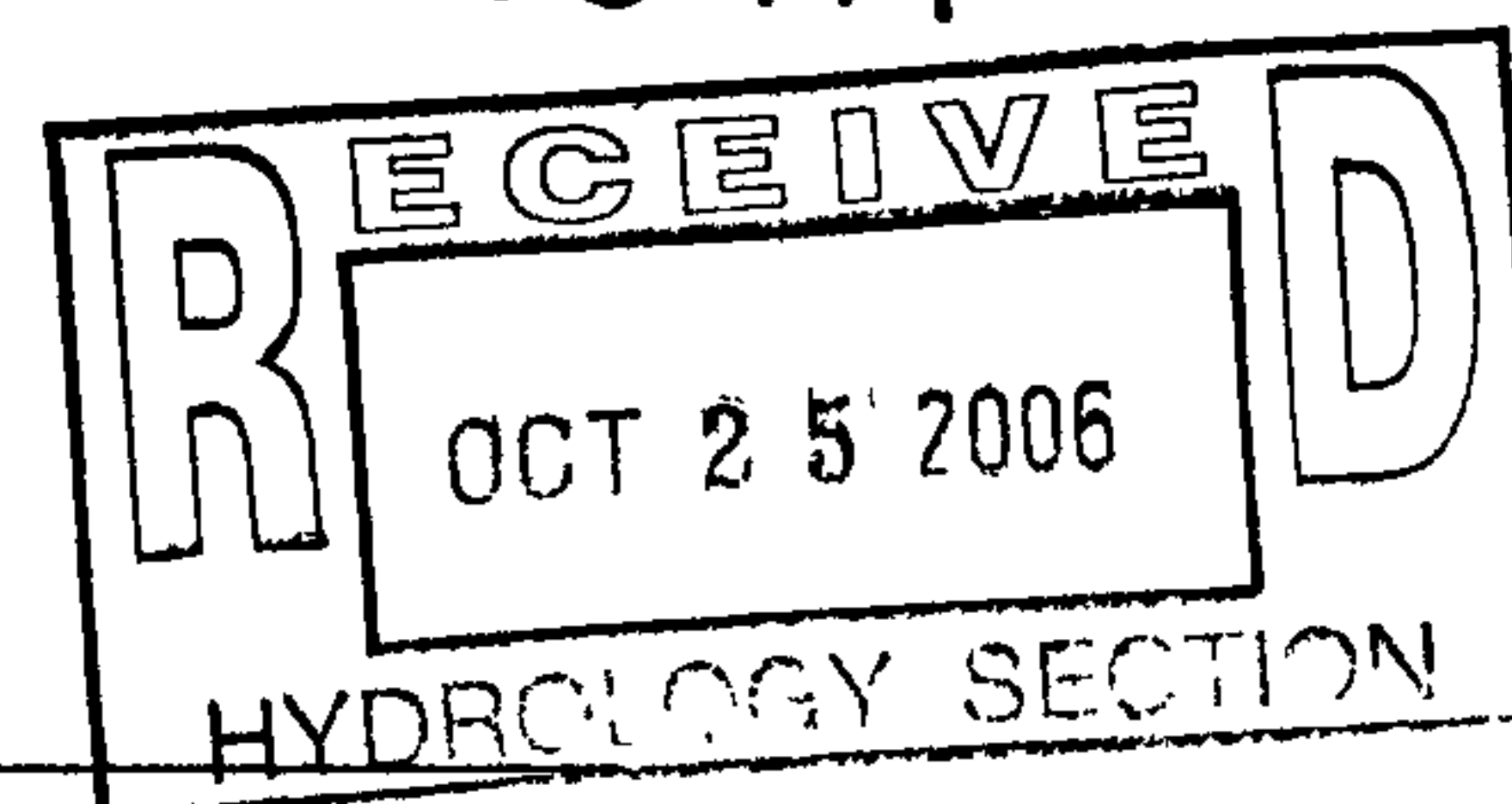
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☒ OTHER (SPECIFY) **Rough Grading**

SO #19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 10/25/06 BY: J. Graeme Means



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.



JEFF MORTENSEN + ASSOCIATES, INC.
□ 6010-B MIDWAY PARK BLVD. N.E.
□ ALBUQUERQUE □ NEW MEXICO 87109
□ ENGINEERS □ SURVEYORS (505) 345-4250
□ FAX: 505 345-4254 □ ESTABLISHED 1977

TRANSMITTAL

TO: Curtis Cherne
COA Planning / Hydrology

DATE: November 1, 2006

PROJECT: Del Norte Office Park G18/D4

JMA JOB NO: 2006.026.3

XC:

VIA: ☒ Delivery ☐ Pickup ☐ US Mail ☐ Federal Express Delivery

WE ARE SENDING:

QTY.	DESCRIPTION	FOR
2	Site Paving and Detail Sheet	Your Use

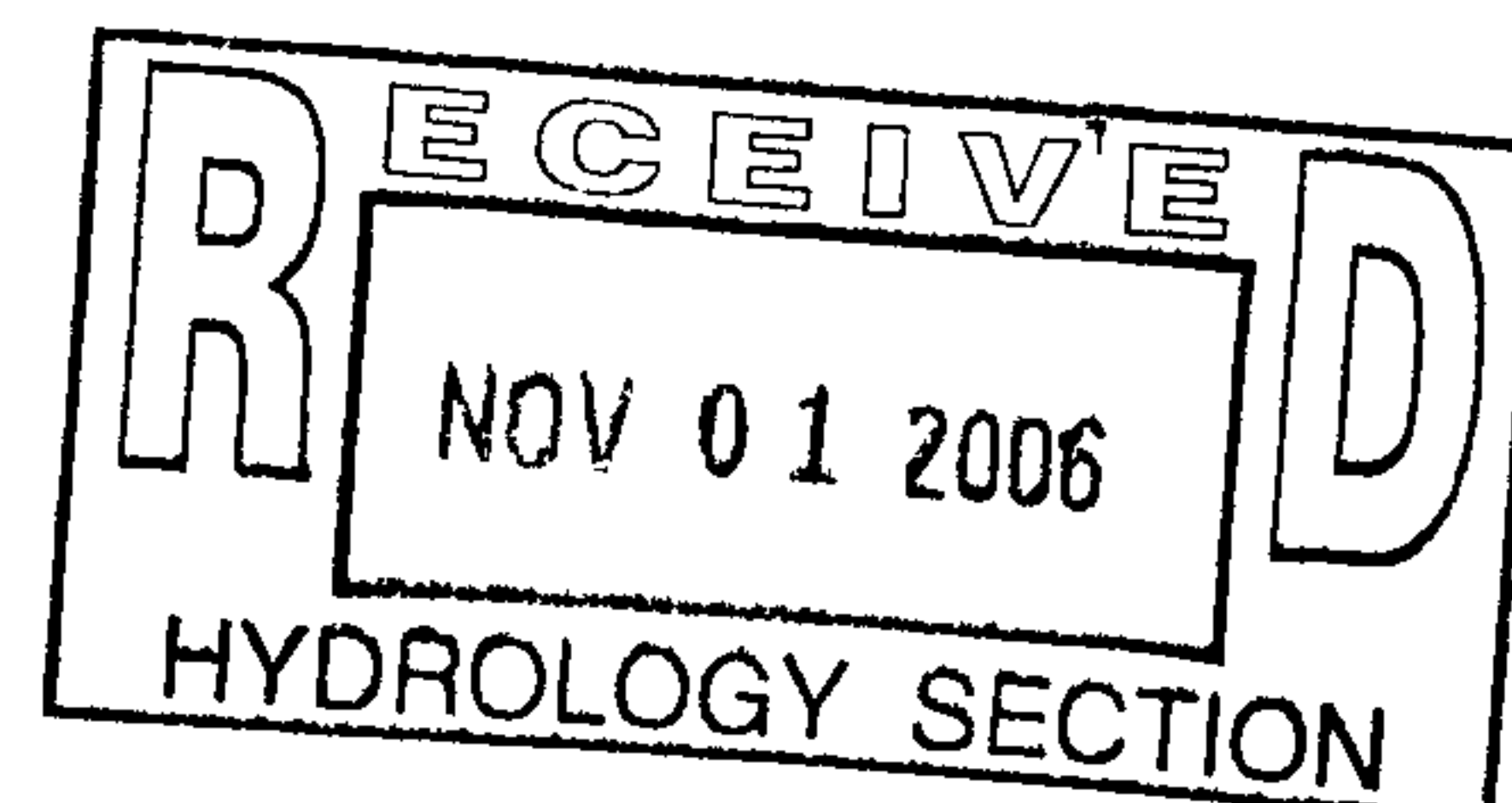
REMARKS:

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



CITY OF ALBUQUERQUE



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

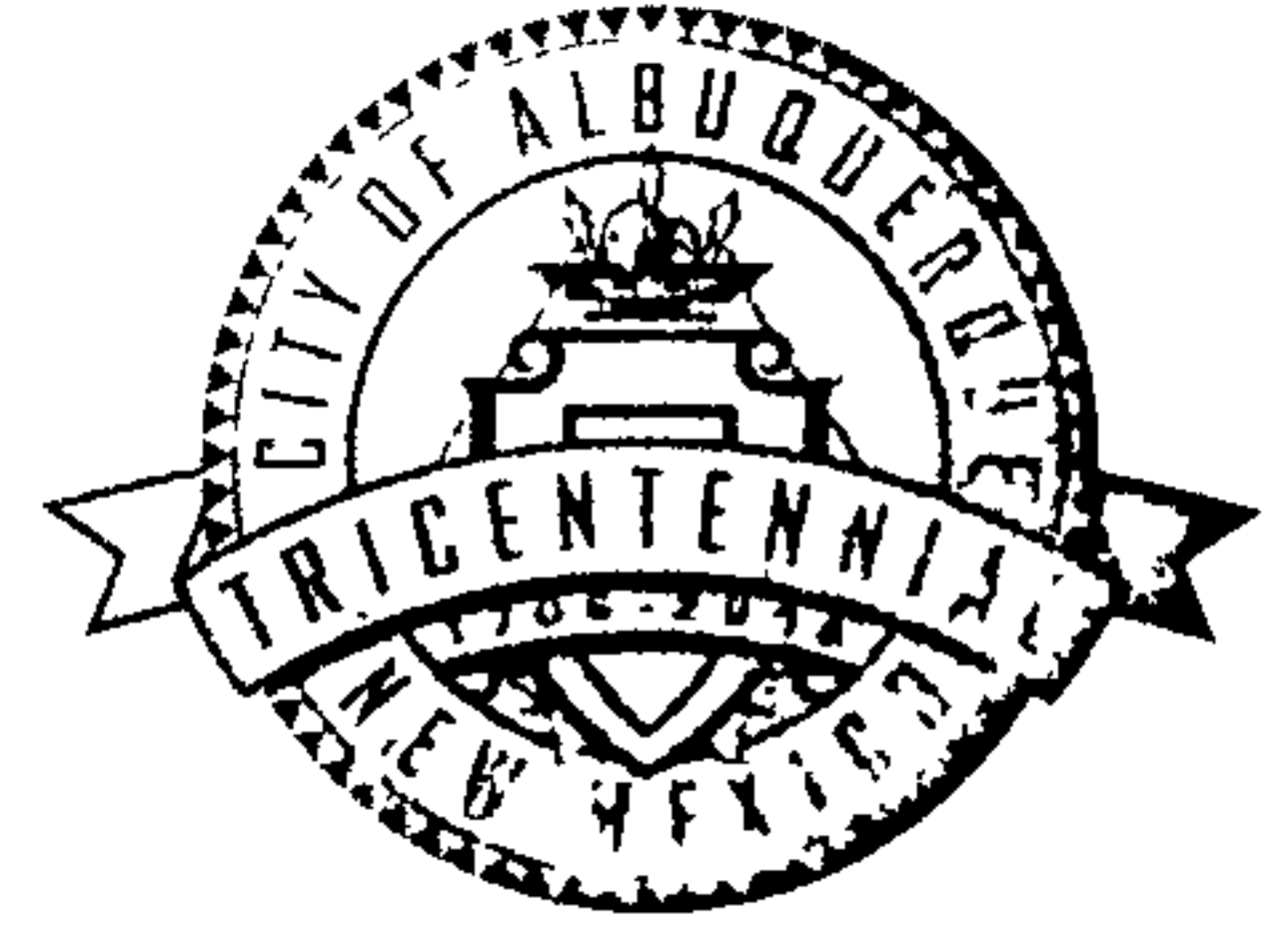
Sincerely,

Curtis A. Cherne, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

www.cabq.gov

C: file
Charles Caruso, DMD

CITY OF ALBUQUERQUE



September 25, 2006

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

Re: Del Norte Office Park Rough Grading Plan
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,

Curtis A. Cherne, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

C: file

CITY OF ALBUQUERQUE



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,

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.

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

Sincerely,

Curtis A. Cherne, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

C: file
Brad Bingham

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



JEFF MORTENSEN + ASSOCIATES, INC.
☐ 6010-B MIDWAY PARK BLVD. N.E.
☐ ALBUQUERQUE ☐ NEW MEXICO 87109
☐ ENGINEERS ☐ SURVEYORS (505) 345-4250
☐ FAX: 505 345-4254 ☐ ESTABLISHED 1977

FAX TRANSMITTAL:

To:	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:	

☐ Urgent ☐ For Review ☒ For Your Info. ☐ Please Reply ☐ As Previously Discussed

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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(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: Homestead 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: PHONE: 821-4440
 CITY, STATE: ZIP CODE:

ARCHITECT: Cherry - See - Reames CONTACT: Tina Reames
 ADDRESS: PHONE: 842-1278
 CITY, STATE: ZIP CODE:

SURVEYOR: JMA CONTACT: Chuck Cala, PS 11184
 ADDRESS: PHONE: 345-4250
 CITY, STATE: ZIP CODE:

CONTRACTOR: Not Selected CONTACT:
 ADDRESS: PHONE:
 CITY, STATE: ZIP CODE:

TYPE OF SUBMITTAL:

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

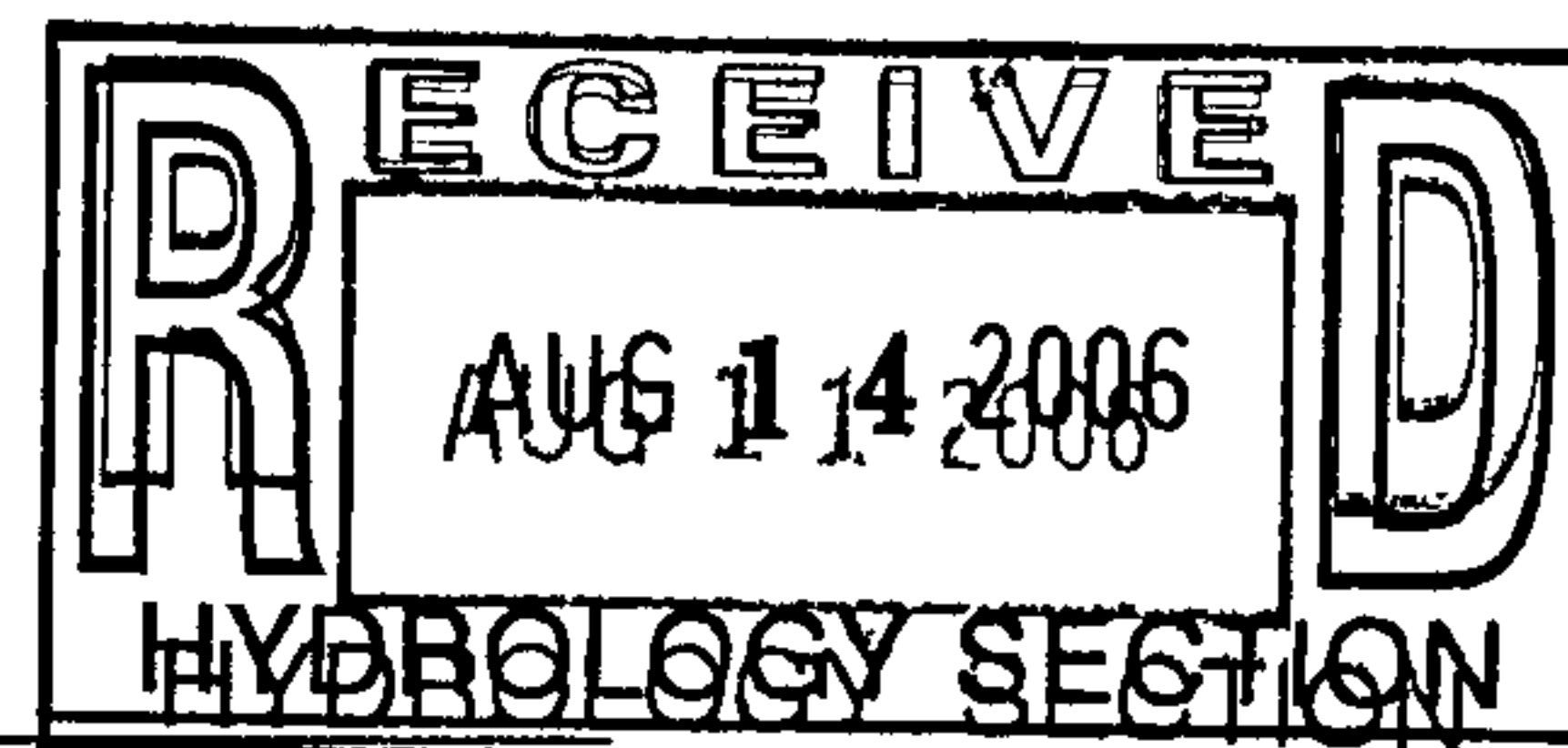
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☒ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 08/11/06 BY: J. Graeme Means



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.

2006.026.1

CALCULATIONSSITE CHARACTERISTICS

1. PRECIPITATION ZONE = 3
2. $P_{6,100} = P_{380} =$ 2.60
3. TOTAL PROJECT AREA (A_T) = 162,002 SF
3.72 AC
4. EXISTING LAND TREATMENT

A.	TREATMENT	AREA (SF/AC)	%
	C	162,002 / 3.72	100

5. DEVELOPED LAND TREATMENT

A.	TREATMENT	AREA (SF/AC)	%
	B	20,903 / 0.48	13
	C	20,903 / 0.48	13
	D	120,196 / 2.76	74

EXISTING CONDITION

1. VOLUME

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

$$E_w = \frac{(1.29 \cdot 3.72)}{3.72} = 1.29 \text{ IN}$$

$$V_{100} = (E_w / 12) A_T = \frac{(1.29 / 12) 3.72}{0.3998 \text{ AC-FT}} = 11,420 \text{ CF}$$

2. PEAK DISCHARGE

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

$$Q_p = Q_{100} = \frac{(3.45 \cdot 3.72)}{12.8 \text{ CFS}}$$

DEVELOPED CONDITION

1. VOLUME

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

$$E_w = \frac{(0.92 \cdot 0.48 + 1.29 \cdot 0.48 + 2.36 \cdot 2.76)}{3.72} = 2.04 \text{ IN}$$

$$V_{100} = (E_w / 12) A_T = \frac{(2.04 / 12) 3.72}{0.6310 \text{ AC-FT}} = 15,850 \text{ CF}$$

2. BASIN A

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

$$Q_p = Q_{100} = \underline{(2.60 \times 0.48) + (3.45 \times 0.48) + (5.02 \times 2.76)} = 16.8 \text{ CFS}$$

COMPARISON

1. VOLUME

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

2. PEAK DISCHARGE

$$*Q_{100} = \underline{16.8 - 12.8} = 4.0 \text{ CFS} \quad (\text{INCREASE})$$