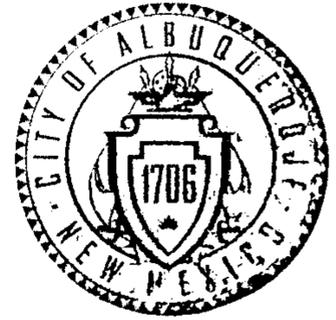


CITY OF ALBUQUERQUE



December 11, 2008

Fred Arfman, P.E.
Isacacson & Arfman
128 Monroe St. NE
Albuquerque, NM 87108

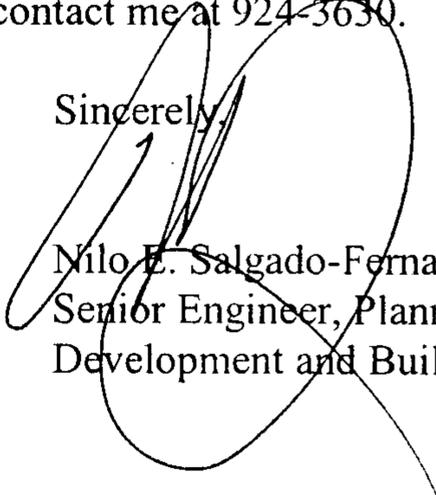
**Re: Broadbent Office Park Bldg C, Grading and Drainage Plan
2611 Broadbent NE
Engineer's Stamp dated 12/08/08 (H-15/D040H)**

Dear Mr. Arfman,

Based upon the information provided in your second re-submittal received 12-08-08, the above referenced plan is approved for Building Permit. Please provide certified as-builts for our hydrology files.

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

Sincerely,


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

PO Box 1293

Albuquerque

C: File
NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Broadbent Consultants Office Park – BLDG C ZONE MAP/DRG. FILE H15/D40H
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: A PORTION OF LOT F2A1D, BROADBENT BUSINESS PARK, ALBUQUERQUE, NM
 CITY ADDRESS: _____

ENGINEERING FIRM: ISSACSON & ARFMAN, PA
 ADDRESS: 128 MONROE NE
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: FRED ARFMAN
 PHONE: 268-8828
 ZIP CODE: 87108

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

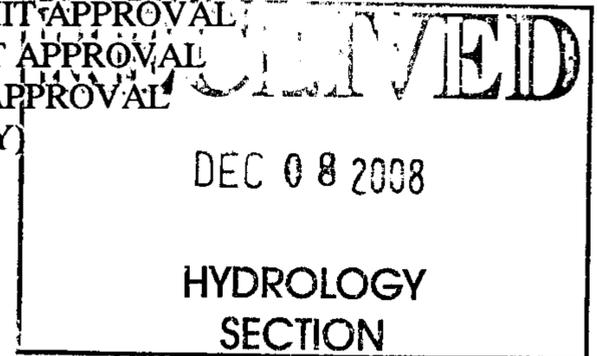
CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

TYPE OF SUBMITTAL:
 _____ DRAINAGE REPORT
 _____ DRAINAGE PLAN 1ST SUBMITTAL
 DRAINAGE PLAN RESUBMITTAL
 _____ CONCEPTUAL G & D PLAN
 _____ GRADING PLAN
 _____ EROSION CONTROL PLAN
 _____ ENGINEER'S CERT (HYDROLOGY)
 _____ CLOMR/LOMR
 _____ TRAFFIC CIRCULATION LAYOUT
 _____ ENGINEER/ARCHITECT CERT (TCL)
 _____ ENGINEER/ARCHITECT CERT (DRB S.P.)
 _____ ENGINEER/ARCHITECT CERT (AA)
 _____ 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)

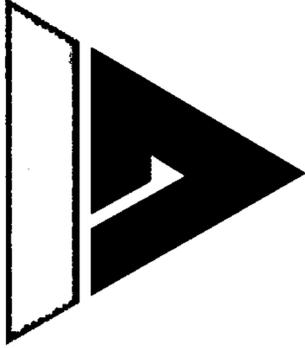
WAS A PRE-DESIGN CONFERENCE ATTENDED:
 _____ YES
 _____ NO
 _____ COPY PROVIDED



SUBMITTED BY: ISAACSON & ARFMAN: FRED ARFMAN DATE: December 8, 2008

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.



Isaacson & Arfman, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS Fred C. Arfman, PE Scott M. McGee, PE

December 8, 2008

City of Albuquerque
Hydrology

RE: BROADBENT OFFICE PARK, BLDG. C (H-15 / D040H)

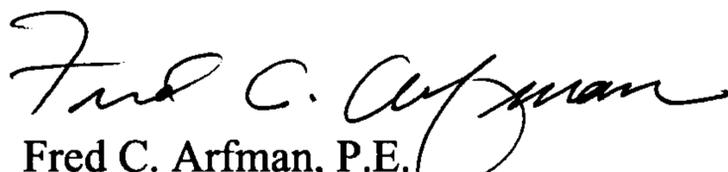
To Whom it May Concern;

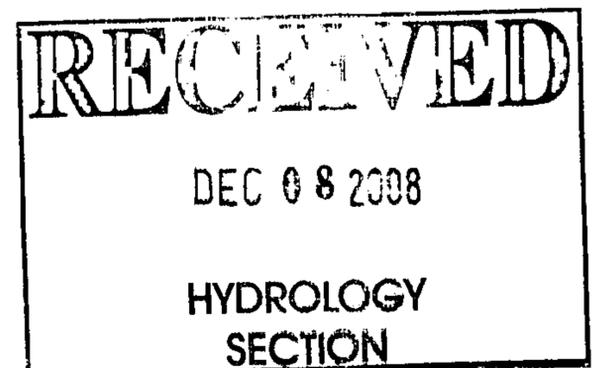
Attached is a revised copy of the Drainage and Grading Plan for the above referenced property. Revisions were made in response to review comments by Nilo Salgado-Fernandez, P.E. as follows:

- Detail provided for fractured face cobble swale.
- Keyed Note #8 revised to specify turned concrete block or two 6" dia. pipes through wall rather than 16"x8" high opening. Note: basin will generate approx. 0.8 cfs during a 100-year, 6-hour storm. Capacity of each opening using the orifice equation ($h=0.75'$) is approx. 0.8 cfs for a total capacity of approx. 1.6 cfs.

Please don't hesitate to contact me with any additional questions or comments.

Sincerely,


Fred C. Arfman, P.E.
ISAACSON & ARFMAN, PA



CITY OF ALBUQUERQUE



November 6, 2008

Fred Arfman, P.E.
Isaacson & Arfman
128 Monroe St. NE
Albuquerque, NM 87108

**Re: Broadbent Office Park Bldg C, Grading and Drainage Plan
2611 Broadbent NE
Engineer's Stamp dated 11/04/08 (H-15/D040H)**

Dear Mr. Arfman,

Based upon the information provided in your re-submittal received 11-04-08, the above referenced plan is **NOT** approved for Building Permit until the following comments are addressed:

- Please provide details for proposed wall opening (16"X8" – note 8) and 2' wide fractured face rip-rap swale (note 9).

PO Box 1293

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

Albuquerque

NM 87103

C: File

www.cabq.gov

Sincerely,

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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Broadbent Consultants Office Park - BLDG C ZONE MAP/DRG. FILE H15/D40H
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: A PORTION OF LOT F2A1D, BROADBENT BUSINESS PARK, ALBUQUERQUE, NM
 CITY ADDRESS: _____

ENGINEERING FIRM: ISSACSON & ARFMAN, PA
 ADDRESS: 128 MONROE NE
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: FRED ARFMAN
 PHONE: 268-8828
 ZIP CODE: 87108

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: _____

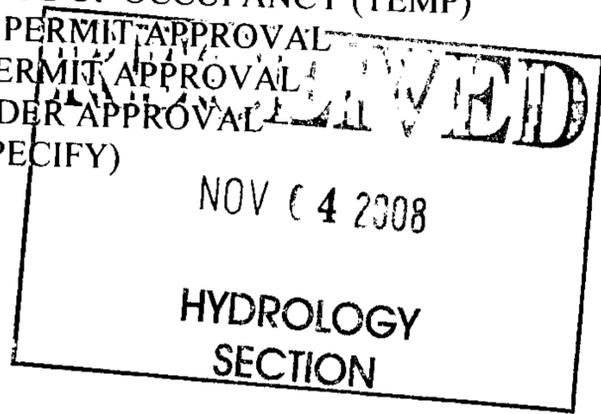
TYPE OF SUBMITTAL:

- DRAINAGE REPORT
- DRAINAGE PLAN 1ST SUBMITTAL
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERT (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT
- ENGINEER/ARCHITECT CERT (TCL)
- ENGINEER/ARCHITECT CERT (DRB S.P.)
- ENGINEER/ARCHITECT CERT (AA)
- 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



SUBMITTED BY: ISAACSON & ARFMAN: FRED ARFMAN DATE: 11.04.08

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

*Copy of approved
calculations
provided
for information*

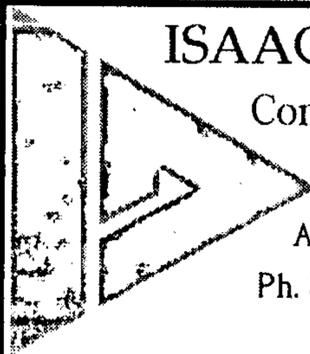
APRIL 17, 2006

SUPPLEMENTAL INFORMATION

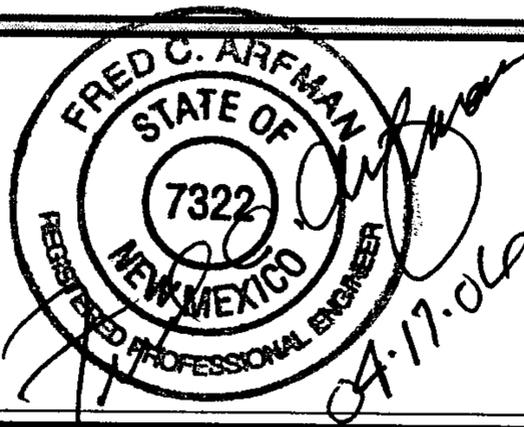
FOR

BROADBENT CONSULTANTS OFFICE PARK

BY

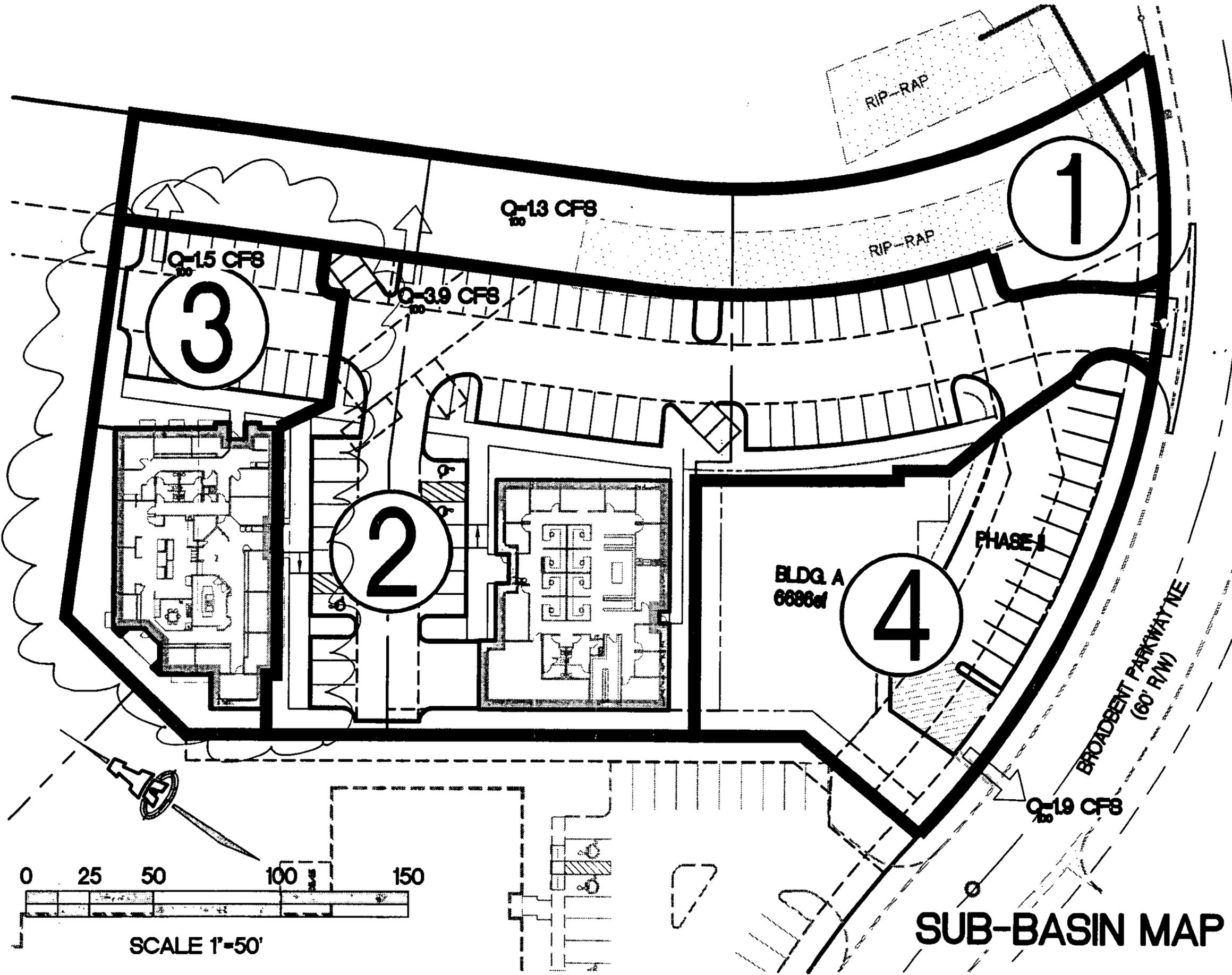


ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632



RECEIVED
NOV 04 2008
HYDROLOGY
SECTION

M:\VC\17\LD4 1485\dwg\1485.GRD.DWG, Layout1, 4/17/2006 2:40:07 PM



SUB-BASIN MAP

SUB-BASINS CALCULATIONS

BASIN NO.	100	DESCRIPTION	
------------------	------------	--------------------	--

Area of basin flows = 18821 SF = 0.4 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 1.12 in.

TREATMENT

Sub-basin Volume of Runoff (see formula above)

V360 = 1763 CF

A = 0%

B = 30%

Sub-basin Peak Discharge Rate: (see formula above)

Qp = 1.3 cfs

C = 60%

D = 10%

BASIN NO.	200	DESCRIPTION	
------------------	------------	--------------------	--

Area of basin flows = 39496 SF = 0.9 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 1.92 in.

TREATMENT

Sub-basin Volume of Runoff (see formula above)

V360 = 6320 CF

A = 0%

B = 15%

Sub-basin Peak Discharge Rate: (see formula above)

Qp = 3.9 cfs

C = 0%

D = 85%

BASIN NO.	300	DESCRIPTION	
------------------	------------	--------------------	--

Area of basin flows = 15023 SF = 0.3 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 1.92 in.

TREATMENT

Sub-basin Volume of Runoff (see formula above)

V360 = 2402 CF

A = 0%

B = 15%

Sub-basin Peak Discharge Rate: (see formula above)

Qp = 1.5 cfs

C = 0%

D = 85%

BASIN NO.	400	DESCRIPTION	
------------------	------------	--------------------	--

Area of basin flows = 18810 SF = 0.4 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 1.92 in.

TREATMENT

Sub-basin Volume of Runoff (see formula above)

V360 = 3008 CF

A = 0%

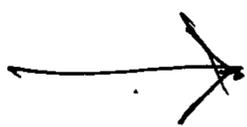
B = 15%

Sub-basin Peak Discharge Rate: (see formula above)

Qp = 1.9 cfs

C = 0%

D = 85%



384

ISAACSON & ARFMAN, P.A.

CONSULTING ENGINEERING ASSOCIATES



128 MONROE STREET NE
ALBUQUERQUE, NM 87108
PH: 505.268.8828
FAX: 505.268.2632

A Letter of Transmittal From: Bryan Bobrick

To	COA Hydrology	
Address		
City		
Attention		
Date	4 Nov, 08	Job No. 1485
RE	H15 / D40H	

WE ARE SENDING YOU:

Attached Under Separate Cover

1. 1 copy of revised Grading and Drainage Plan
2. 1 copy of original approved calculations for information
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

COMMENTS:

RE: BROADBENT PARKWAY: BLDG. C – (H15/D40H)

This resubmittal addresses revisions to the on-site grades due to building roof discharge directed to west. No changes to overall discharge patterns and / or rates.

Thanks

Bryan Bobrick
Isaacson & Arfman PA

CITY OF ALBUQUERQUE



March 7, 2007

Fred Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM 87108

**Re: Broadbent Business Park, 2611 Broadbent Parkway NE, Lot F-21A1,
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 04/17/2006 (H-15/D040H)
Certification dated 03/06/2007**

Based upon the information provided in your submittal received 03/07/2007, 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.

Sincerely,

Albuquerque

A handwritten signature in black ink, appearing to read "Timothy Sims".

Timothy Sims
Plan Checker, Planning Dept.
Development and Building Services

New Mexico 87103

www.cabq.gov

C: Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: BROADBENT CONSULTANT OFF. PK ZONE MAP/DRG. FILE # H-15/D040 H
DRB#: 1000116 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT F-2A1-D(3-5), BROADBENT BUS. PK,
CITY ADDRESS: 2611 BROADBENT PARKWAY NE

ENGINEERING FIRM: Isaacson & Arfman, P.A.
ADDRESS: 128 Monroe Street NE
CITY, STATE: Albuquerque, NM

CONTACT: Fred C. Arfman, PE
PHONE: 268-8828
ZIP CODE: 87108

OWNER: BROADBENT CONSULTANTS, LLC
ADDRESS: 128 MONROE ST. NE
CITY, STATE: ABQ, NM

CONTACT: ROGER PEERY
PHONE: 345-3407
ZIP CODE: 87108

ARCHITECT: DE LA TORRE ARCHA.
ADDRESS: 2400 LOUISIANA, BLDG 3
CITY, STATE: ABQ, NM 87110

CONTACT: JORGE
PHONE: 883-7918
ZIP CODE: _____

SURVEYOR: ADRIANA LAND SURVEYING
ADDRESS: 4109 MONTGOMERY BLD.
CITY, STATE: ABQ, NM 87109

CONTACT: Jim
PHONE: 584-1990
ZIP CODE: 87109

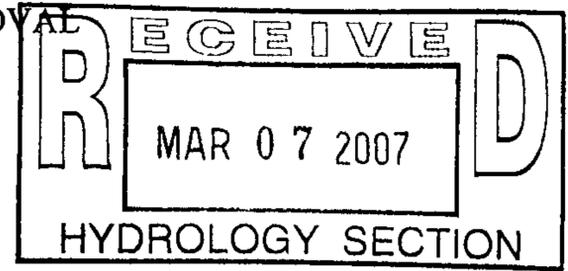
CONTRACTOR: RYTHON CONST.
ADDRESS: _____
CITY, STATE: _____

CONTACT: RIC COLE
PHONE: _____
ZIP CODE: _____

- 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/ARCHITECT CERT (TCL)
 - ENGINEER/ARCHITECT CERT (DRB S.P.)
 - ENGINEER/ARCHITECT CERT (AA)
 - 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



SUBMITTED BY: FRED C ARFMAN DATE: 03-06-07

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



**Planning Department
Transportation Development Services Section**

March 15, 2007

Fred C. Arfman, P.E.
128 Monroe NE
Albuquerque, NM 87108

Re: Certification Submittal for Final Building Certificate of Occupancy for
Broadbent Consultant Office Park(Phase 1), [H-15 / D40H]
2611 Broadbent Parkway NE
Engineer's Stamp Dated 03/12/07

Dear Mr. Arfman:

P.O. Box 1293

The TCL / Letter of Certification submitted on March 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

Sincerely,

New Mexico 87103

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

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

8-30-06
H-15/DO4014

PROJECT TITLE: BROADBENT CONSULTANT OFF. PK ZONE MAP/DRG. FILE # H-15/DO4014
 DRB#: 1000116 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT F-2A1-D(3-5), BROADBENT BUS. PK,
 CITY ADDRESS: 2611 BROADBENT PARKWAY NE

ENGINEERING FIRM: Isaacson & Arfman, P.A.
 ADDRESS: 128 Monroe Street NE
 CITY, STATE: Albuquerque, NM

CONTACT: Fred C. Arfman, PE
 PHONE: 268-8828
 ZIP CODE: 87108

OWNER: BROADBENT CONSULTANTS, LLC
 ADDRESS: 128 MONROE ST. NE
 CITY, STATE: ABQ. NM

CONTACT: ROGER PEERY
 PHONE: 345-3407
 ZIP CODE: 87108

ARCHITECT: DE LA TORRE ARCHA.
 ADDRESS: 2400 LOUISIANA BLDG 3
 CITY, STATE: ABQ. NM 87110

CONTACT: JORGE
 PHONE: 883-7918
 ZIP CODE: _____

SURVEYOR: ADRIAN LAND SURVEYING
 ADDRESS: 4109 MONTGOMERY BLD.
 CITY, STATE: ABQ. NM 87109

CONTACT: TIM
 PHONE: 784-1990
 ZIP CODE: 87109

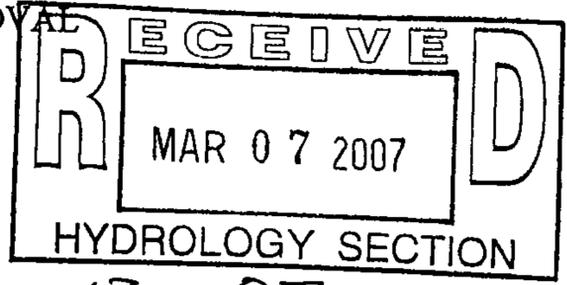
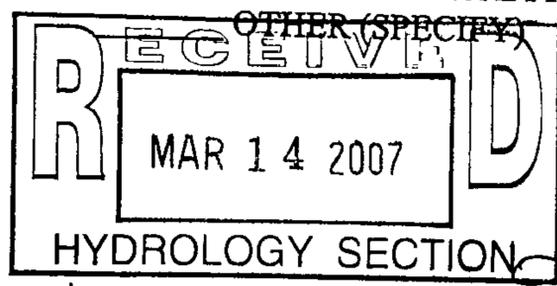
CONTRACTOR: PYTHON CONST.
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: RL COLE
 PHONE: _____
 ZIP CODE: _____

- 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/ARCHITECT CERT (TCL)
 - ENGINEER/ARCHITECT CERT (DRB S.P.)
 - ENGINEER/ARCHITECT CERT (AA)
 - 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



SUBMITTED BY: FRED C ARFMAN DATE: 03-12-07
03-06-07

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



May 1, 2006

Fred Arfman, PE
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

**Re: Broadbent Consultants Office Park Grading and Drainage Plan
Engineer's Stamp dated 4-17-06 (H15/D40H)**

Dear Mr. Arfman,

Based upon the information provided in your submittal dated 4-18-06, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

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

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions please visit <http://www.cabq.gov/flood/npdesm.html> or feel free to call the Municipal Development Department Hydrology Section at 768-3654 (Charles Caruso).

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

Sincerely,

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

CC

C: file
Charles Caruso, DMD

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section



September 08, 2006

Genny Donart
Isaacson & Arfman, P.A.
128 Monroe St NE
Albuquerque, NM 87108

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Offices and Warehouse for Broadbent Consultants Office Park [H-15/D-40Hrr]
(TR F2A1D-3, F2A1D-4, F2A1D-5 Broadbent Business Park), Albuquerque, NM
Engineer's/Architect's Stamp Dated 08-30-2006

Dear Ms. Donart,

The TCL submittal dated August 31, 2006 is approved for building permit. The plan is stamped and signed as approved. Two copies of the plan that is stamped as approved will be required: one for each of the building permit plans and the original to be kept by you to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

Prior to permanent C.O. the following condition will need to be met:

Provide a copy of the cross lot easement allowing the dumpster to be placed on the lot line.

P.O. Box 1293

If a temporary CO is needed then a copy of the original TCL that was stamped as approved by the City which includes a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance". This statement requires a NM registered architect or engineer stamp to be dated. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Albuquerque

New Mexico 87103

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer needs stamp and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

www.cabq.gov

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Kristal Metro, PE
Senior Engineer
Development and Building Services

cc: Hydrology file
File

CITY OF ALBUQUERQUE



August 16, 2006

Genny Donart P.E.
Isaacson & Arfman P.A.
128 Monroe St. NE
Albuquerque, NM 87108

**Re: Tracts F2A1D-3, F2A1D-4, F2A1D-5, Traffic Circulation Layout
Engineer's Stamp dated 08-10-06 (H15-D40Hr)**

Dear Genny Donart,

Based upon the information provided in your submittal received 08-10-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. An 18' parking stall requires a two foot vehicle overhang and the sidewalk needs to be six foot clear access. Note #6 will need to reflect an eight foot sidewalk in lieu of six foot sidewalk.
2. The refuse location between building A and building B, is there an easement that allows it set on the property line? Please provide a copy.

P.O. Box 1293

Albuquerque

New Mexico 87103

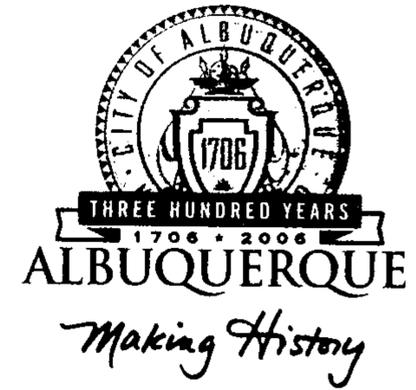
If you have any questions, you can contact me at 924-3991.

Sincerely,

Wilfred Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services
C: file

www.cabq.gov

CITY OF ALBUQUERQUE



April 12, 2006

Fred Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

**Re: Broadbent Consultants Office Park, ~~1031 Lamberson Place~~, Grading and
Drainage Plan
Engineer's Stamp dated 3-06-06 (H15-D40H)**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 3-06-06, the
above referenced plan cannot be approved for Building Permit until the following
comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. The proposed swales must be concrete, not rip-rap.
2. Show the interim grading conditions for the future development area (Building A).
3. Is the address provided on the plan accurate?

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

NO VERBAL (will RE SUBMITT)

PROJECT TITLE: BROADBENT CONSULTANTS OFFICE PK Bldg A, B, C ZONE MAP/DRG. FILE #: H-15/D40H
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS F-2A1-D-3 & F-2A1-D-4, BROADBENT BUS. PK.
 CITY ADDRESS: _____

ENGINEERING FIRM: Isaacson & Arfman, P.A.
 ADDRESS: 128 Monroe Street NE
 CITY, STATE: Albuquerque, NM

CONTACT: FRED C. ARFMAN
 PHONE: (505) 268-8828
 ZIP CODE: 87108

OWNER: H2OLLC & BROADBENT OFFICE VENTURE
 ADDRESS: 128 MONROE ST. NE
 CITY, STATE: ABQ. NM

CONTACT: FRED C. ARFMAN
 PHONE: 268-8828
 ZIP CODE: 87108

ARCHITECT: DE LA TORRE ARCHITECTS
 ADDRESS: 2400 LOUISIANA BLVD. NE, BLDG 3.
 CITY, STATE: ABQ. NM

CONTACT: JORGE DE LA TORRE
 PHONE: 883-7718
 ZIP CODE: 87110

SURVEYOR: ALDRICH LAND SURVEYING
 ADDRESS: 4109 MONTGOMERY
 CITY, STATE: ABQ. NM

CONTACT: TIM ALDRICH
 PHONE: 884-1990
 ZIP CODE: 87109

CONTRACTOR: T.B.D.
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

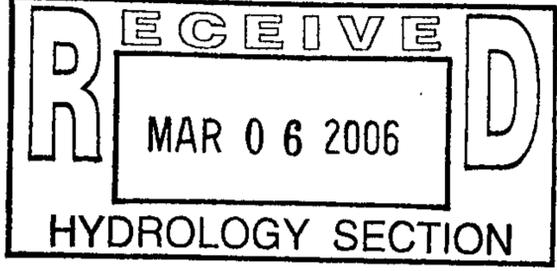
CHECK TYPE OF SUBMITTAL:

- 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)
- ENGINEERS CERTIFICATION (TCL)
- ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- SIA / FINANCIAL GUARANTEE RELEASE
- PRELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR SUB'D. APPROVAL
- S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL (BLDG & BFC)
- 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: 03.06.06 BY: FRED C. ARFMAN, P.E.
 FOR: ISAACSON & ARFMAN, P.A.

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

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

ENTRY PROPOSED OR EXISTING

→ TAKE TWO DIFFERENT SUBMITTALS FOR EACH SITE.

~~ENG/ATA~~ STAMPED plus & SIGNED

TALKED TO FRED HREFMAN HE WILL RESUBMIT w/
4/3/04 STD-DRAW. # & STAMP ENG., & 2 SUBMITTALS