

CITY OF ALBUQUERQUE



***Planning Department
Transportation Development Services Section***

March 5, 2008

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

Re: Certification Submittal for Final Building Certificate of Occupancy for
PMG Constitution Area B, [J-19 / D4E]
8300 Constitution NE
Engineer's Stamp Dated 03/03/08

Dear Mr. Means:

P.O. Box 1293

The TCL / Letter of Certification submitted on March 5, 2008 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

PROJECT TITLE
DRS #PMG CONSTITUTION AREA 8
EPC #ZONE ATLAS/DRNG FILE #
WORK ORDER #119/C4E
J19/D4ELEGAL DESCRIPTION
CITY ADDRESS

TRACT 1, EAST END ADDITION

8300 Constitution NE

ENGINEERING FIRM
ADDRESS
CITY STATEJEFF MORTENSEN & ASSOC. INC
6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE NMCONTACT
PHONE
ZIP CODEJEFF MORTENSEN
(505) 345-4250
87109OWNER
ADDRESS
CITY, STATEPRESBYTERIAN MEDICAL GROUP
P.O. BOX 26666
ALBUQUERQUE, NMCONTACT
PHONE
ZIP CODEERIC CORNISH (PRES)
563-6635
87109ARCHITECT
ADDRESS
CITY, STATEKEVIN GEORGES & ASSOCIATES
214 TRUMAN NE
ALBUQUERQUE, NMCONTACT
PHONE
ZIP CODEKEVIN GEORGES
255-4975
87106-1216SURVEYOR
ADDRESS
CITY, STATEJEFF MORTENSEN & ASSOC. INC
6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE, NMCONTACT
PHONE
ZIP CODECHUCK CALA
(505) 345-4250
87109CONTRACTOR
ADDRESS
CITY STATE

KLINGER CONSTRUCTION

CONTACT
PHONE
ZIP CODE

ARCHITECT

TYPE OF SUBMITTAL:

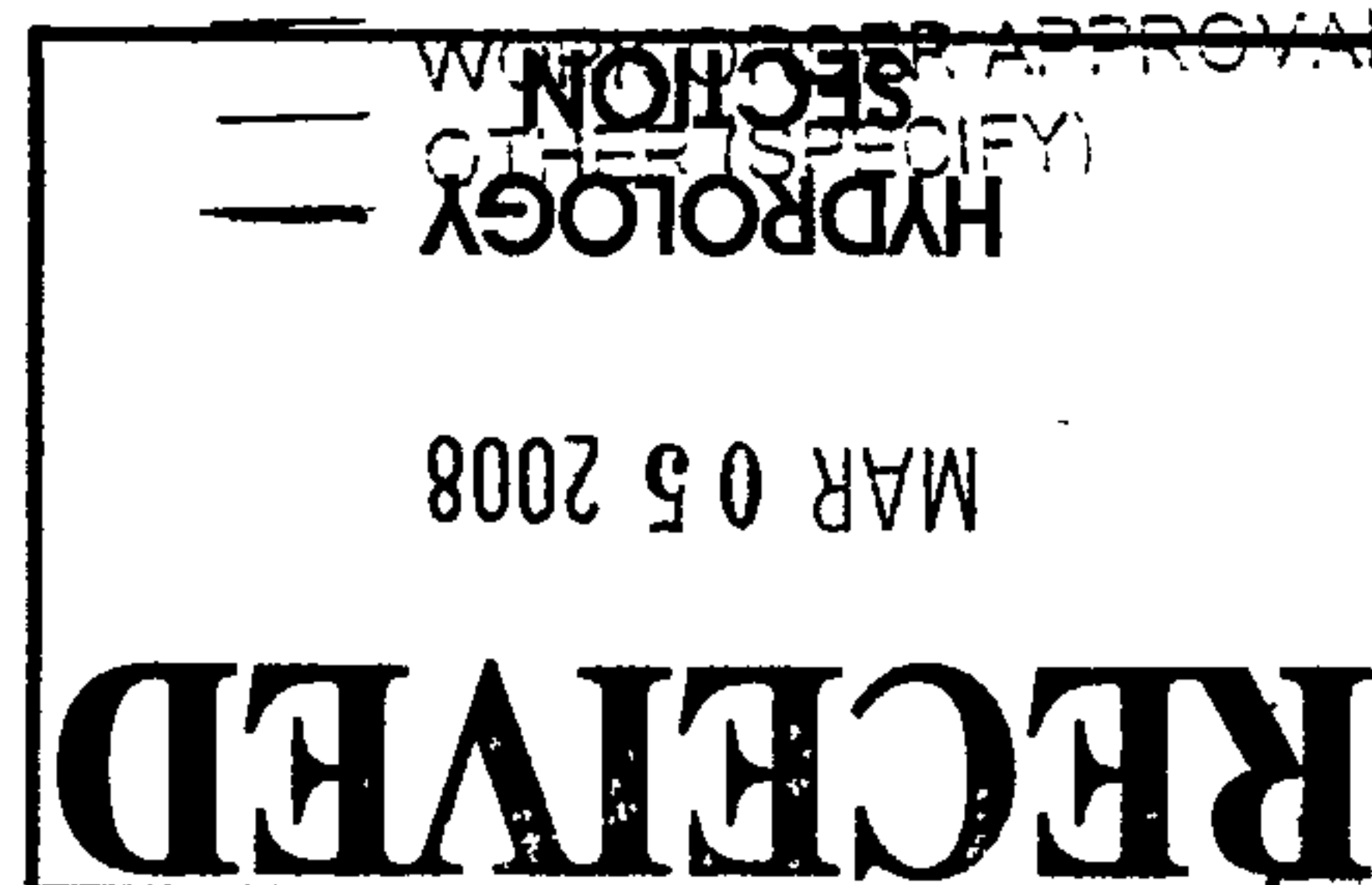
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL *REQUIRES TCL or equal*
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL) (Resubmittal)
☒ ENGINEER'S CERTIFICATION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

WAS A PRE-DESIGN CONFERENCE ATTENDED

- ☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: 03/4/2008 BY: 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.

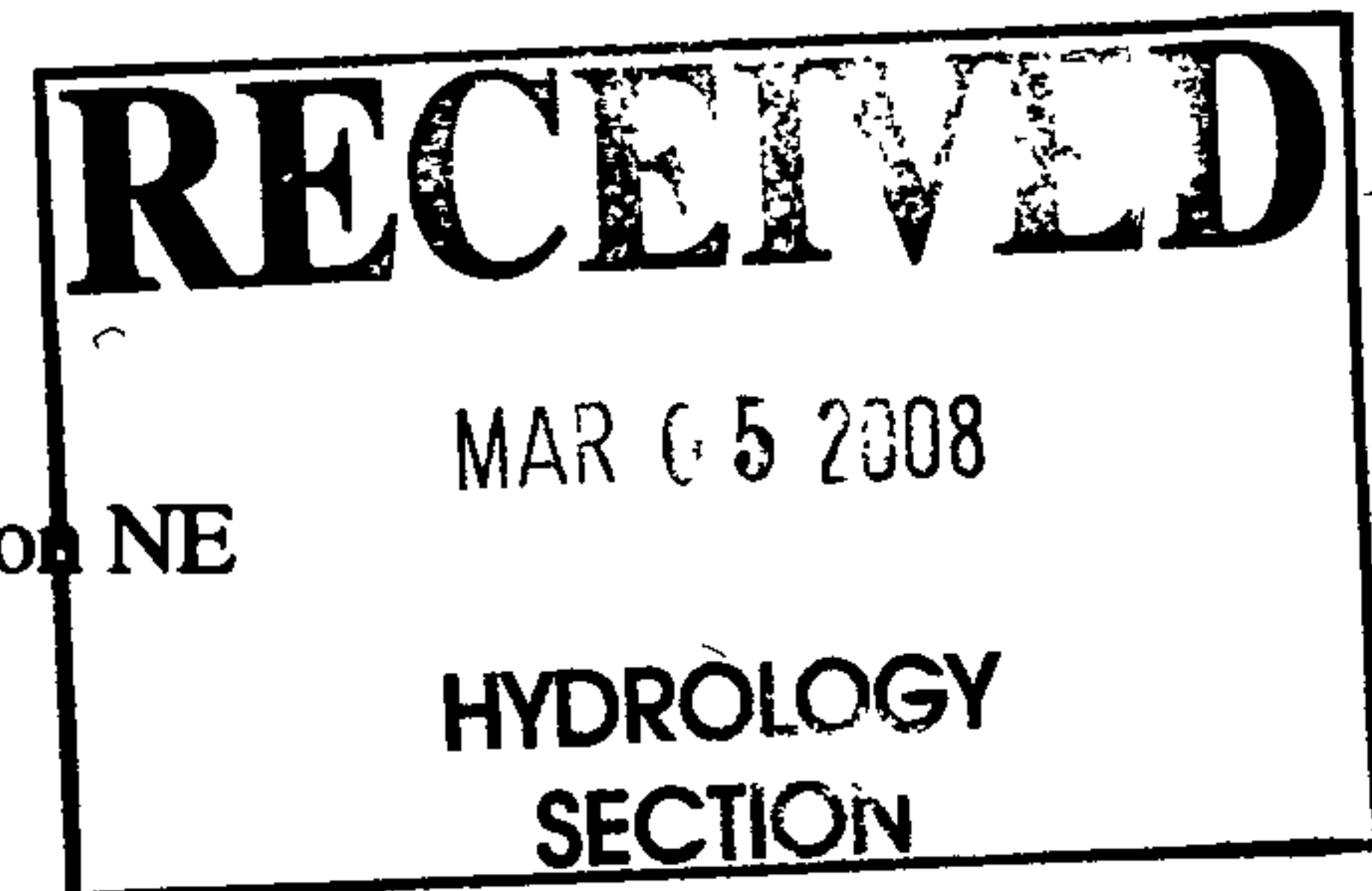
HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2004.120.7

March 3, 2008

Nilo Salgado-Fernandez, P.E.
Transportation Development Section
Development Services Division
City of Albuquerque Planning Department
600 Second Street N.W.
Plaza Del Sol – (Second Floor West)
Albuquerque, NM 87102



Re: Certification of TCL for Permanent C.O. – 8300 Constitution NE

Dear Nilo,

I, J. Graeme Means, NMPE 13676, of the firm High Mesa Consulting Group hereby certify that this project has been constructed in substantial compliance with and in accordance with the design intent of the approved plan dated 03/10/2006. The measured record information edited onto the original design document was obtained 9/20/2007 on under the direct supervision of Charles G. Cala, Jr., NMPS 11184, also of the firm High Mesa Consulting Group. I further certify that I have personally visited the project site and determined by visual inspection that the data provided appears to be representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for permanent certificate of occupancy.

As shown by the record plan, there were two specific construction changes that are acceptable for certification purposes: 1) The word "ONLY" and a left turn arrow were applied at a location in the parking lot east of the building where they are more appropriate to the site traffic flow than the straight arrow designed, and 2) The "Non-Accessible Route" sign (Keyed note 87) was deleted at the easternmost building access point on the north side of the building. The Architect indicated that this sign is not required by code.

The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the traffic circulation aspects of this project. The work constructed within the public right-of-way was inspected and approved by the City by separate process. This submittal does not certify compliance with ADA guidelines within the private portions of the site. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

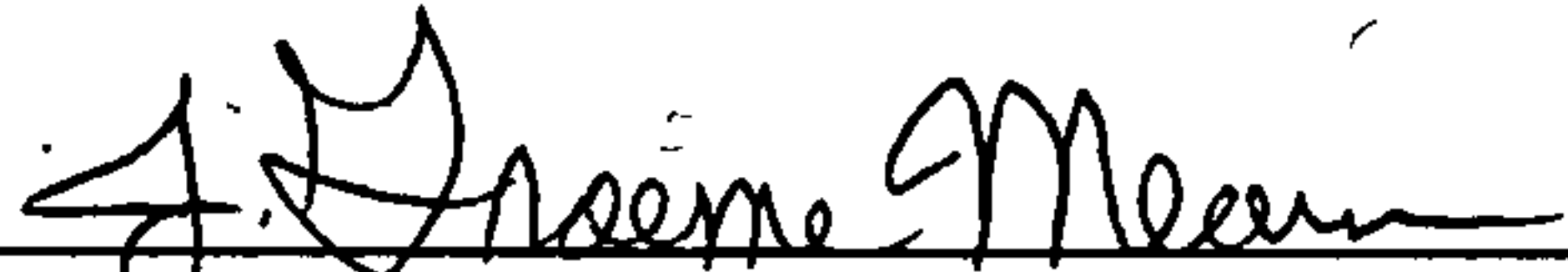
Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White • Grady E. Barrens

March 3, 2008
Page 2

Do not hesitate to contact me if you have any questions or comments.

Sincerely,

HIGH MESA CONSULTING GROUP



J. Graeme Means, P.E.
Principal

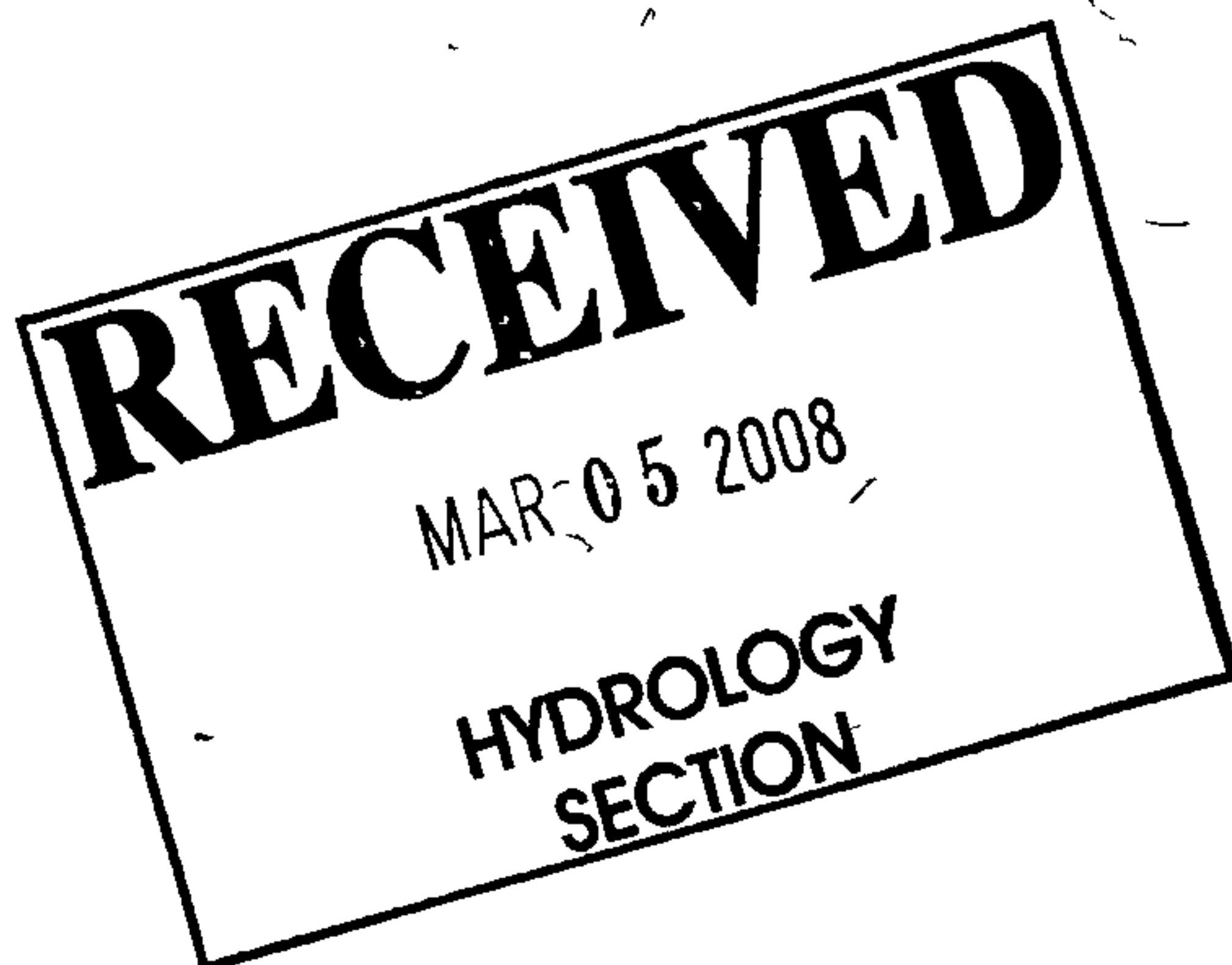


03-03-2008

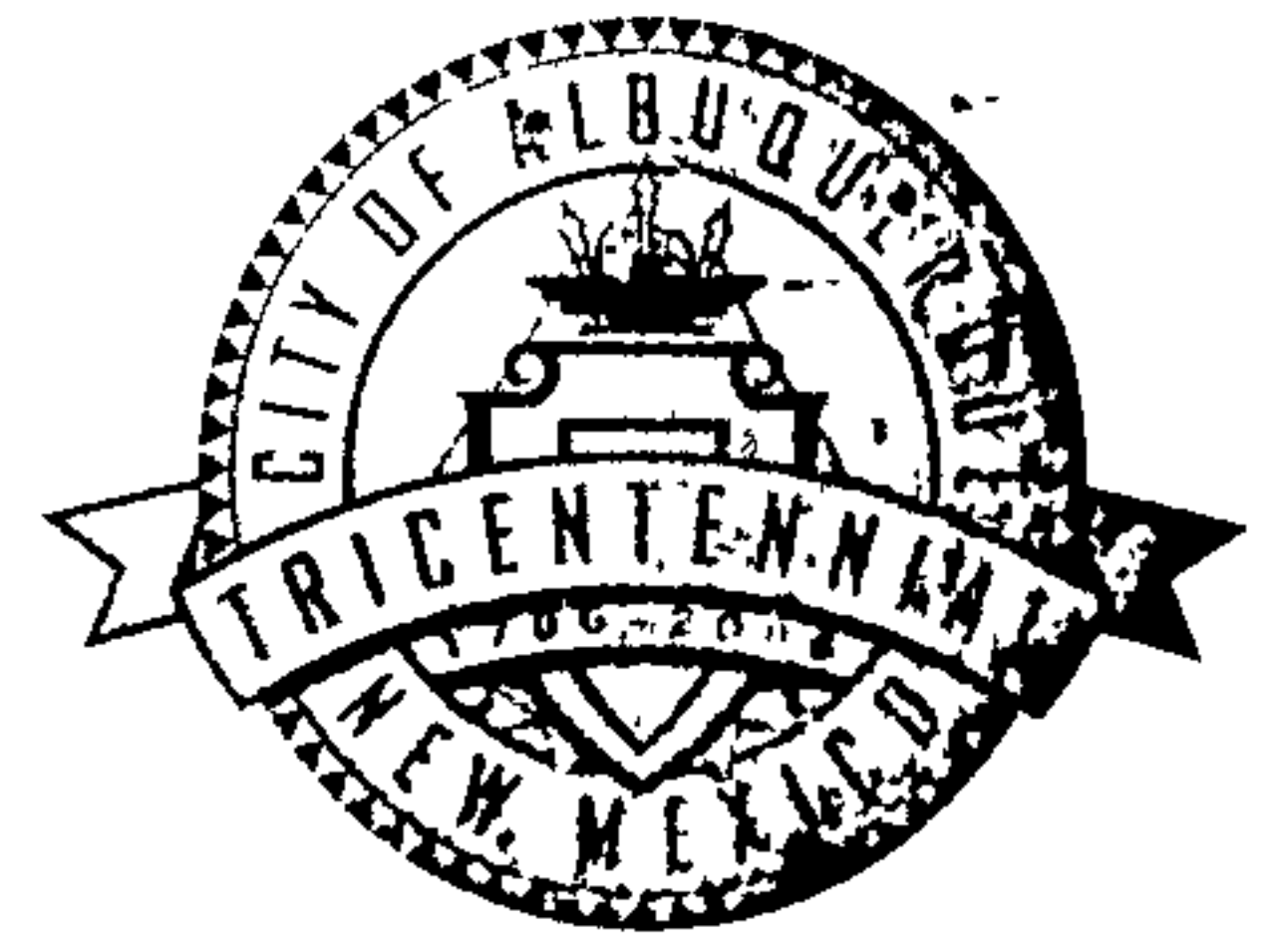
GM:*

Enclosure

xc: Kevin Georges w/encl



CITY OF ALBUQUERQUE



February 21, 2008

Jeffery G. Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

**Re: PMG Constitution Area B, 8300 Constitution NE,
Approval of Permanent Certificate of Occupancy (C.O.),
Engineer's Stamp dated 2/09/06 (J-19/D004E)
Certification dated 2/21/08**

Mr. Mortensen:

P.O. Box 1293

Based upon the information provided in your submittal received 2/21/08, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

New Mexico 87103

Sincerely,

Timothy Sims
Plan Checker
Development and Building Services

www.cabq.gov

C: CO Clerk – Katrina Sigala
File

PROJECT TITLE	PMG CONSTITUTION AREA 5	ZONE ATLAS/DRNG FILE #	J19/D4E
DRB #	EPC #	WORK ORDER #	
LEGAL DESCRIPTION	TRACT 1, EAST END ADDITION		
CITY ADDRESS	8301 Constitution NE		
ENGINEERING FIRM	JEFF MORTENSEN & ASSOC. INC	CONTACT	JEFF MORTENSEN
ADDRESS	6010-B MIDWAY PARK BLVD. NE	PHONE	(505) 345-4250
CITY STATE	ALBUQUERQUE NM	ZIP CODE	87109
OWNER	PRESBYTERIAN MEDICAL GROUP	CONTACT	ERIC CORNISH (PRES)
ADDRESS	P.O. BOX 26666	PHONE	563-6635
CITY, STATE	ALBUQUERQUE, NM	ZIP CODE	87109
ARCHITECT	KEVIN GEORGES & ASSOCIATES	CONTACT	KEVIN GEORGES
ADDRESS	214 TRUMAN NE	PHONE	255-4975
CITY, STATE	ALBUQUERQUE NM	ZIP CODE	87108-1216
SURVEYOR	JEFF MORTENSEN & ASSOC. INC	CONTACT	CHUCK CALA
ADDRESS	6010-B MIDWAY PARK BLVD NE	PHONE	(505) 345-4250
CITY, STATE	ALBUQUERQUE NM	ZIP CODE	87109
CONTRACTOR	KLINGER CONSTRUCTION	CONTACT	ARCHITECT
ADDRESS		PHONE	
CITY STATE		ZIP CODE	

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL *REQUIRES TOL or equal*
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMP/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TOL) (Resubmittal)
☐ ENGINEER'S CERTIFICATION (TOL)
☐ ENGINEER'S CERTIFICATION (DRE 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:

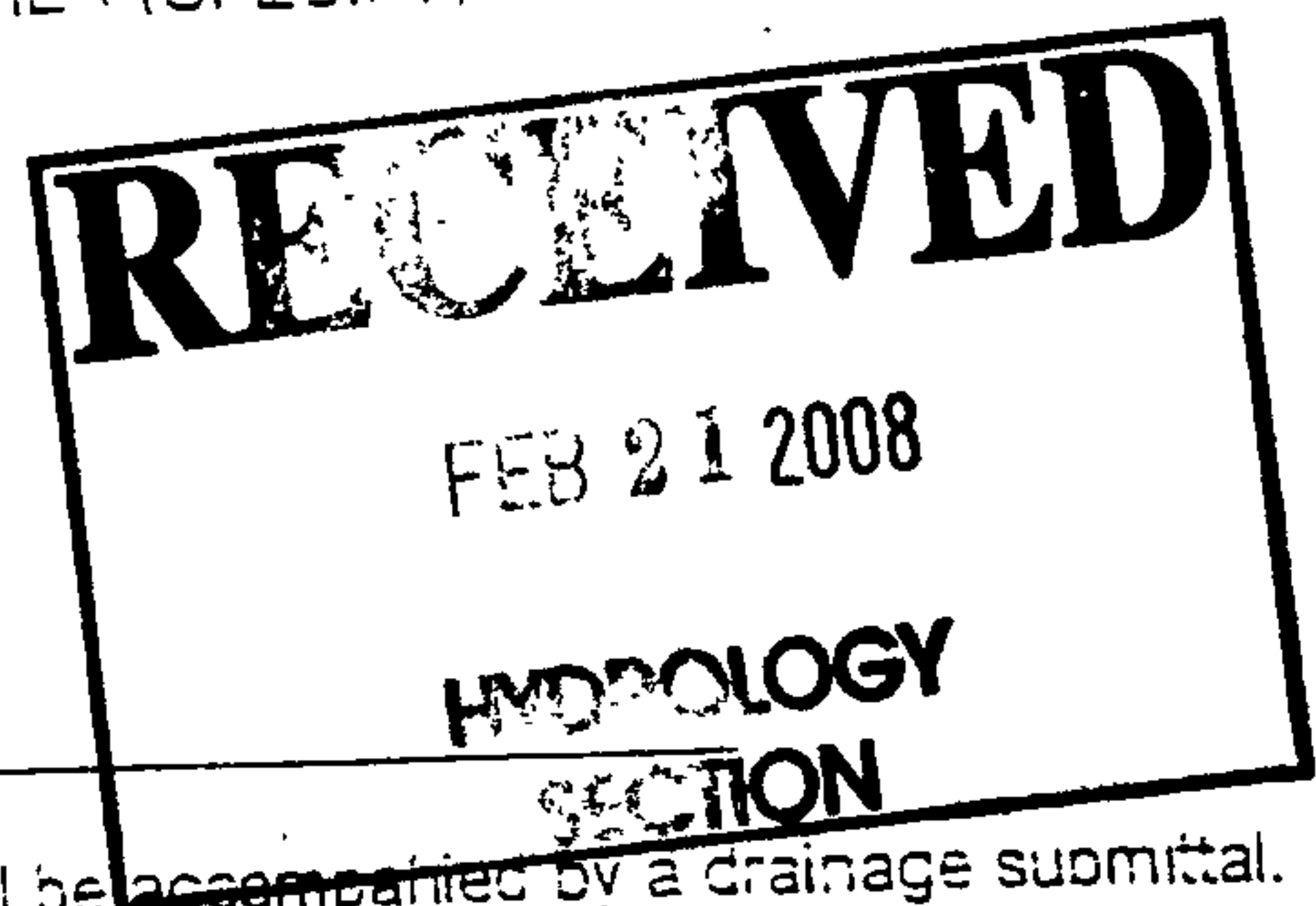
- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED:

02/21/2008

BY

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



January 18, 2008

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

**Re: PMG Constitution Area B, 8300 Constitution NE,
Approval of 90 Day Temporary Certificate of Occupancy (C.O.),
Engineer's Stamp dated 2/09/06 (K-17/D095)
Certification dated 1/15/08**

Mr. Means:

P.O. Box 1293

Based upon the information provided in your submittal received 1/16/08, the above referenced certification is approved for release of 90-day Temporary Certificate of Occupancy by Hydrology.

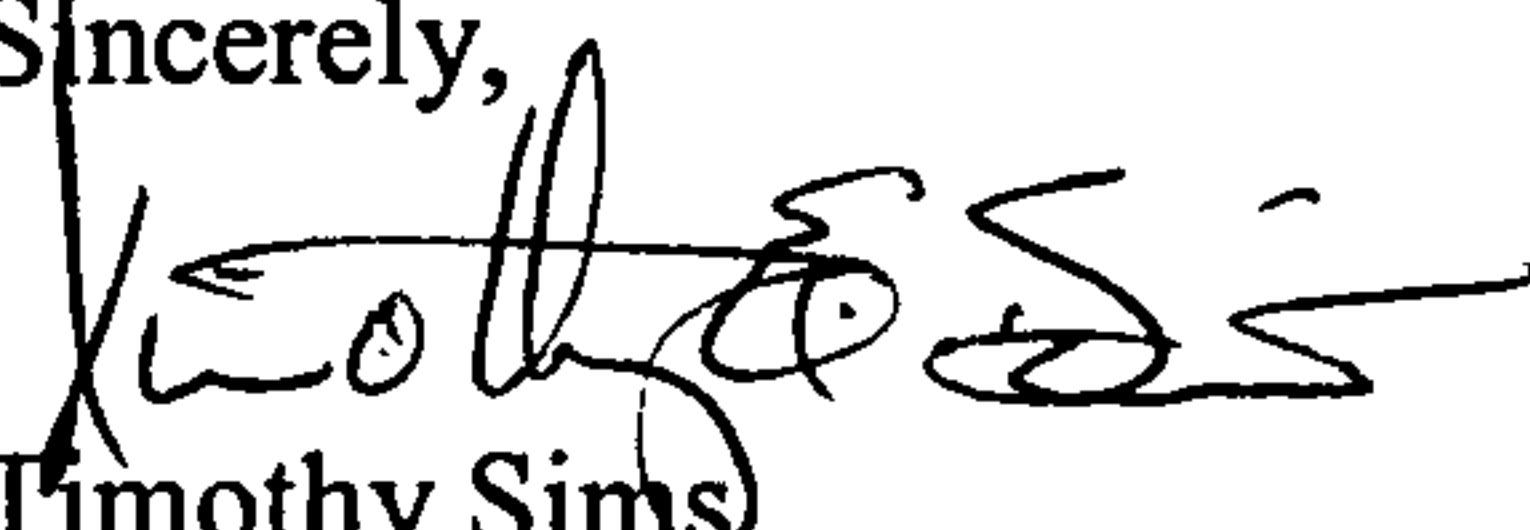
Albuquerque

Upon final Certificate of Occupancy the drainage certification stamp will need to be dated.

New Mexico 87103

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

www.cabq.gov

Sincerely,

Timothy Sims
Plan Checker
Development and Building Services

C: CO Clerk – Katrina Sigala
File

PROJECT TITLE	PMG CONSTITUTION AREA B	ZONE ATLAS/DRNG FILE #	
DRE #	EPC #	WORK ORDER #	
LEGAL DESCRIPTION	TRACT 1, EAST END ADDITION		
CITY ADDRESS	8300 Constitution NE		
ENGINEERING FIRM:	JEFF MORTENSEN & ASSOC. INC.	CONTACT	Graeme Means
ADDRESS	6010-B MIDWAY PARK BLVD. NE	PHONE	JEFF MORTENSEN
CITY, STATE	ALBUQUERQUE, NM	ZIP CODE	(505) 345-4250
OWNER:	PRESBYTERIAN MEDICAL GROUP	CONTACT	ERIC CORNISH (PRES)
ADDRESS:	P.O. BOX 26666	PHONE:	563-6635
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87109
ARCHITECT	KEVIN GEORGES & ASSOCIATES	CONTACT:	KEVIN GEORGES
ADDRESS:	214 TRUMAN NE	PHONE:	255-4975
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87108-1216
SURVEYOR:	JEFF MORTENSEN & ASSOC. INC.	CONTACT:	CHUCK CALA
ADDRESS:	6010-B MIDWAY PARK BLVD NE	PHONE:	(505) 345-4250
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87109
CONTRACTOR:	KLINGER CONSTRUCTION	CONTACT:	ARCHITECT
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) (Resubmittal)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRS APPR. SITE PLAN)
☐ OTHER

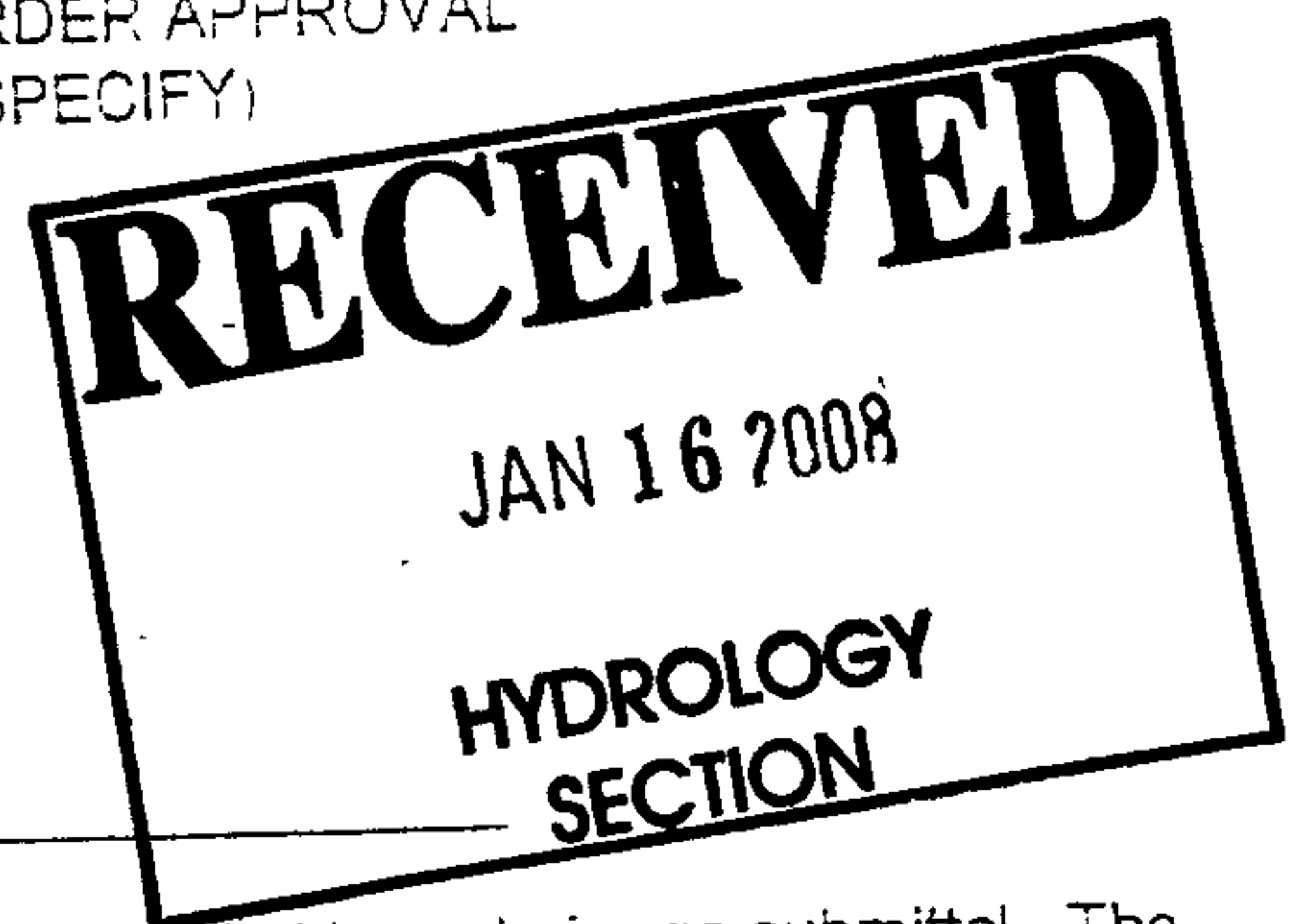
CHECK TYPE OF APPROVAL SOUGHT

- ☐ 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 PPE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 01/16/2008 BY: 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



October 2, 2007

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

**Re: PMG Constitution Area B, 8300 Constitution NE,
Request of Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated XX/XX/XXXX (J-19/D004E)
Certification dated 10/02/07**

Based upon the information provided in your submittal received 10/02/07, the above referenced certification cannot be approved until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. A SO#19 inspection must be completed and approved prior to any approval. Please contact Duane Schmitz for approval of SO#19 at 235-8016. *DONE PER PHONE CALL THIS AM 1/15/08 - GM*
2. The Engineer's Certification will need to reflect the correct stamp date in the language. This certification will need to be on the plan. *(Sht C3)*

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

Sincerely,

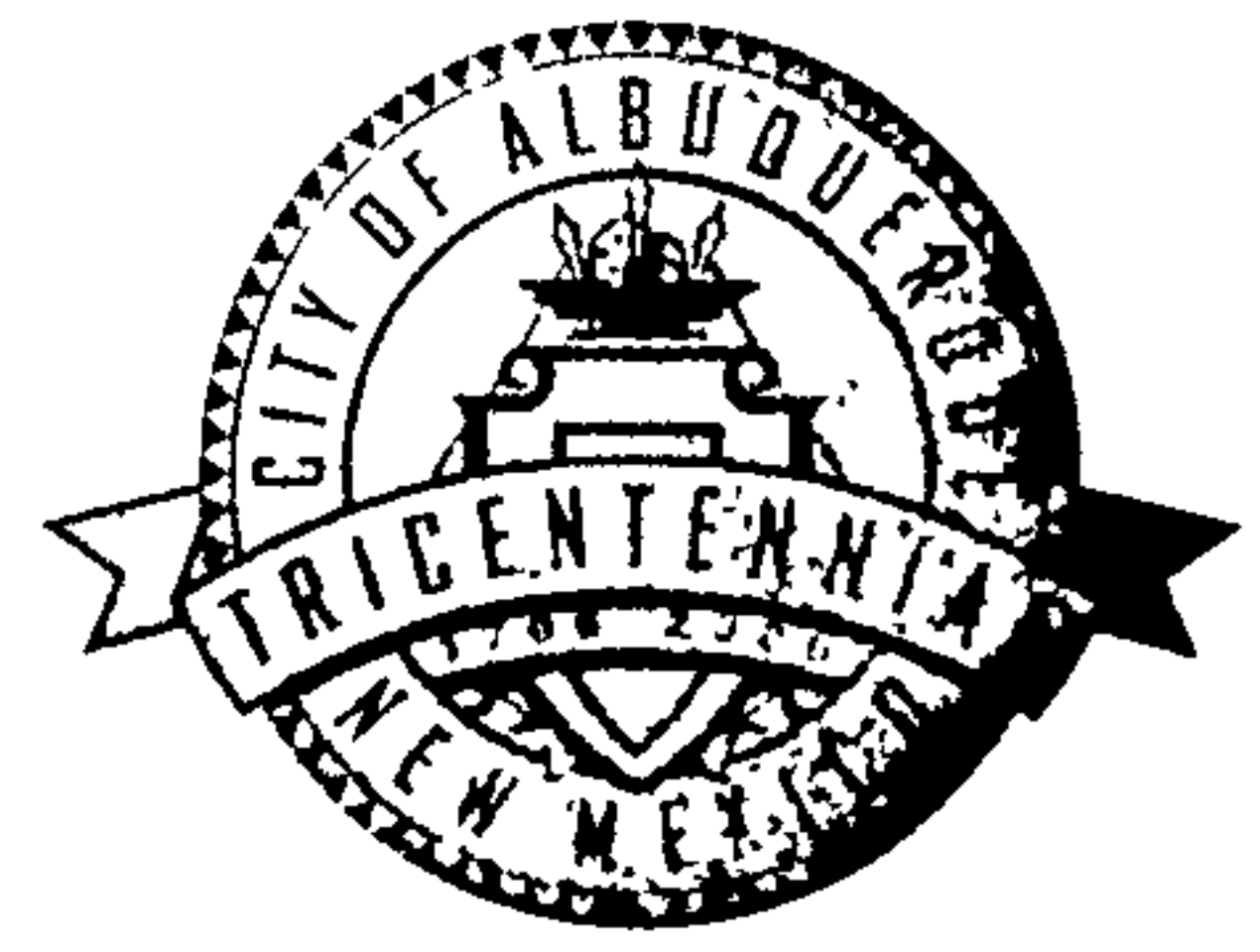
A handwritten signature in black ink, appearing to read "Timothy Sims", written over a horizontal line.

Timothy Sims
Plan Checker, Hydrology
Development and Building Services

C: File K9-D023A



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

1-15-08

October 5, 2007

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

Re: Certification Submittal for an Extension Temporary Certificate of
Occupancy
PMG Constitution Area B, [J-19 / D4E]
8300 Constitution NE
Engineer's Stamp Dated 10/04/07

P.O. Box 1293

Dear Mr. Means:

Albuquerque

The TCL / Letter of Certification submitted on October 2, 2007 is sufficient for acceptance by this office for an extension of a 90 day Temporary Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

New Mexico 87103

Sincerely,

www.cabq.gov

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

c: Engineer
Hydrology file
CO Clerk

DRAINAGE TRANSPORTATION INFORM

(REV. 1/28/2003rd)

SHEET

2004.120.7

J-19/D4E

PROJECT TITLE: PMG CONSTITUTION AREA B

ZONE ATLAS/DRNG. FILE #:

DRB #:

EPC #:

WORK ORDER #:

LEGAL DESCRIPTION: TRACT 1, EAST END ADDITION

CITY ADDRESS:

8300 CONSTITUTION NE

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC., INC.

CONTACT: JEFF MORTENSEN

ADDRESS: 6010-B MIDWAY PARK BLVD. NE

PHONE: (505) 345-4250

CITY, STATE: ALBUQUERQUE, NM

ZIP CODE: 87109

OWNER: PRESBYTERIAN MEDICAL GROUP

CONTACT: ERIC CORNISH (PRES)

ADDRESS: P.O. BOX 26666

PHONE: 563-6635

CITY, STATE: ALBUQUERQUE, NM

ZIP CODE: 87109

ARCHITECT: KEVIN GEORGES & ASSOCIATES

CONTACT: KEVIN GEORGES

ADDRESS: 214 TRUMAN NE

PHONE: 255-4975

CITY, STATE: ALBUQUERQUE, NM

ZIP CODE: 87108-1216

SURVEYOR: JEFF MORTENSEN & ASSOC., INC.

CONTACT: CHUCK CALA

ADDRESS: 6010-B MIDWAY PARK BLVD. NE

PHONE: (505) 345-4250

CITY, STATE: ALBUQUERQUE, NM

ZIP CODE: 87109

CONTRACTOR: BLUES CONSTRUCTION

CONTACT: 505-345-4250

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) (Resubmittal)
☒ 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:

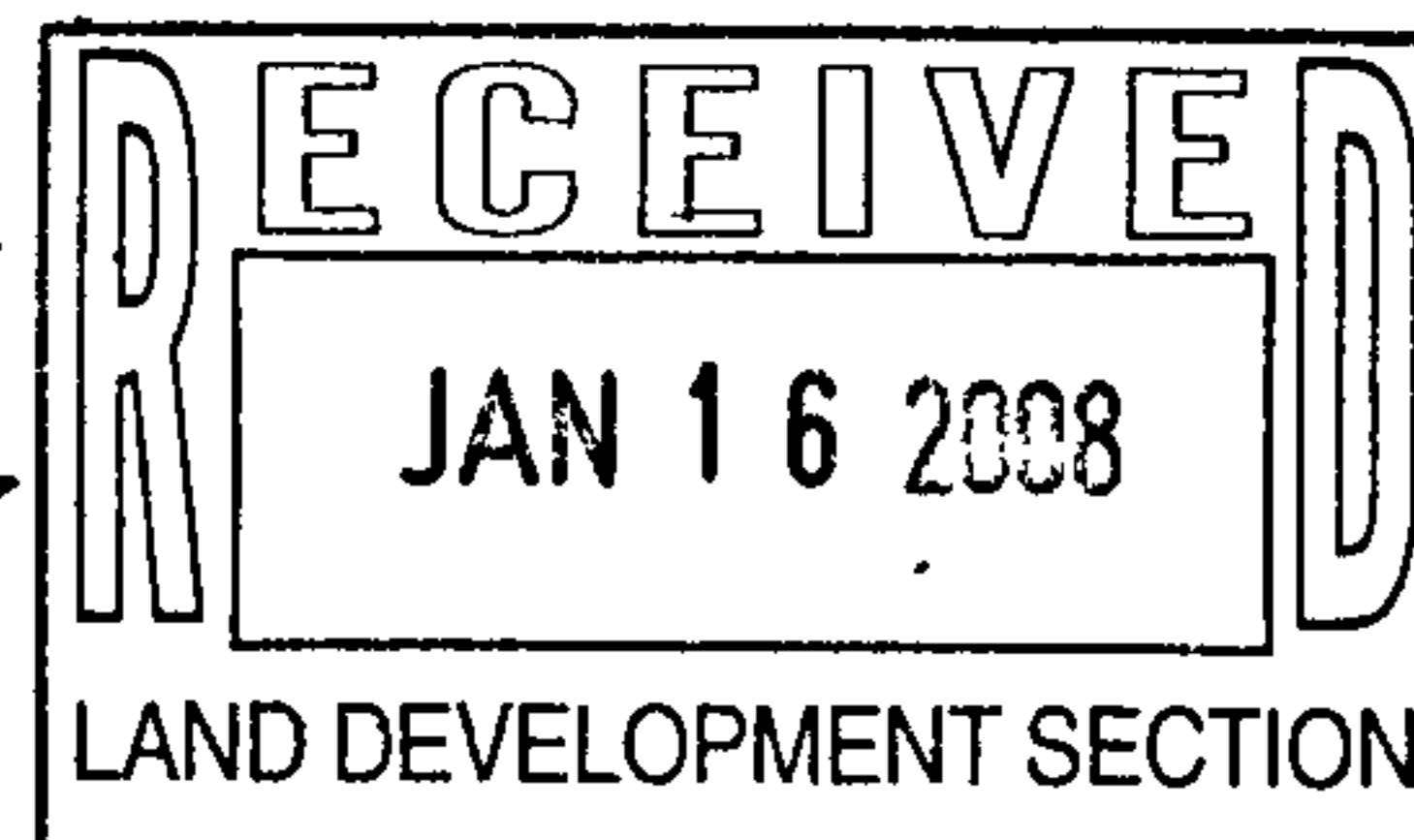
☐ YES☒ NO☐ COPY PROVIDED

DATE SUBMITTED:

10/15/07

BY:

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:

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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.

Salgado-Fernandez, Nilo E.

From: Graeme Means [GMeans@highmesacg.com]
Sent: Tuesday, January 15, 2008 3:55 PM
To: Salgado-Fernandez, Nilo E.
Subject: 8300 Constitution NE - Temp TCL Cert

Nilo,

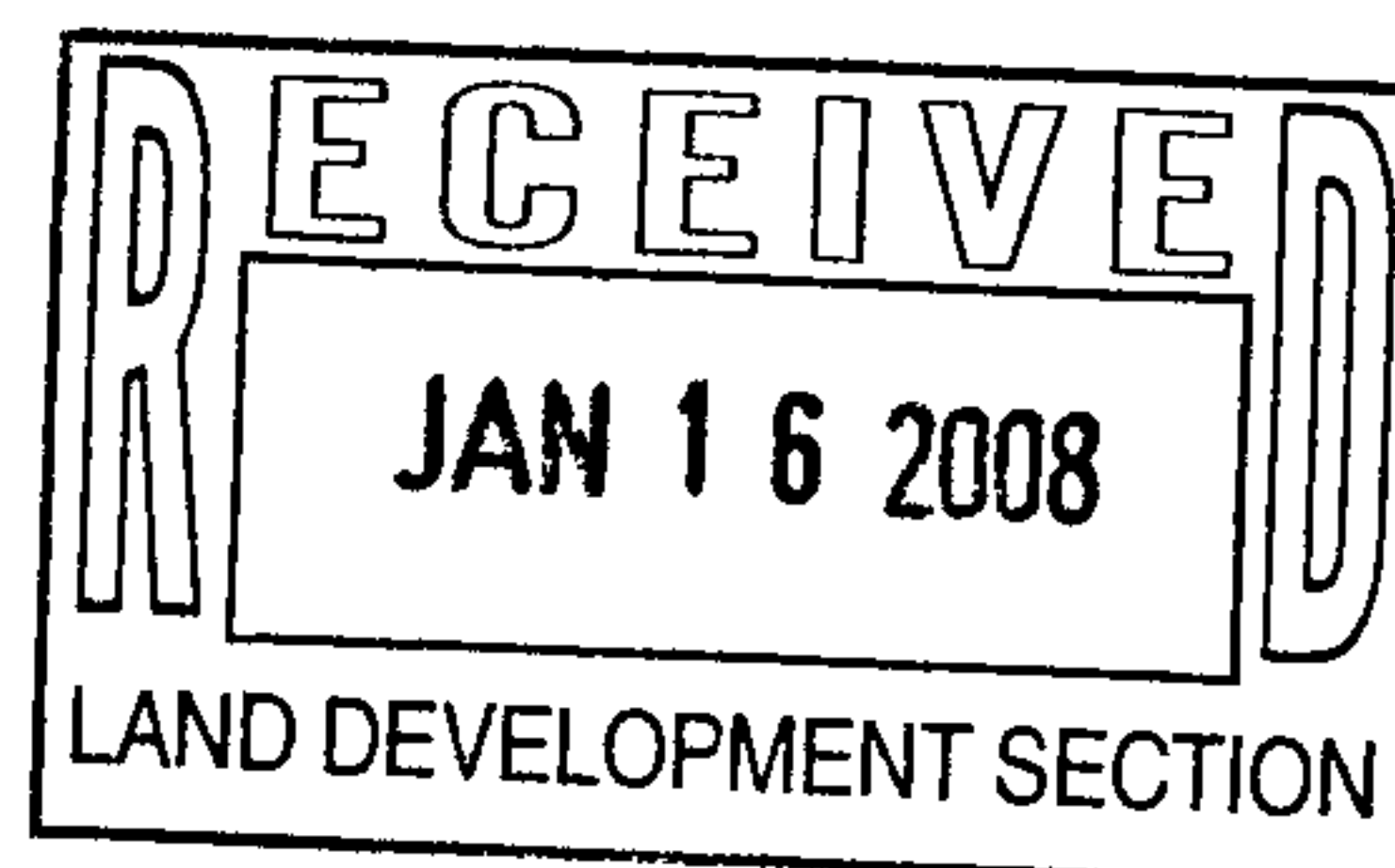
Back in October, you approved a 90 day temp CO to allow for striping and signage installation. The 90 days have passed. We received a request today to re-inspect the site. We did inspect the site today, and everything looks good. I now need some time to compile the as-builts onto the approved TCL for submittal. In the meantime, the owner would like to be compliant and have his temp C.O. extended. Based on this info, can we get a 30-day extension? Attached herewith is an info sheet and a copy of your previous letter. Please let me know if this will be acceptable.
Graeme



J. Graeme Means, P.E.
Principal

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesacg.com

Phone: 505.345.4250
Fax: 505.345.4254
gmeans@highmesacg.com



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

October 5, 2007

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

Re: Certification Submittal for Temporary Building Certificate of Occupancy
PMG Constitution Area B, [J-19 / D4E]
8300 Constitution NE
Engineer's Stamp Dated 10/04/07

Dear Mr. Means:

The TCL / Letter of Certification submitted on October 2, 2007 is sufficient for acceptance by this office for a 90 day Temporary Certificate of Occupancy (C.O.) to address incomplete items: signing, striping and curbed island. 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: PMG CONSTITUTION AREA B ZONE ATLAS/DRNG. FILE #: J19/D4E
DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: TRACT 1, EAST END ADDITION
CITY ADDRESS: 8300 Constitution NE

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC., INC. CONTACT: JEFF MORTENSEN
ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

OWNER: PRESBYTERIAN MEDICAL GROUP CONTACT: ERIC CORNISH (PRES)
ADDRESS: P.O. BOX 26666 PHONE: 563-6635
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

ARCHITECT: KEVIN GEORGES & ASSOCIATES CONTACT: KEVIN GEORGES
ADDRESS: 214 TRUMAN NE PHONE: 255-4975
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108-1216

SURVEYOR: JEFF MORTENSEN & ASSOC., INC. CONTACT: CHUCK CALA
ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

CONTRACTOR: KLINGER CONSTRUCTION CONTACT: ARCHITECT
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
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☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
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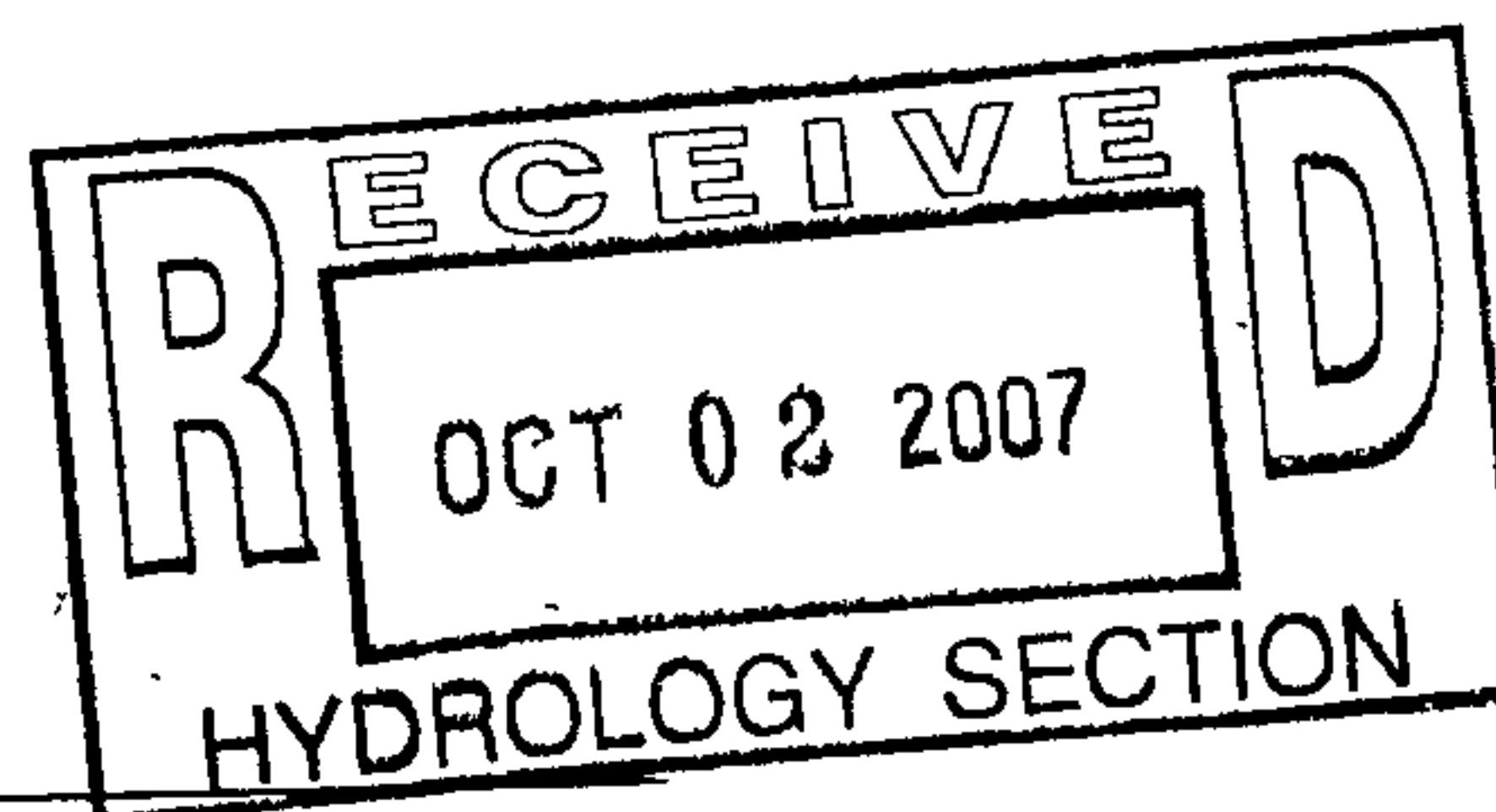
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
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☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 10/02/2007 BY: Graeme Means
3/10/2006



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:

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HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2004.120.7

October 4, 2007

Nilo Salgado-Fernandez, P.E.
Transportation Development Section
Development Services Division
City of Albuquerque Planning Department
600 Second Street N.W.
Plaza Del Sol – (Second Floor West)
Albuquerque, NM 87102

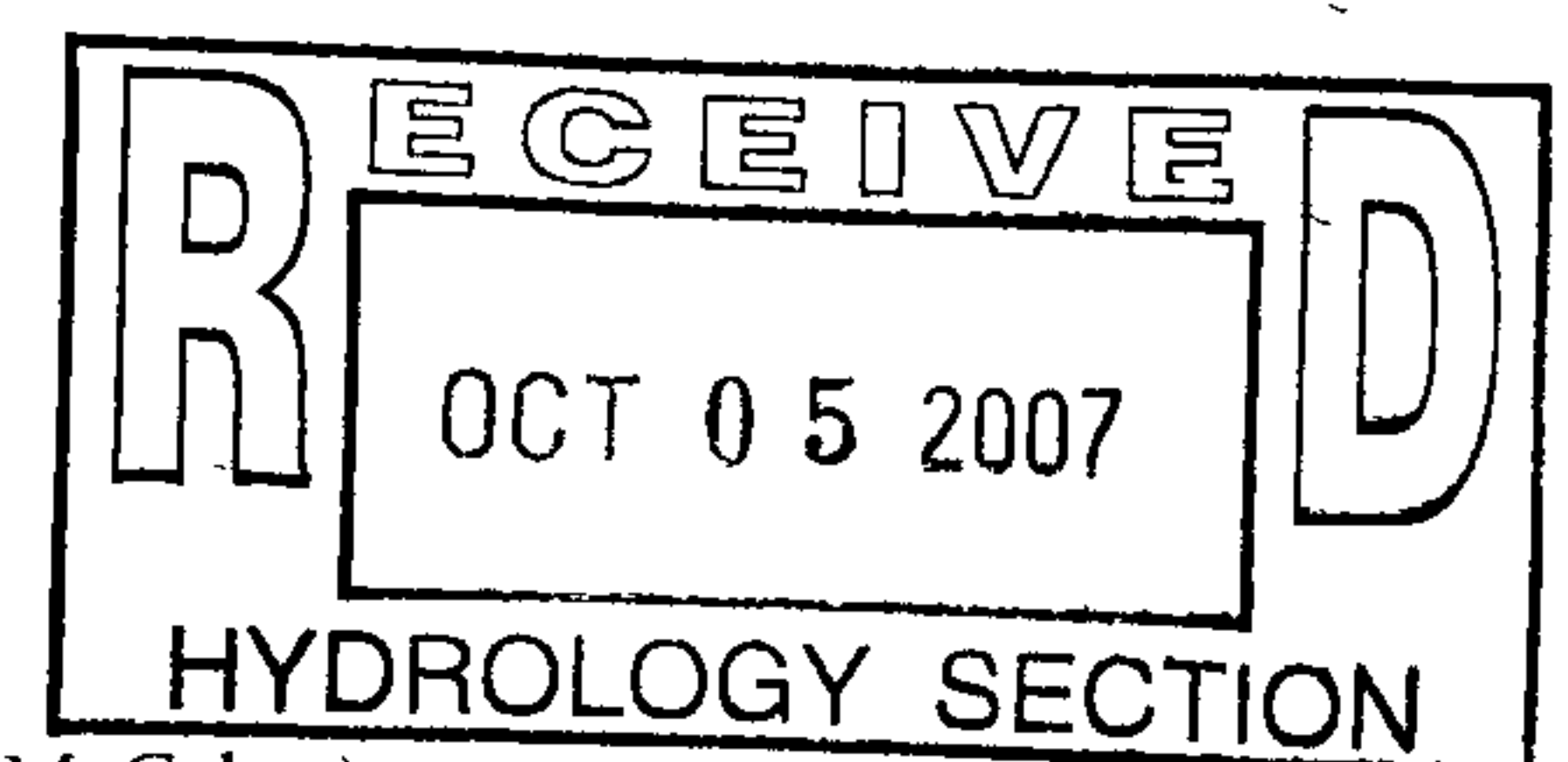
Re: Certification of TCL for Temporary C.O. – 8300 Constitution NE

Dear Nilo,

I, J. Graeme Means, NMPE 13676, of the firm High Mesa Consulting Group hereby certify that this project has been constructed in substantial compliance with and in accordance with the design intent of the approved plan dated 03/10/2006. The record information edited onto the original design document was obtained 9/20/2007 on under the direct supervision of Charles G. Cala, Jr., NMPS 11184, also of the firm High Mesa Consulting Group. I further certify that I have personally visited the project site and determined by visual inspection that the data provided appears to be representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for temporary certificate of occupancy.

There were a few deficiencies noted during my site visit and review of the field data that will be corrected by the Contractor prior to certification for permanent C.O. They include the permanent striping and signage for the project. There also is a curbed island in the parking lot that has yet to be constructed.

The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the traffic circulation aspects of this project. The work constructed within the public right-of-way was inspected and approved by the City by separate process. This submittal does not certify compliance with ADA guidelines within the private portions of the site. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



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

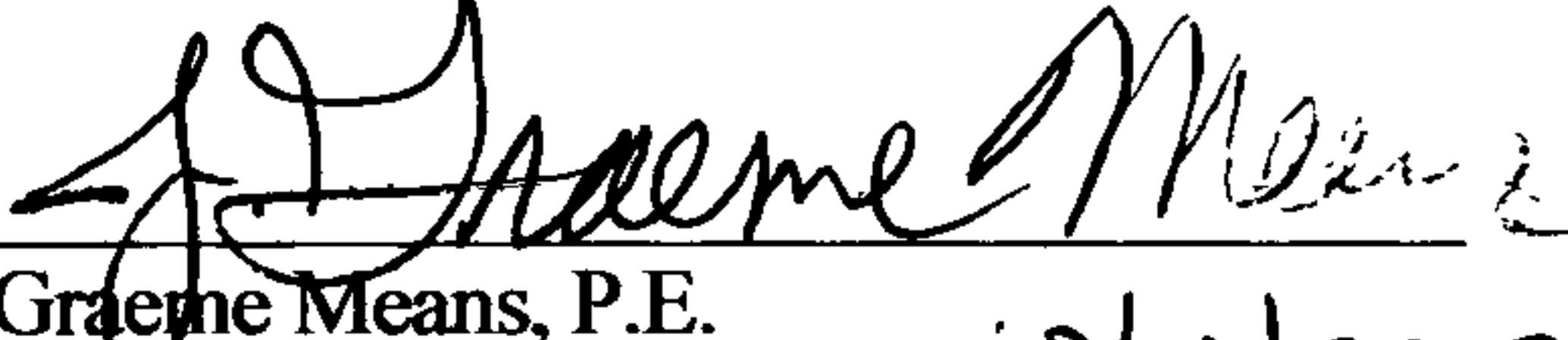
October 4, 2007

Page 2

Do not hesitate to contact me if you have any questions or comments.

Sincerely,

HIGH MESA CONSULTING GROUP


J. Graeme Means, P.E.
Principal

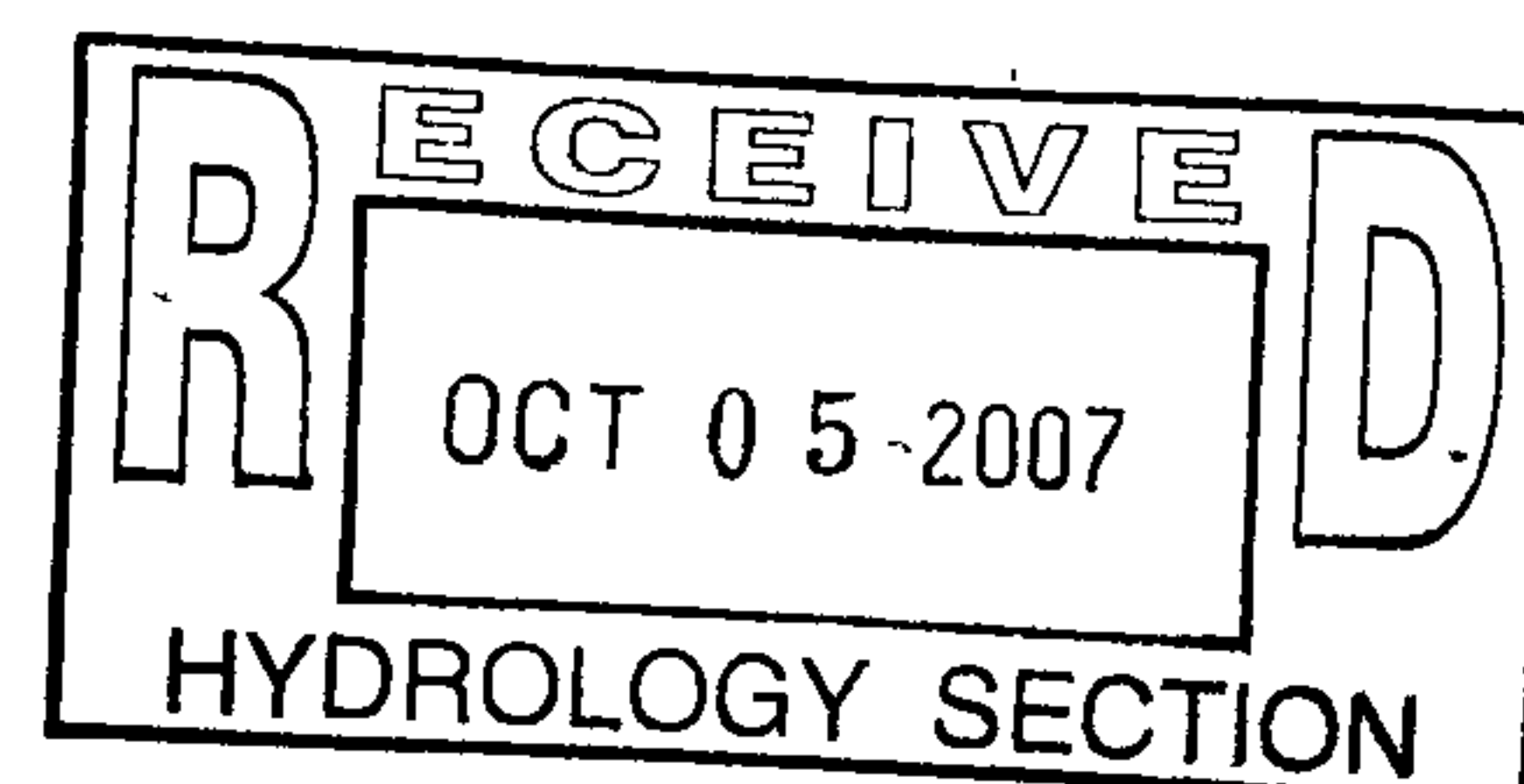
10/4/2007



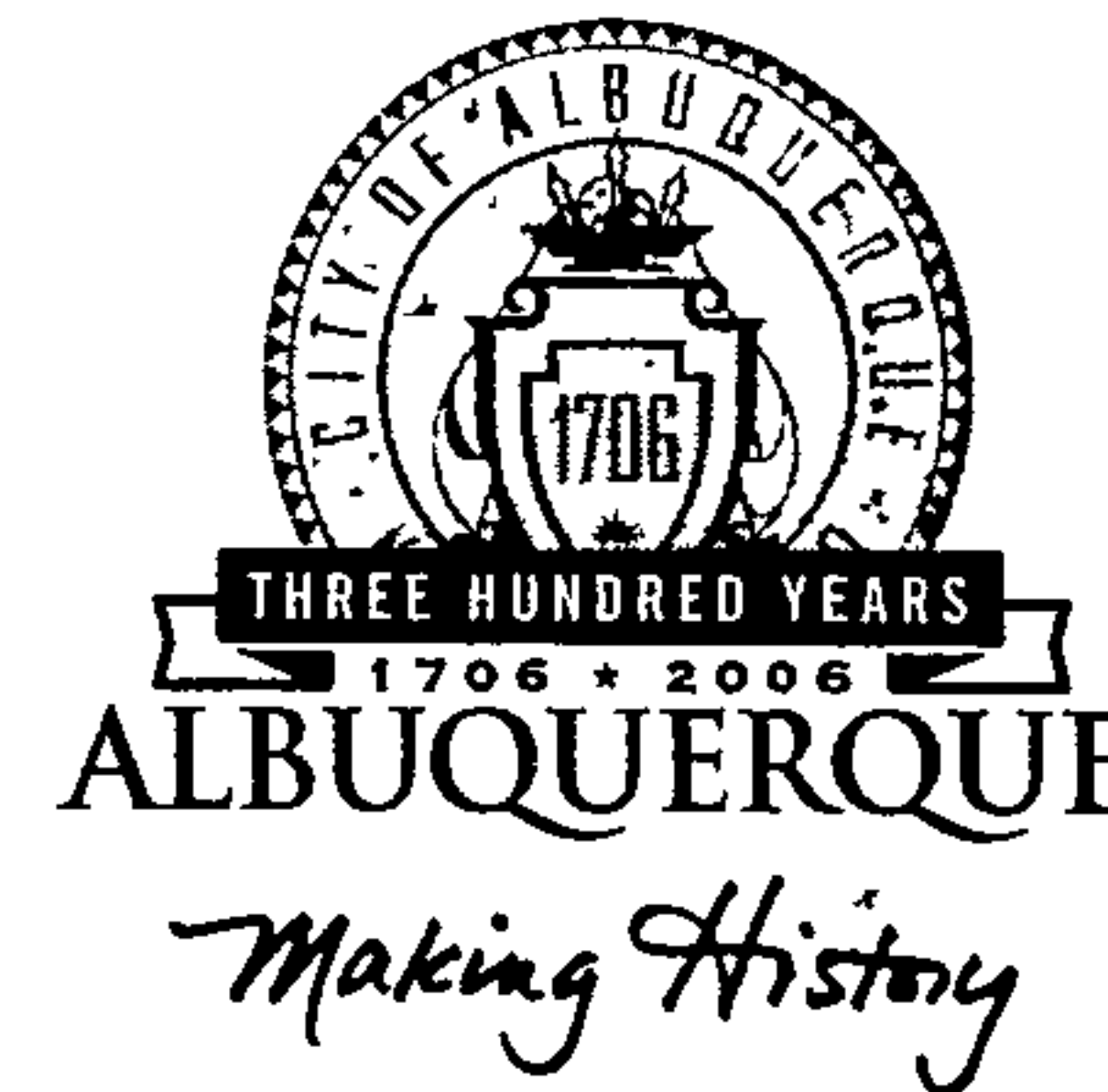
GM:*

Enclosure

xc: Kevin Georges



CITY OF ALBUQUERQUE



Planning Department
Transportation Development Services Section

March 15, 2006

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

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Offices and Warehouse for PMG Constitution Area B [J-19/D-4E]
(8300 Constitution Ave. NE), Albuquerque, NM
Engineer's/Architect's Stamp Dated 03-10-06

Dear Mr. Means,

The TCL submittal dated 03-13-2006 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.***

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.

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.

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,

Wilfred A. Gallegos, PE
Development and Building Services

cc: Hydrology file
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: PMG CONSTITUTION AREA B ZONE ATLAS/DRNG. FILE #: J19/D4E
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: TRACT 1, EAST END ADDITION
 CITY ADDRESS: _____

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC., INC. CONTACT: JEFF MORTENSEN
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

OWNER: PRESBYTERIAN MEDICAL GROUP CONTACT: ERIC CORNISH (PRES)
 ADDRESS: P.O. BOX 26666 PHONE: 563-6635
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

ARCHITECT: KEVIN GEORGES & ASSOCIATES CONTACT: KEVIN GEORGES
 ADDRESS: 214 TRUMAN NE PHONE: 255-4975
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108-1216

SURVEYOR: JEFF MORTENSEN & ASSOC., INC. CONTACT: CHUCK CALA
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

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

TYPE OF SUBMITTAL:

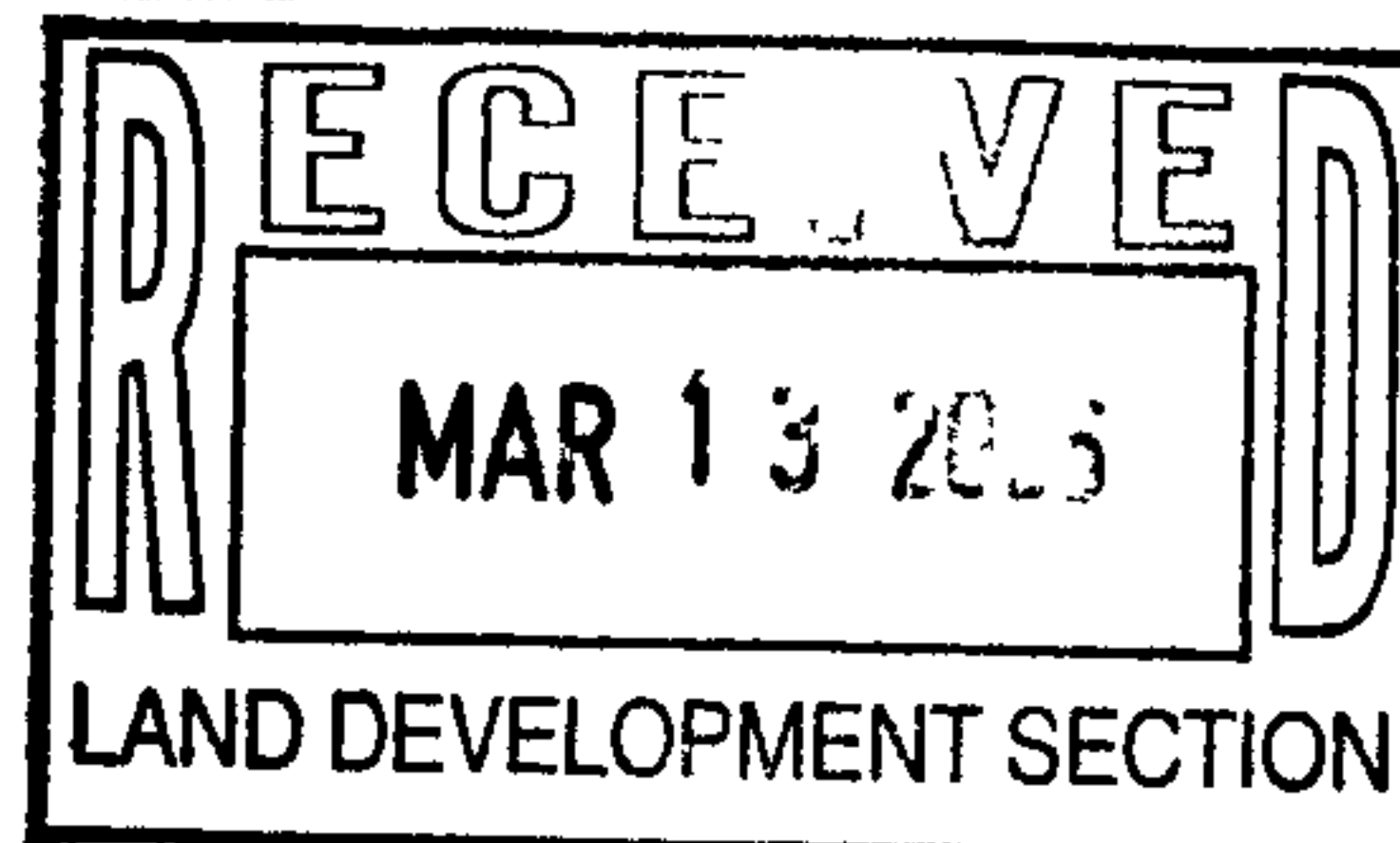
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☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
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☐ CONCEPTUAL GRADING & DRAINAGE PLAN
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☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL) (**Resubmittal**)
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☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
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☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

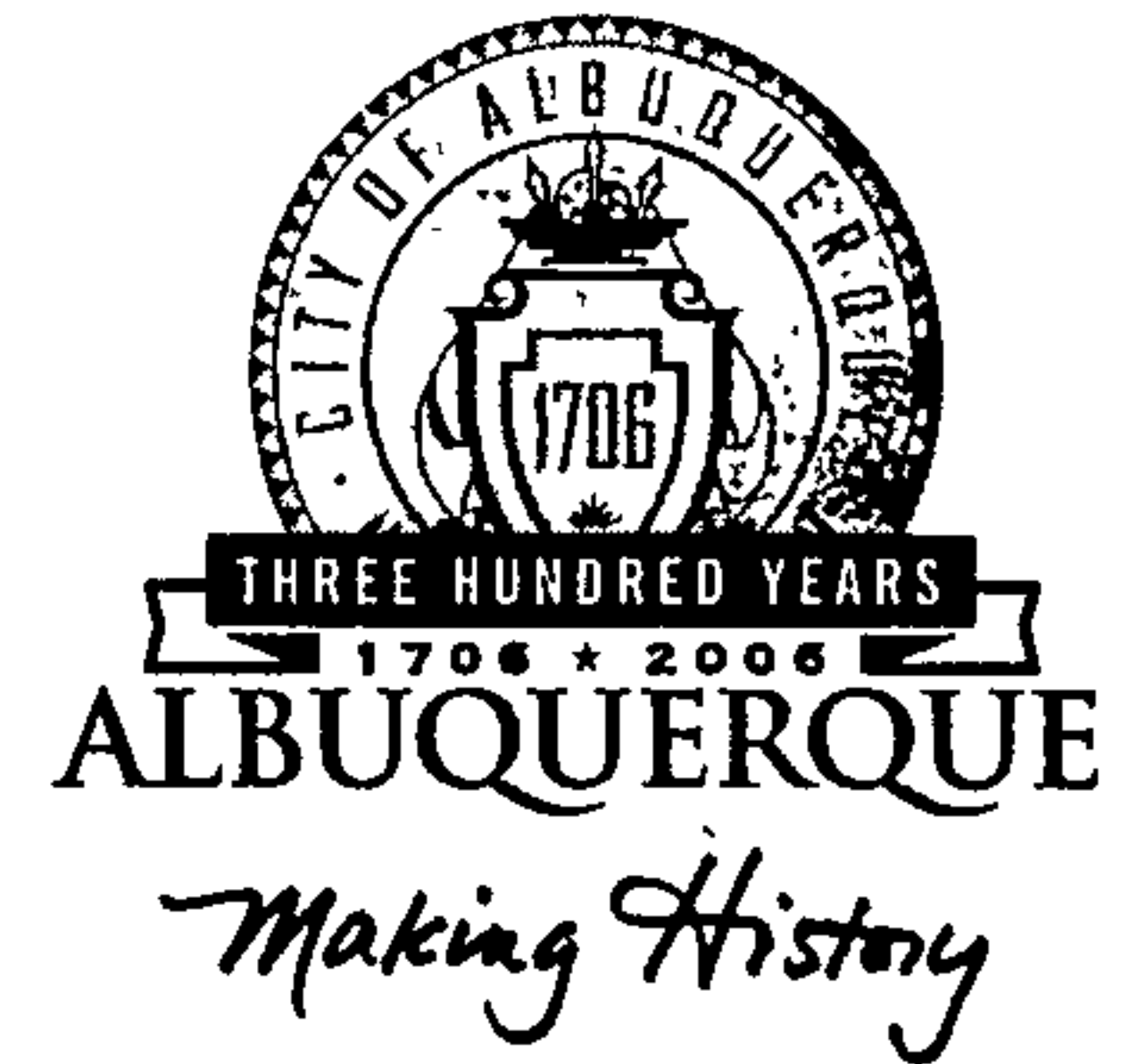


DATE SUBMITTED: 3/10/2006 BY: Graeme Means

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CITY OF ALBUQUERQUE



March 7, 2006

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

Re: Tract 1 East End Addition, Traffic Circulation Layout
Engineer's Stamp dated 02-09-06 (J19-D4E)

Dear Mr. Means,

Based upon the information provided in your submittal received 02-17-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Provide a vicinity map.
2. Please, refer to all appropriate City Standards; the drawing number should be included in this reference.
3. Provide parking calculations.
4. Dimension parking stalls.
5. Remove drainage and landscaping from plans with next submittal.
6. Include two sets of plans at next submittal.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

Sincerely,

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

*If approved,
call Jeff +
ask for
more copy.*

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: <u>PMG CONSTITUTION AREA B</u>	ZONE ATLAS/DRNG. FILE #: <u>J19/D4E</u>
DRB #: _____	WORK ORDER #: _____
LEGAL DESCRIPTION: <u>TRACT 1, EAST END ADDITION</u>	
CITY ADDRESS: _____	
ENGINEERING FIRM: <u>JEFF MORTENSEN & ASSOC., INC.</u>	CONTACT: <u>JEFF MORTENSEN</u>
ADDRESS: <u>6010-B MIDWAY PARK BLVD. NE</u>	PHONE: <u>(505) 345-4250</u>
CITY, STATE: <u>ALBUQUERQUE, NM</u>	ZIP CODE: <u>87109</u>
OWNER: <u>PRESBYTERIAN MEDICAL GROUP</u>	CONTACT: <u>ERIC CORNISH (PRES)</u>
ADDRESS: <u>P.O. BOX 26666</u>	PHONE: <u>563-6635</u>
CITY, STATE: <u>ALBUQUERQUE, NM</u>	ZIP CODE: <u>87109</u>
ARCHITECT: <u>KEVIN GEORGES & ASSOCIATES</u>	CONTACT: <u>KEVIN GEORGES</u>
ADDRESS: <u>214 TRUMAN NE</u>	PHONE: <u>255-4975</u>
CITY, STATE: <u>ALBUQUERQUE, NM</u>	ZIP CODE: <u>87108-1216</u>
SURVEYOR: <u>JEFF MORTENSEN & ASSOC., INC.</u>	CONTACT: <u>JEFF MORTENSEN</u>
ADDRESS: <u>6010-B MIDWAY PARK BLVD. NE</u>	PHONE: <u>(505) 345-4250</u>
CITY, STATE: <u>ALBUQUERQUE, NM</u>	ZIP CODE: <u>87109</u>
CONTRACTOR: _____	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
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- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERTIFICATION (TCL)
- ☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

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- ☐ PRELIMINARY PLAT APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ OTHER (SPECIFY) SO 19 PERMIT

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 2/09/2006 BY: JUSTIN D SCHARA

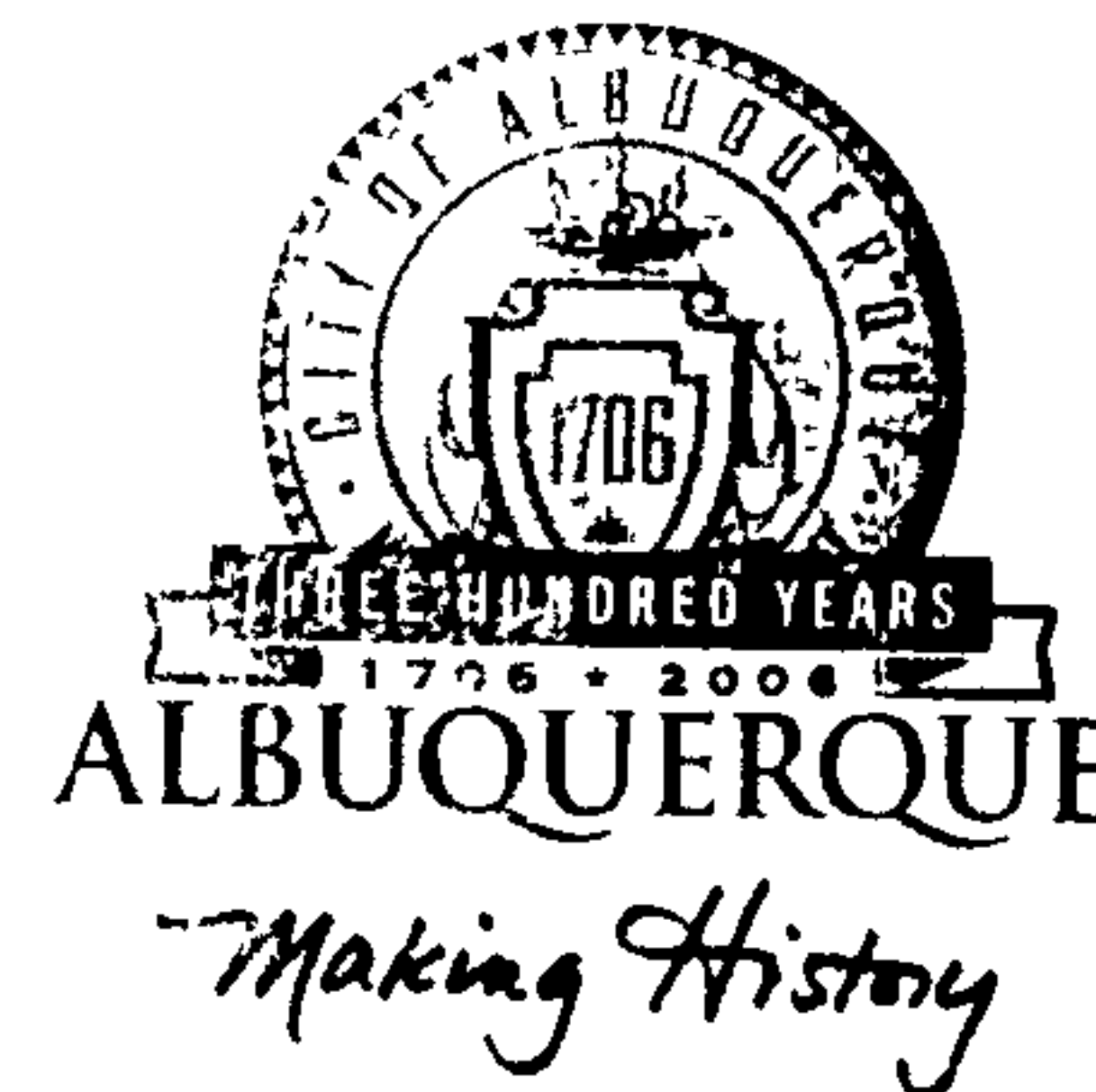
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- . VICINITY MAP
- PARK. CALC.
- STD. DRW. #
- EXISTING / PROPOSED DRIVE PAD.
- DIMENSION PARKING STALLS
- ~~X~~ LABEL RADII
- 2 PLANS
- ~~R~~EFUSE ??

TAKE DRAIN^{LAND.} OF PLAN

CITY OF ALBUQUERQUE



February 28, 2006

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

**Re: PMG Constitution, Area B Grading and Drainage Plan
Engineer's Stamp dated 2-9-06 (J19/D4E)**

Dear Mr. Means,

Based upon the information provided in your submittal dated 2-10-06, the above referenced plan is approved for Building Permit and SO19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

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

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

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: Elizabeth Sanchez, Excavation and Barricading
Chuck Caruso, DMD
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: PMG CONSTITUTION AREA B ZONE ATLAS/DRNG. FILE #: J19 D4E
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: TRACT 1, EAST END ADDITION
 CITY ADDRESS: _____

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC., INC. CONTACT: JEFF MORTENSEN
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

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 ADDRESS: P.O. BOX 26666 PHONE: 563-6635
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

ARCHITECT: KEVIN GEORGES & ASSOCIATES CONTACT: KEVIN GEORGES
 ADDRESS: 214 TRUMAN NE PHONE: 255-4975
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108-1216

SURVEYOR: JEFF MORTENSEN & ASSOC., INC. CONTACT: JEFF MORTENSEN
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
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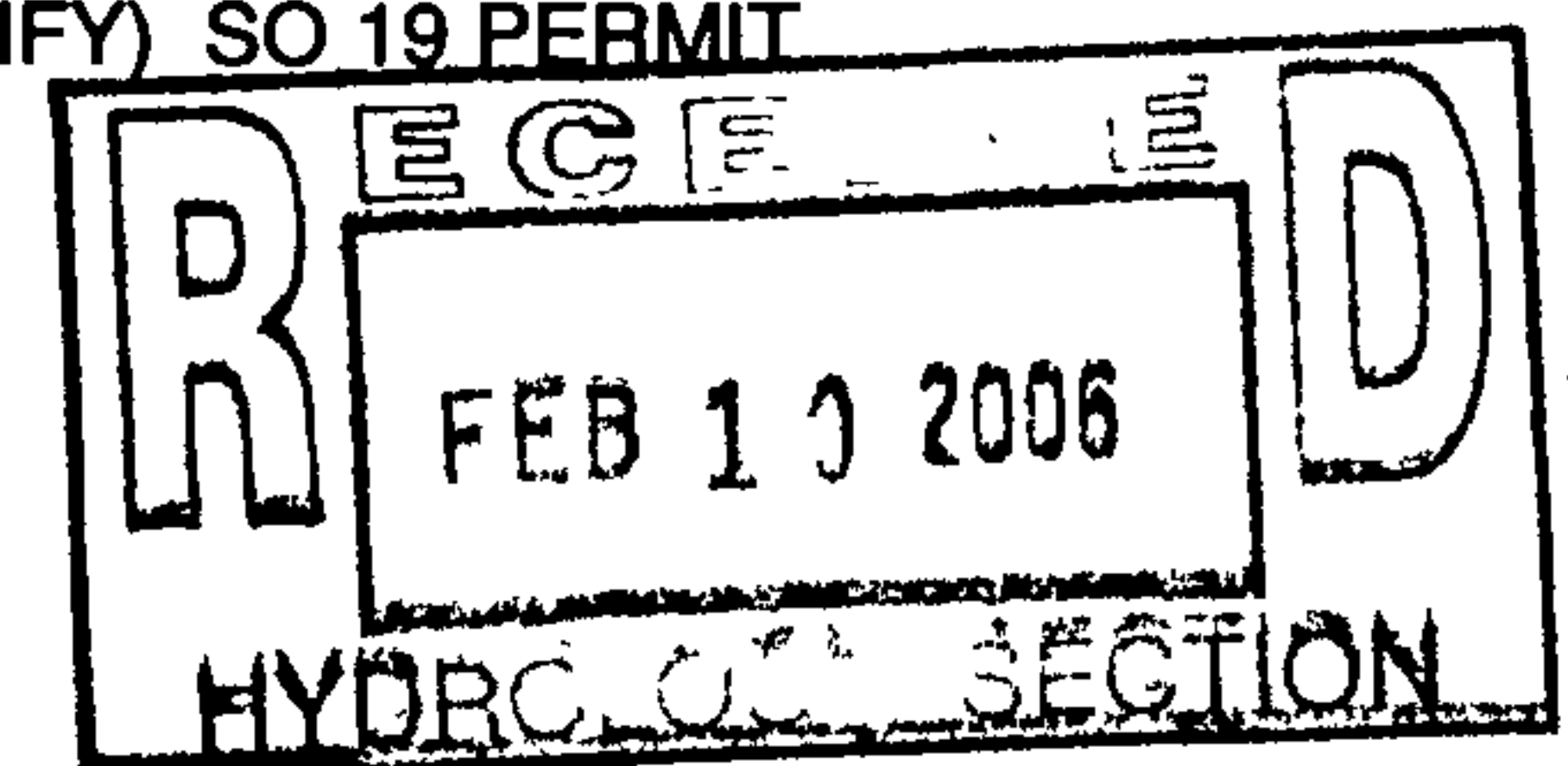
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WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: 2/09/2006 BY: JUSTIN D SCHARA

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