



CITY OF ALBUQUERQUE



October 8, 2007

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

**Re: Broadstone Towne Center Conceptual Grading Plan
Engineer's Stamp dated 10-2-07 (L15/D055)**

Dear Mr. Means,

Based upon the information provided in your submittal dated 10-3-07, the above referenced plan is approved for Preliminary Plat action, Site Development Plan for Subdivision action, and Site Development for Building Permit action by the DRB.

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

Sincerely,

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

C: file
Brad Bingham

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

TRACTS 1, 2, 3, 4 and 5, BROADSTONE TOWNE CENTER

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Unplatted Lands within Section 28, Township 10 North, Range 3 East, N.M.P.M.

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 10-17-2007
Date Site Plan Approved: -
Date Preliminary Plat Approved: 10/31/07
Date Preliminary Plat Expires: 10/31/08
DRB Project No.: 1005243
DRB Application No.: 07 DRB-70318
A 1-30-08 MC.

ORIGINAL

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		36'	Storm Drain	University Blvd., SE	54" Storm Drain Stub University Blvd., SE	Towne Center Lane, SE	/	/	/
		Varies 18" - 30"	Storm Drain	Towne Center Lane SE	University Blvd., SE	Broadstone Way, SE	/	/	/
		12' Wide	Right Turn / Decel Lane	University Blvd., SE	Gibson Blvd., SE	Towne Center Lane, SE	/	/	/
		6'	Sidewalk (East side)	University Blvd., SE	Gibson Blvd., SE	Towne Center Lane, SE	/	/	/
		50' F-F	Commercial Pavement with Curb and Gutter Both sides	Towne Center Lane, SE	University Blvd., SE	West Entrance to Tract 1	/	/	/
		30' F-F	Commercial Pavement with Curb and Gutter Both sides	Towne Center Lane, SE	West Entrance to Tract 1	Broadstone Way, SE	/	/	/
		8'	Sidewalk (South side)	Towne Center Lane SE	University Blvd., SE	Broadstone Way, SE	/	/	/
		56' F-F	Commercial Pavement with Curb and Gutter Both sides and Median	Broadstone Way, SE	Gibson Blvd., SE	Towne Center Lane, SE	/	/	/
		8'	Sidewalk (West side)	Broadstone Way, SE	Gibson Blvd., SE	Towne Center Lane, SE	/	/	/
		6'	Sidewalk (East side)	Broadstone Way, SE	Gibson Blvd., SE	Towne Center Lane, SE	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		12' Wide 350 Ft Long Transition	Right Turn / Decel Lane with New 9' Asphalt Sidewalk	Gibson Blvd., SE	350' East of Broadstone Way, SE	Broadstone Way, SE	/	/	/
		GM 8"	Sanitary Sewer	University Blvd., SE	Gibson Blvd., SE	Towne Center Lane SE	/	/	/
		8"	Sanitary Sewer	Towne Center Lane, SE	University Blvd., SE	Broadstone Way, SE	/	/	/
		8"	Water Line	Towne Center Lane, SE	University Blvd , SE	Broadstone Way, SE	/	/	/
		8"	Sanitary Sewer	Easement on Tract 1 Through Townhomes	NW Corner of Tract 4	Broadstone Way, SE	/	/	/
		8"	Water Line	Easement on Tract 1 Through Townhomes	NW Corner of Tract 4	Broadstone Way, SE	/	/	/
		8"	Sanitary Sewer	North Easement on Tract 1 Apartments	Broadstone Way, SE	110' West of Buena Vista Drive, SE	/	/	/
		8"	Water Line	North Easement on Tract 1 Apartments	Broadstone Way, SE	Buena Vista Drive, SE	/	/	/
		8"	Sanitary Sewer	South Easement on Tract 1 Apartments	Broadstone Way, SE	90' West of Buena Vista Drive, SE	/	/	/
		8"	Water Line	South Easement on Tract 1 Apartments	Broadstone Way, SE	NE Corner of Tract 1	/	/	/
		GM PER DRC	SOUTH BOUND TO EAST DUAL LEFT TURN LANES (STRIPING)	UNIVERSITY	AS REQUIRED	GIBSON	/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
							/	/	/
							/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

GM

- 1 Row Acquisition, Offsite Street Widening, Median Modifications and Striping as required to provide Dual Eastbound Left Turn Lanes in Gibson Boulevard, SE at University Boulevard, SE. Cash Payment to be made to City for Future Construction. -- Procedure "C" Modified Non-Work Order Agreement

Δ For: \$313,430.88 (MC-1)

2

3

AGENT / OWNER

J. Graeme Means, PE

NAME (print)

High Mesa Consulting Group

FIRM

J. Graeme Means 10/2/07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Andrew Jones 10/31/07
DRB CHAIR - date

Ms. D. S. 10/31/07
TRANSPORTATION DEVELOPMENT - date

William J. Baker 10/31/07
UTILITY DEVELOPMENT - date

Bradley A. Bingham 10/31/07
CITY ENGINEER - date

Christina Sandoral 10/31/07
PARKS & RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
Δ	1-30-08	<u>D. Woodall</u>	<u>DMD</u>	<u>J. Graeme Means</u>

CITY OF ALBUQUERQUE



September 21, 2007

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

Re: Broadstone Towne Center Conceptual Grading Plan
Engineer's Stamp dated 9-8-07 (L15/D055)

Dear Mr. Means,

Based upon the information provided in your submittal dated 9-12-07, the above referenced plan is approved for Preliminary Plat action, Site Development Plan for Subdivision action, and Site Development for Building Permit action by the DRB.

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

Sincerely,

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

C: file
Brad Bingham

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



January 30, 2008

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

Re: Broadstone Towne Center, 8100 Gibson Rd., Grading and Drainage Plan
Engineer's Stamp dated 1-29-08 (L-15/D055)

Mr. Means,

Based upon the information provided in your submittal received 1-30-08, the above referenced plan is approved for Rough Grading Permit. Please submit a Mylar copy of this plan for my signature.

P.O. Box 1293

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

Albuquerque

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. In addition to submitting an NOI to the EPA and preparing a SWPPP, please, send a copy of the SWPPP on a CD in .pdf format to the following address:

New Mexico 87103

Department of Municipal Development
Storm Drainage Division
P.O. Box 1293, One Civic Plaza, Rm. 301
Attn: Kathy Verhage
Albuquerque, NM 87103

www.cabq.gov

If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 or 768-3645.

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

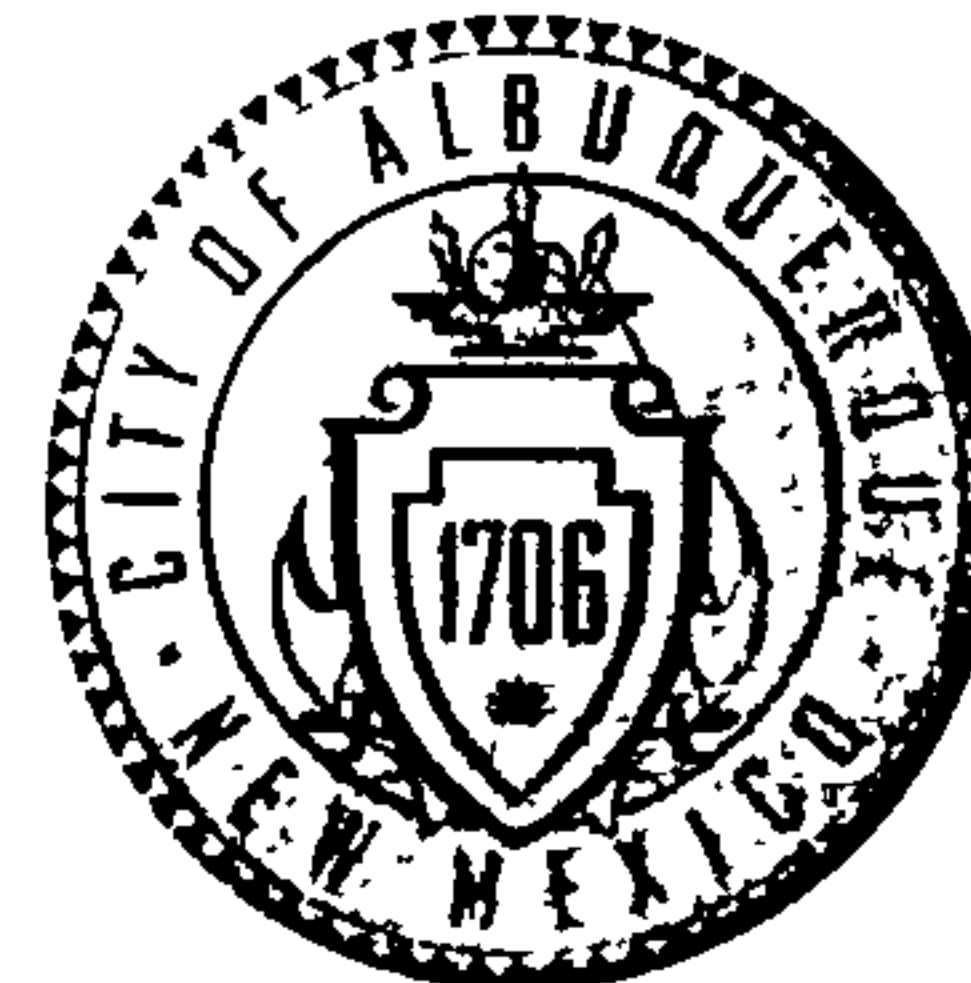
Sincerely,

Timothy Sims

Plan Checker - Hydrology, Planning Dept.
Development and Building Services

Cc: Bradley L. Bingham
File

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

July 2, 2009

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
Broadstone Town Center Phase 3C (Bldgs. 8-11), [L-15 / D055]
1801 Gibson SE
Engineer's Stamp Dated 07/01/09

Dear Mr. Means:

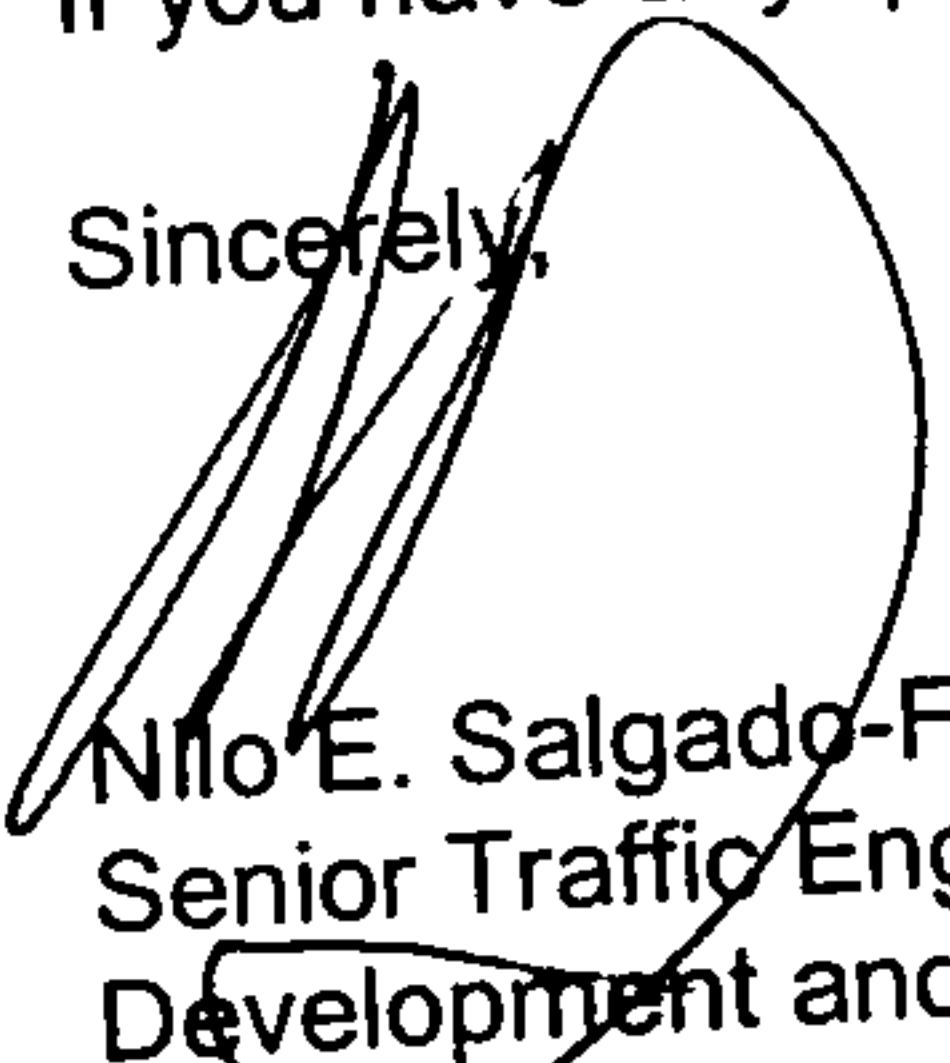
Based on the information provided on your submittal dated July 2, 2009, the above referenced project is approved for a 120-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding issues 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

CITY OF ALBUQUERQUE



*Planning Department
Transportation Development Services Section*

July 2, 2009

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
Broadstone Town Center Phase 3C (Bldgs. 8-11), [L-15 / D055]
1801 Gibson SE
Engineer's Stamp Dated 07/01/09

Dear Mr. Means:

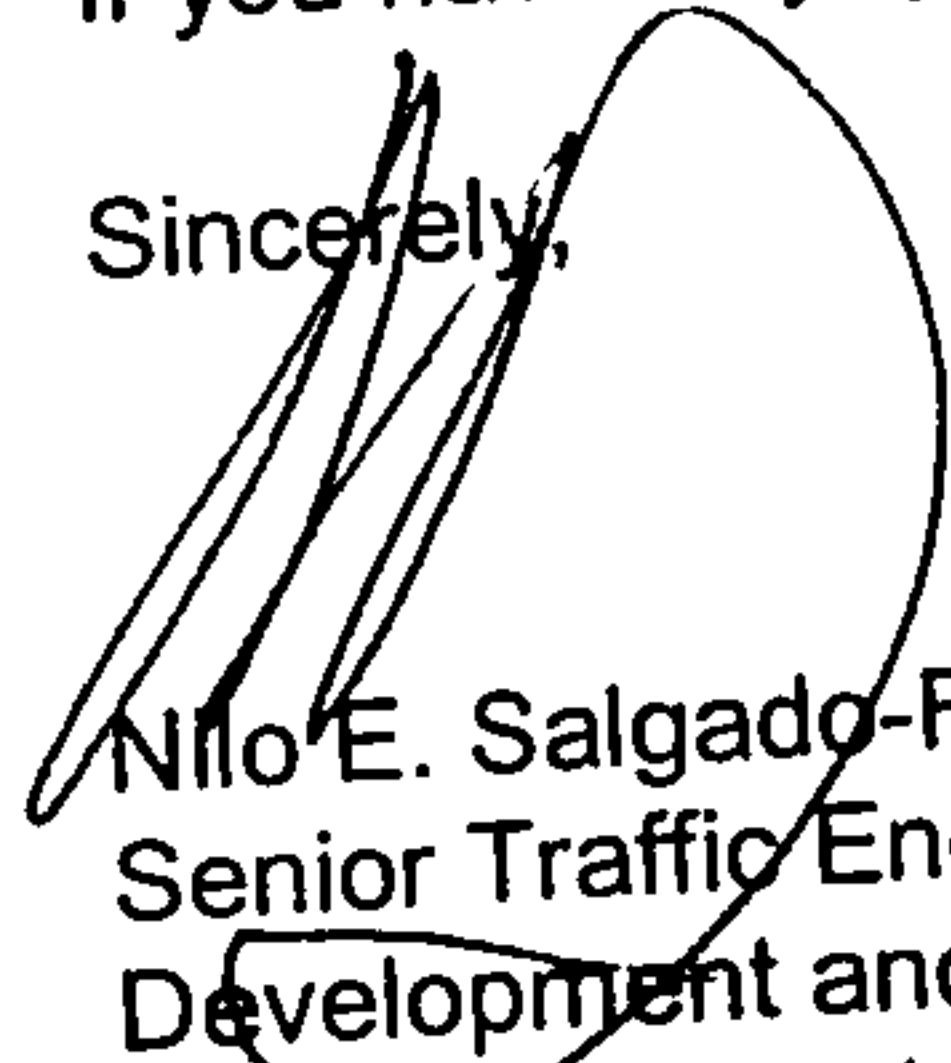
Based on the information provided on your submittal dated July 2, 2009, the above referenced project is approved for a 120-day Temporary C.O.

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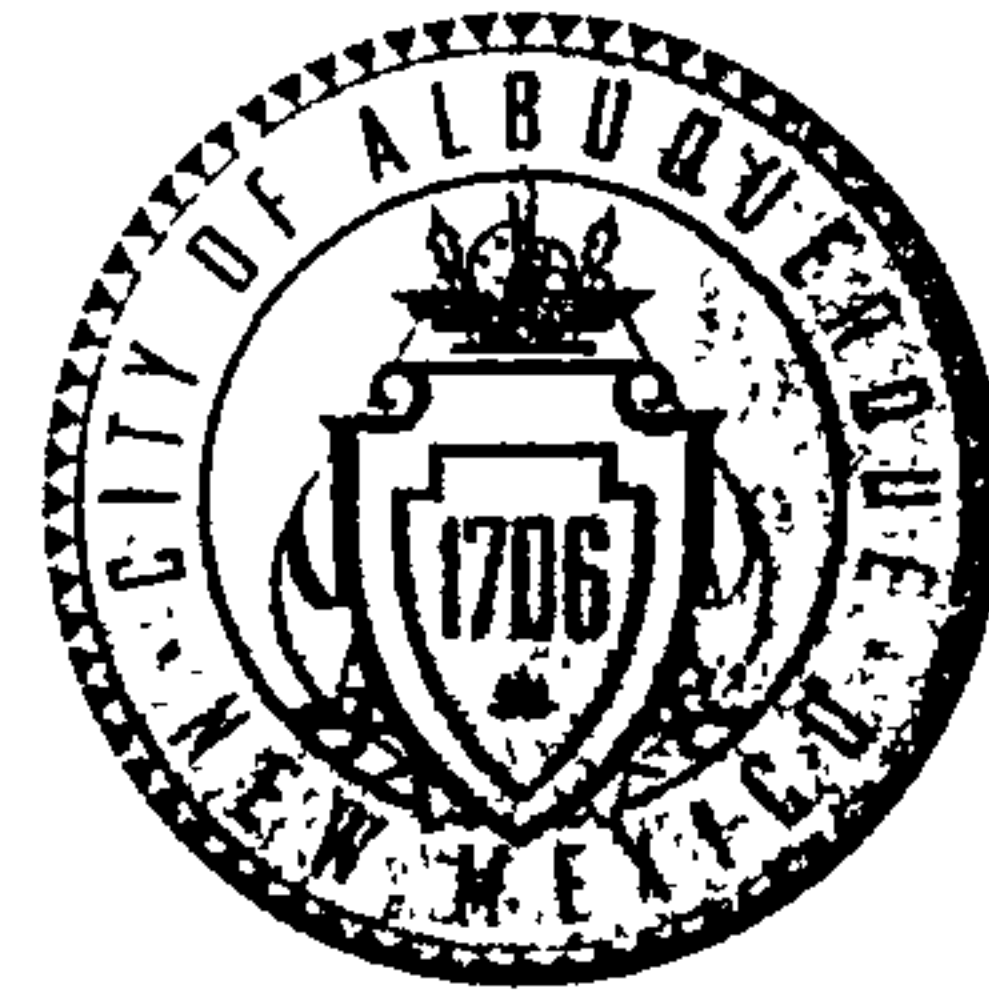
If you have any questions, please call me at 924-3630.

Sincerely,


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

c: Engineer
Hydrology file
CO Clerk

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

July 30, 2009

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
Broadstone Town Center **Phase 4A (Bldgs.18-20, AKA West Site 1-3)**
[L-15 / D055]
1801 Gibson SE
Engineer's Stamp Dated 07/28/09

Dear Mr. Means:

Based on the information provided on your submittal dated July 29, 2009, the above referenced project is approved for a 120-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding issues 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,

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

c: Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



September 14, 2009

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

**Re: Broadstone Towne Center Phase 4B (Bldgs 21-23, Pool & Ramada),
1801 Gibson Blvd SE, Temporary Certificate of Occupancy –
Transportation Development (L15-D055)
Certification dated 09-11-09**

Dear Mr. Means,

PO Box 1293

Based upon the information provided in your submittal received 9-14-09, the above referenced certification is approved for release of 120-day temporary Certificate of Occupancy by Transportation Development.

Albuquerque

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

Sincerely,

NM 87103

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

www.cabq.gov

C: CO Clerk
File

CITY OF ALBUQUERQUE



September 14, 2009

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

**Re: Broadstone Towne Center Phase IV-B, Buildings 21-23, Pool & Ramada,
1801 Gibson Blvd. SE,**

**Approval of 120-Day Temporary Certificate of Occupancy (C.O.)
(L-15/D055)**

Certification dated 9-11-09

Dear Mr. Means,

PO Box 1293

Based upon the information provided in your submittal received 9-14-09, the above referenced certification is approved for release of Temporary Certificate of Occupancy by Hydrology.

Albuquerque

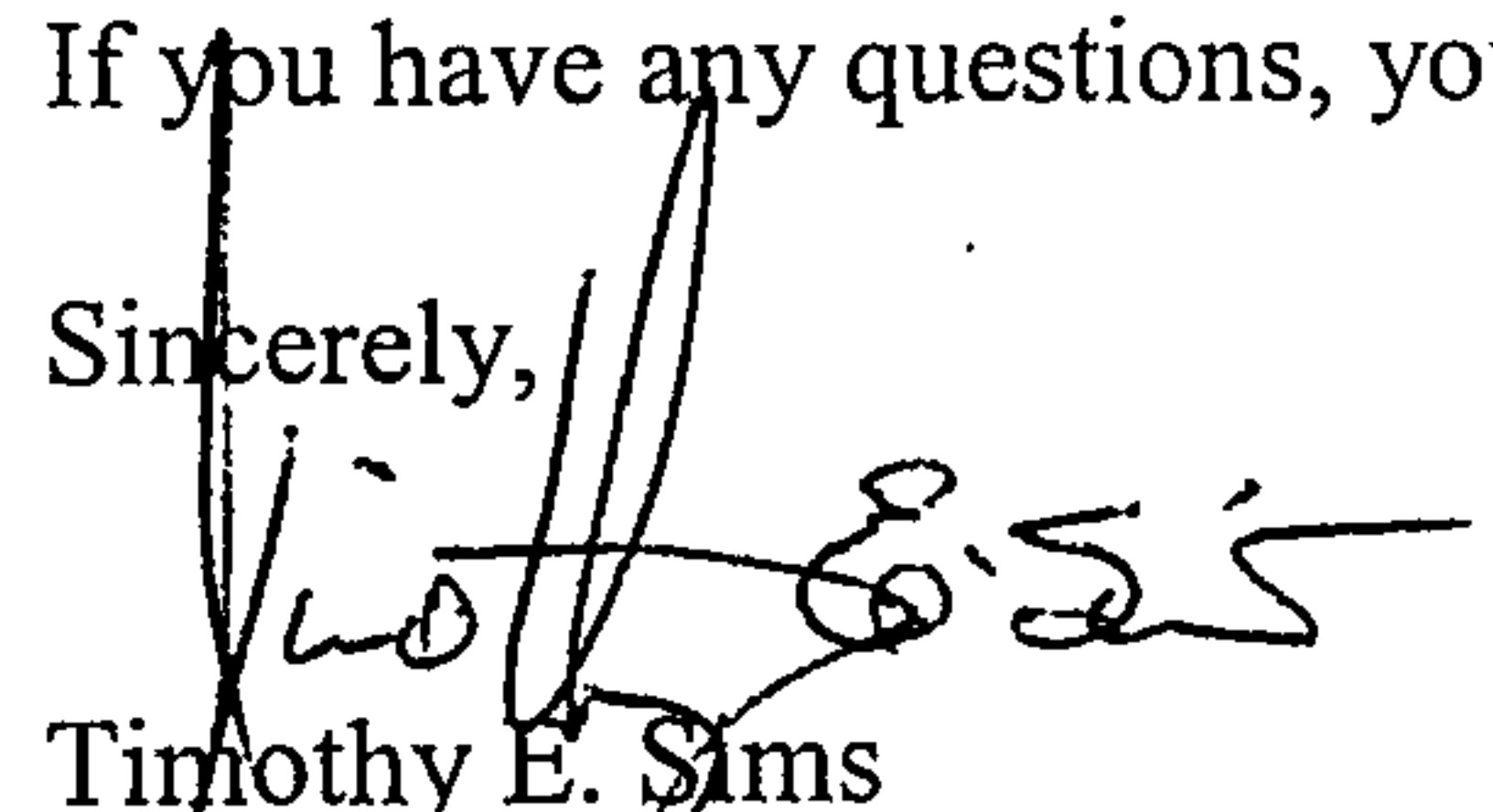
Prior to Permanent Certificate of Occupancy, an Engineer's Certification per the DPM is required.

NM 87103

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

Sincerely,

www.cabq.gov


Timothy E. Sims
Plan Checker—Hydrology,
Development and Building Services

C: CO Clerk—Katrina Sigala
File

CITY OF ALBUQUERQUE



April 7, 2009

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

Re: Broadstone Towne Center Phase 3A & 3B, Buildings 7 & 12, 1801 Gibson Blvd. SE,

Approval of 120-Day Certificate of Occupancy (C.O.)

(L-15/D055)

Certification dated 5-26-09

Dear Mr. Means,

PO Box 1293

Based upon the information provided in your submittal received 5-27-09, the above referenced certification is approved for release of Temporary Certificate of Occupancy by Hydrology.

Albuquerque


Prior to Permanent Certificate of Occupancy, an Engineer's Certification per the DPM is required.

NM 87103

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

Sincerely,

www.cabq.gov


Timothy E. Sims
Plan Checker—Hydrology,
Development and Building Services

C: CO Clerk-Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 – KDM)

PROJECT TITLE: Broadstone Towne Center ZONE MAP: L-15/D055
 DRB#: 1005243 EPC#: 06EPC-01592, 06EPC-01593 WORK ORDER#: 584684
 LEGAL DESCRIPTION: Tract 1, Broadstone Towne Center
 CITY ADDRESS: 1801 Gibson SE

ENGINEERING FIRM: High Mesa Consulting Group CONTACT: Graeme Means #13676
 ADDRESS: 6010-B Midway Park Blvd NE PHONE: 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Broadstone Towne Center LLC CONTACT: Keith Coleman
 ADDRESS: 2415 E. Camelback Rd Ste 600 PHONE: 602-778-2800
 CITY, STATE: Phoenix, AZ ZIP CODE: 85106

ARCHITECT: ORB Architecture LLC CONTACT: Rich Barber
 ADDRESS: 4530 North 40th Street PHONE: 602-957-4530
 CITY, STATE: Phoenix, AZ ZIP CODE: 85018

SURVEYING FIRM: High Mesa Consulting Group LICENSED SURVEYOR: Chuck Cala, #11184
 ADDRESS: 6010-B Midway park Blve NE PHONE: 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

CONTRACTOR: Owner CONTACT: Owner
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ 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'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

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 (TEMP)
 Phase 1A - BUILDINGS 7
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

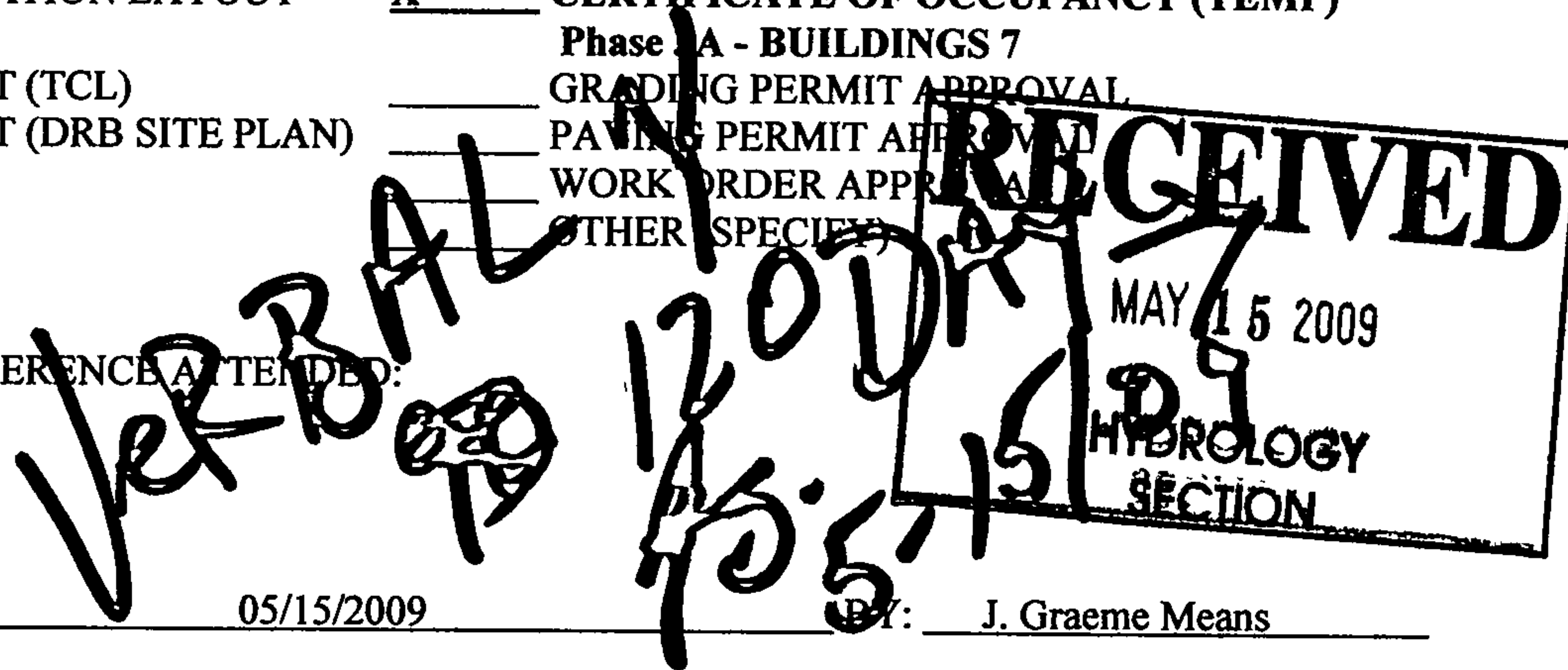
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 05/15/2009 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 to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

May 20, 2009

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
Broadstone Towne Center Phase 3B -Bldg 12, [L-15 / D055]
1801 Gibson SE
Engineer's Stamp Dated 05/19/09

Dear Mr. Means:

Based on the information provided on your submittal dated May 20, 2009, the above referenced project is approved for a 120-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding issues 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

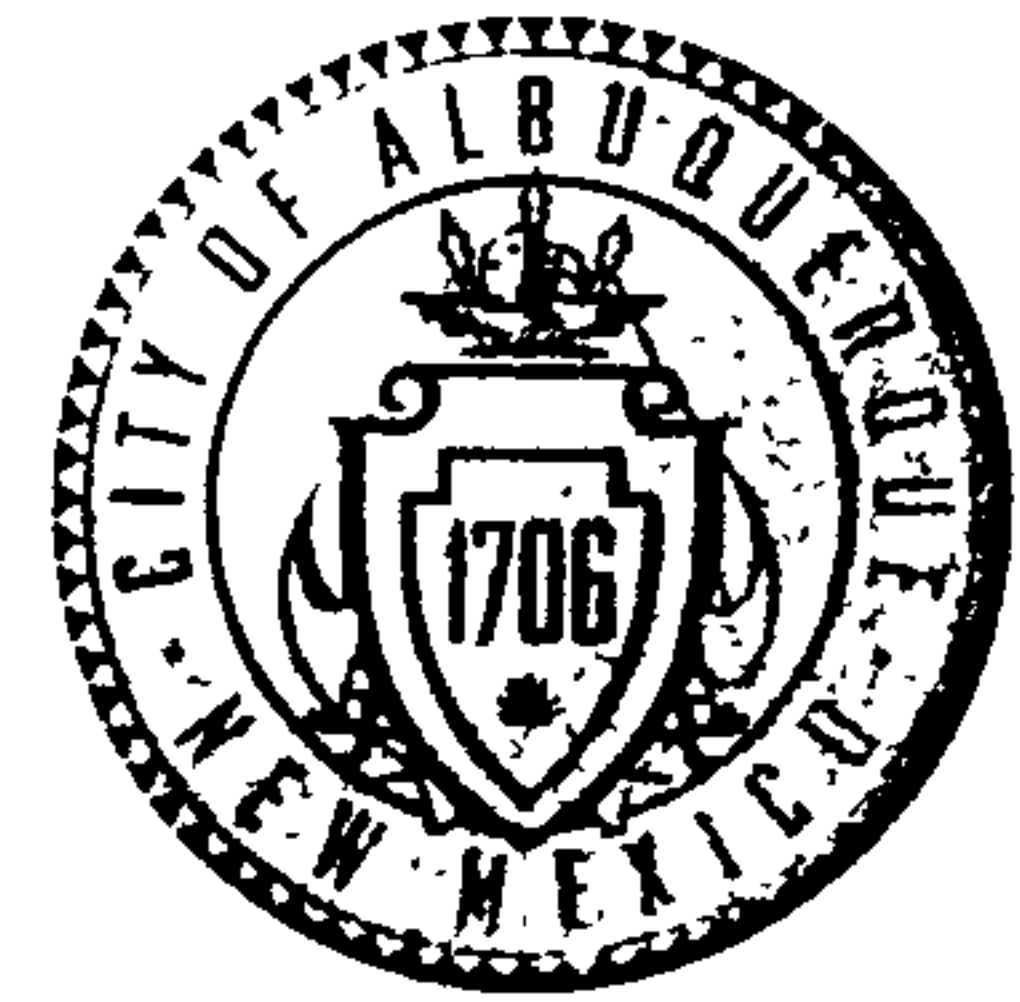
PO Box 1293

Albuquerque

NM 87103

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CITY OF ALBUQUERQUE



*Planning Department
Transportation Development Services Section*

May 15, 2009

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
Broadstone Towne Center Phase 3A -Bldg 7, [L-15 / D055]
1801 Gibson SE
Engineer's Stamp Dated 05/13/09

Dear Mr. Means:

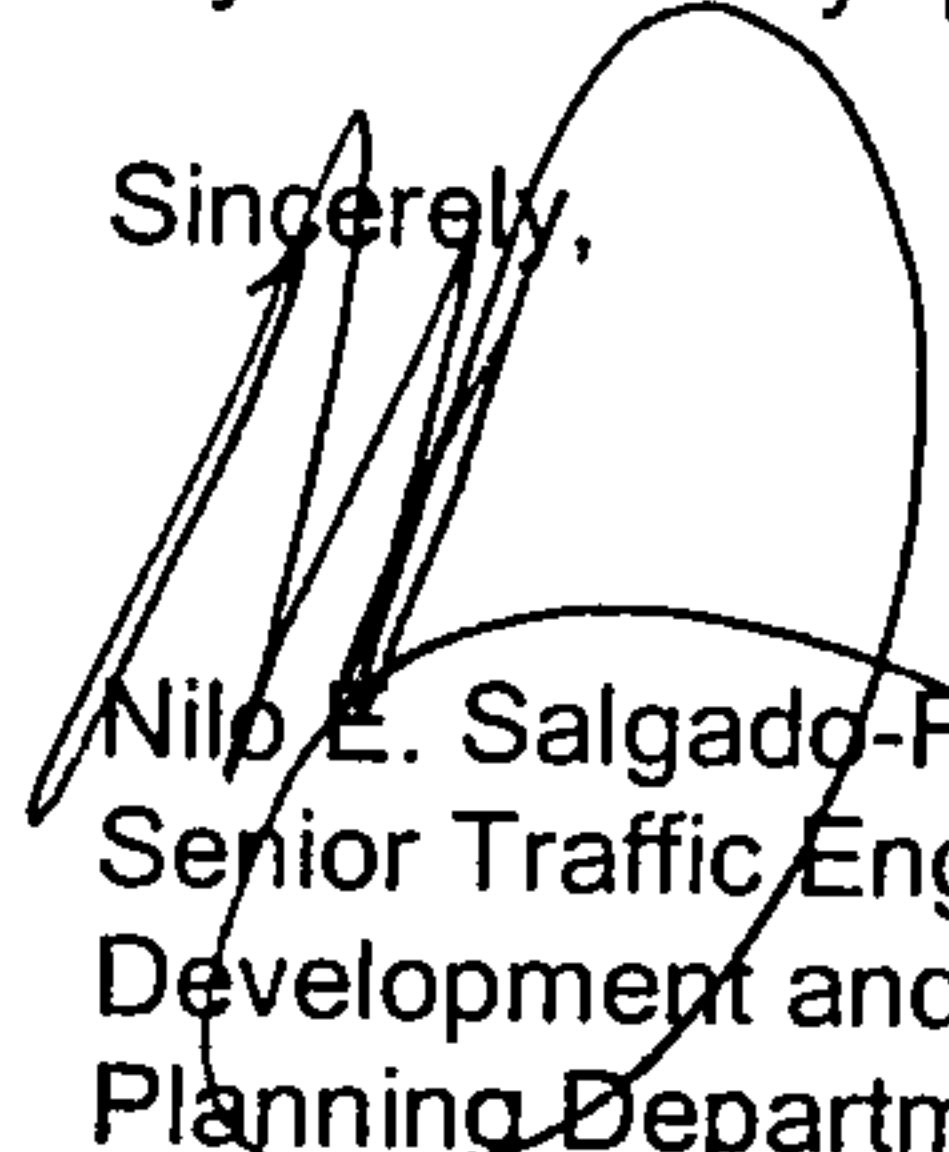
Based on the information provided on your submittal dated May 14, 2009, the above referenced project is approved for a 120-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding issues 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.

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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

PO Box 1293

Albuquerque

NM 87103

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CITY OF ALBUQUERQUE



*Planning Department
Transportation Development Services Section*

April 10, 2009

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
Broadstone Town Center Phase 2B (Bldgs. 5&6), [L-15 / D055]
1801 Gibson SE
Engineer's Stamp Dated 04/09/09

Dear Mr. Means:

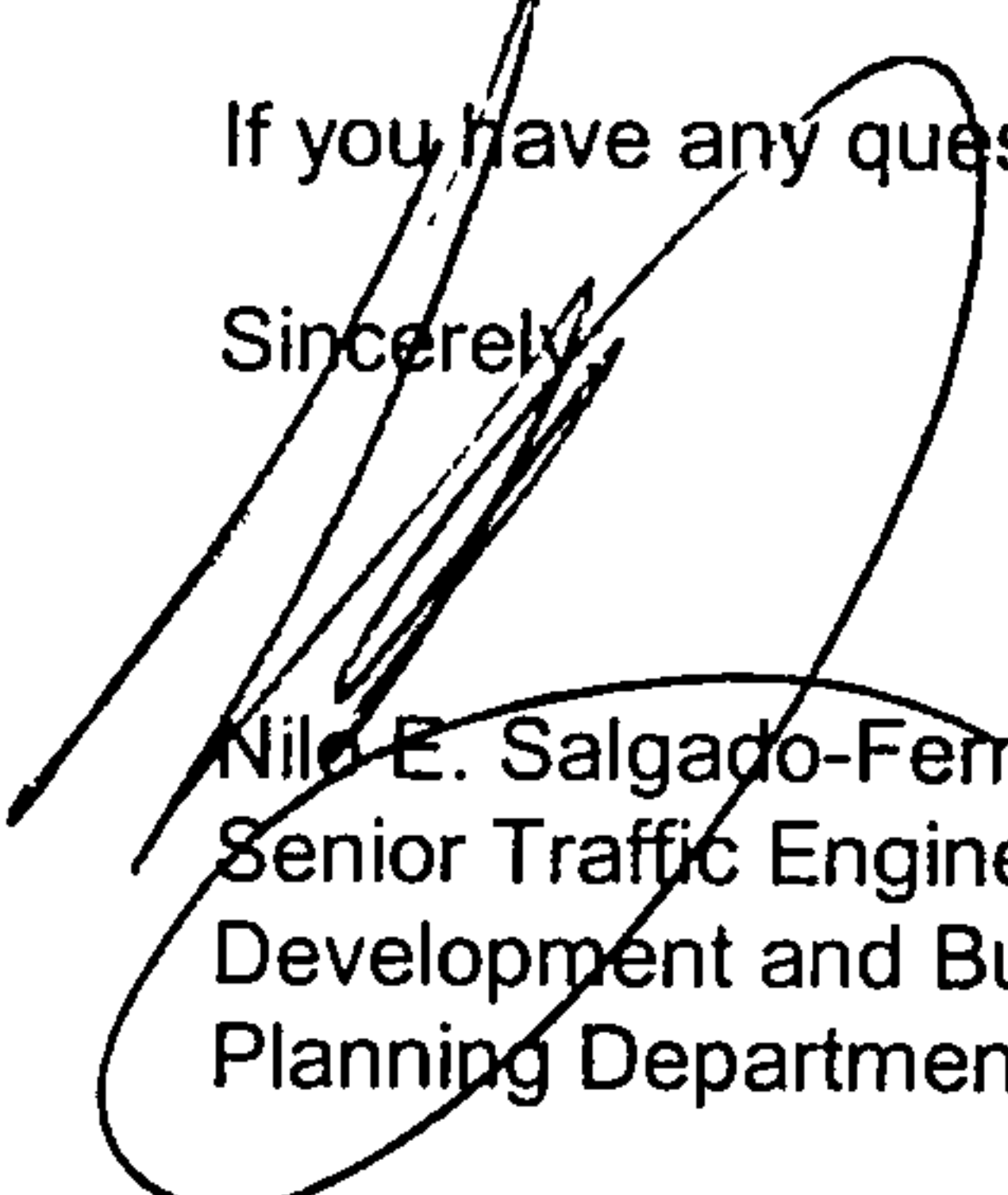
Based on the information provided on your submittal dated April 10, 2009, the above referenced project is approved for a 120-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding issues 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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

April 8, 2009

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
Broadstone Town Center Phase 2A (Bldg. #14), [L-15 / D055]
1801 Gibson SE
Engineer's Stamp Dated 04/07/09

Dear Mr. Means:


Based on the information provided on your submittal dated April 7, 2009, the above referenced project is approved for a 120-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding issues 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

CITY OF ALBUQUERQUE



April 7, 2009

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

Re: Broadstone Towne Center Phase II, Buildings 5, 6, & 14, 1801 Gibson Blvd. SE,

**Approval of 120-Day Certificate of Occupancy (C.O.)
(L-15/D055)**

Certification dated 4-06-09

Dear Mr. Means,

Based upon the information provided in your submittal received 4-07-09, the above referenced certification is approved for release of Temporary Certificate of Occupancy by Hydrology.

Prior to Permanent Certificate of Occupancy, an Engineer's Certification per the DPM is required.

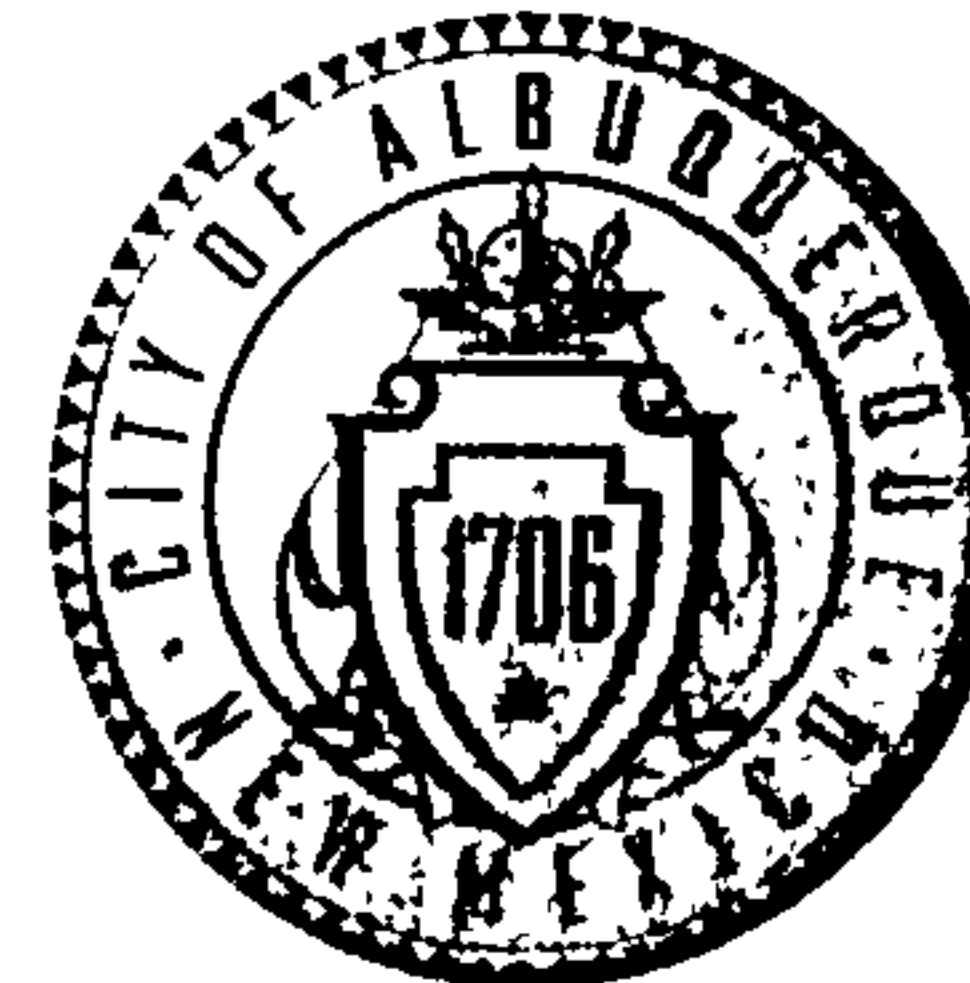
If you have any questions, you can contact me at 924-3982.

Sincerely,

Timothy E. Sims
Plan Checker—Hydrology,
Development and Building Services

C: CO Clerk-Katrina Sigala
File

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

March 4, 2009

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
Broadstone Towne Center(Phase 1, Bldg 2,3,4 & 15), [L-15 / D055]
1801 Gibson SE
Engineer's Stamp Dated 03/02/09

Dear Mr. Means:

Based on the information provided on your submittal dated March 2, 2009, the above referenced project is approved for a 120-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding issues 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

CITY OF ALBUQUERQUE



March 3, 2009

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

**Re: Broadstone Towne Center Phase 1B, Buildings 2, 3, 4, & 25,
1801 Gibson Blvd. SE,
Approval of 120-Day Certificate of Occupancy (C.O.)
(L-15/D055)
Certification dated 3-02-09**

Dear Mr. Means,

PO Box 1293

Based upon the information provided in your submittal received 3-02-09, the above referenced certification is approved for release of Temporary Certificate of Occupancy by Hydrology.

Albuquerque

Prior to Permanent Certificate of Occupancy, an Engineer's Certification per the DPM is required.

NM 87103

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

www.cabq.gov

Sincerely,

Timothy E. Sims
Plan Checker—Hydrology,
Development and Building Services

C: CO Clerk-Katrina Sigala
File

CITY OF ALBUQUERQUE



February 11, 2009

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

**Re: Broadstone Towne Center Phase 1A (Bldgs 1 and 17 only),
1801 Gibson Blvd SE, Temporary Certificate of Occupancy –
Transportation Development (L15-D055)
Certification dated 02-11-09**

Dear Mr. Means,

PO Box 1293

Based upon the information provided in your submittal received 2-11-09, the above referenced certification is approved for release of 120-day temporary Certificate of Occupancy by Transportation Development.

Albuquerque

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

NM 87103

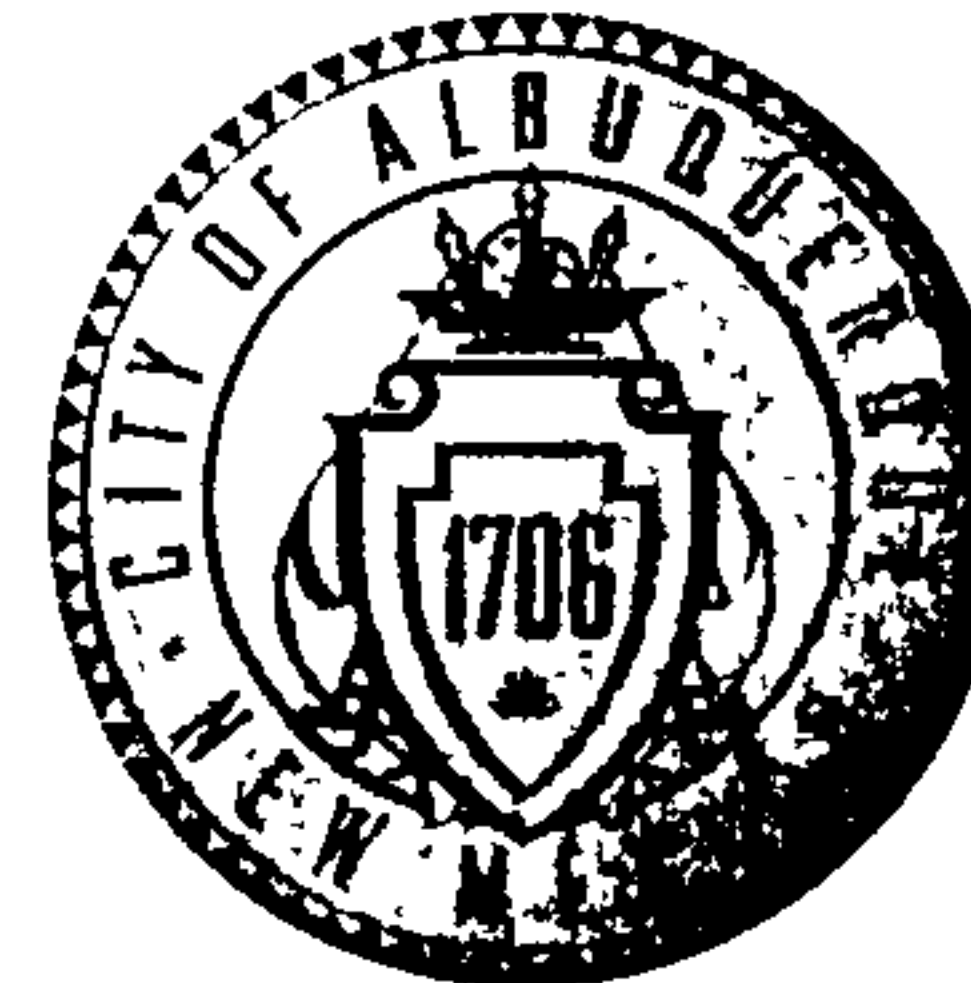
Sincerely,

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

www.cabq.gov

C: CO Clerk
File

CITY OF ALBUQUERQUE



February 12, 2009

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

**Re: Broadstone Towne Center Phase 1A, 1801 Gibson Blvd. SE,
Approval of 120-Day Certificate of Occupancy (C.O.)
(L-15/D055)
Certification dated 2-11-09**

Dear Mr. Means,

PO Box 1293

Based upon the information provided in your submittal received 2-11-09, the above referenced certification is approved for release of Temporary Certificate of Occupancy by Hydrology.

Albuquerque


Prior to Permanent Certificate of Occupancy, an Engineer's Certification per the DPM is required.

NM 87103

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

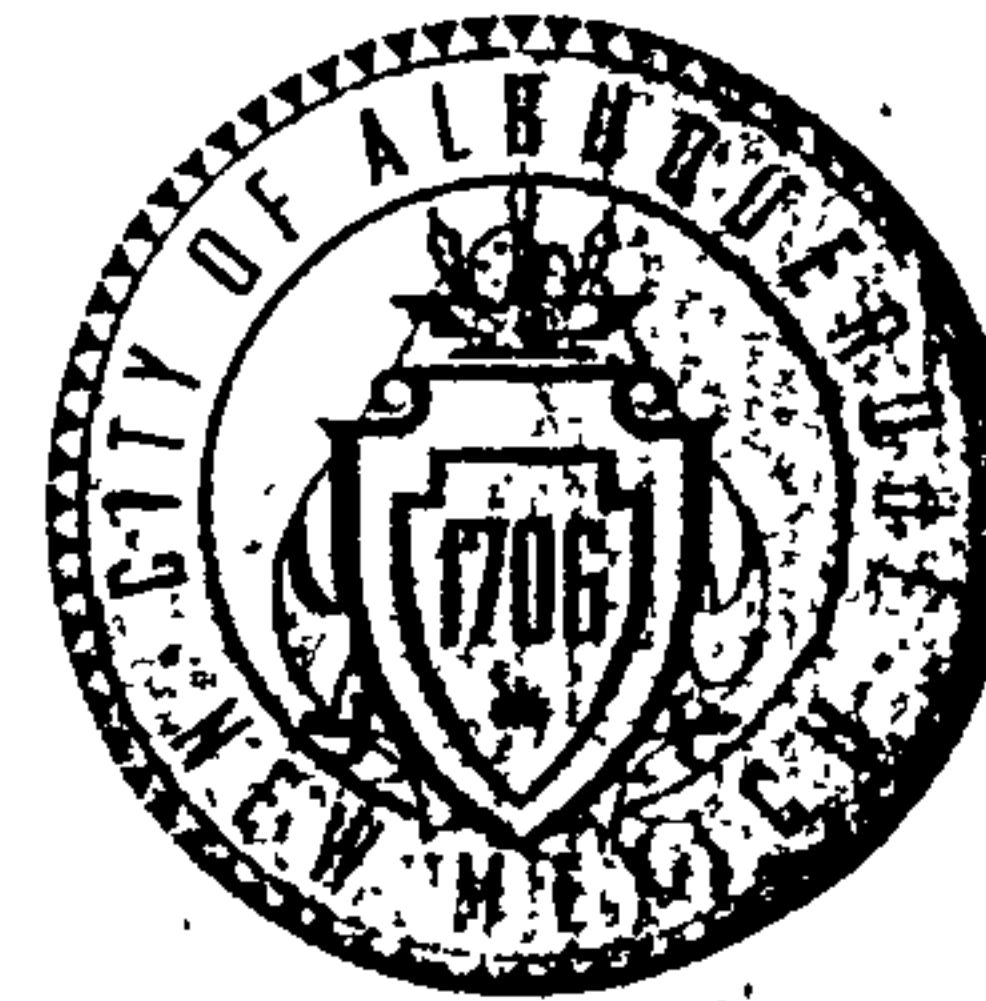
Sincerely,

www.cabq.gov


Timothy E. Sims
Plan Checker—Hydrology,
Development and Building Services

C: CO Clerk-Katrina Sigala
File

CITY OF ALBUQUERQUE



December 8, 2008

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

**Re: Broadstone Towne Center, 1801 Gibson Blvd SE,
Traffic Circulation Layout
Engineer's Stamp dated 12-01-08 (L15-D055)**

Dear Mr. Means,

As the above referenced project is site plan controlled, any changes to the approved site plan will need to be approved through the DRB process. The scope of these changes, as well as the amendments that will be required for the infrastructure list, indicate that this plan will need to be resubmitted to the Development Review Board.

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

Sincerely,

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

C: File

DRB 1005243

CITY OF ALBUQUERQUE



July 13, 2009

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

**Re: Broadstone Towne Center Phase III-C, Buildings 8-11, 1801 Gibson Blvd.
SE,
Approval of 120-Day Certificate of Occupancy (C.O.)
(L-15/D055)
Certification dated 7-06-09**

Dear Mr. Means,

PO Box 1293

Based upon the information provided in your submittal received 7-07-09, the above referenced certification is approved for release of Temporary Certificate of Occupancy by Hydrology.

Albuquerque

Prior to Permanent Certificate of Occupancy, an Engineer's Certification per the DPM is required.

NM 87103

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

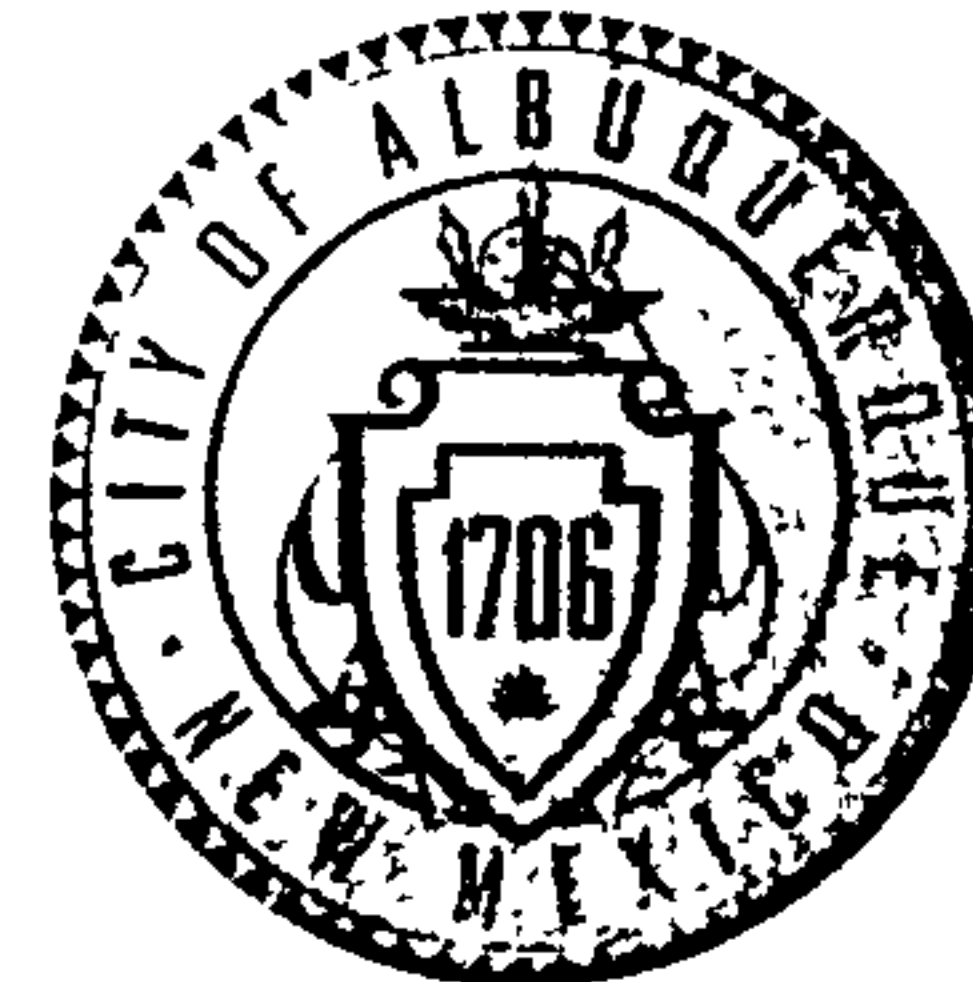
www.cabq.gov

Sincerely,

Timothy E. Sims
Plan Checker—Hydrology,
Development and Building Services

C: CO Clerk-Katrina Sigala
File

CITY OF ALBUQUERQUE



July 30, 2009

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

**Re: Broadstone Towne Center Phase IV-A, Buildings 18-20, 1801 Gibson Blvd.
SE,**

**Approval of 120-Day Certificate of Occupancy (C.O.)
(L-15/D055)**

Certification dated 7-29-09

Dear Mr. Means,

PO Box 1293

Based upon the information provided in your submittal received 7-29-09, the above referenced certification is approved for release of Temporary Certificate of Occupancy by Hydrology.

Albuquerque

Prior to Permanent Certificate of Occupancy, an Engineer's Certification per the DPM is required.

NM 87103

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

Sincerely,

www.cabq.gov

Timothy E. Sims
Plan Checker—Hydrology,
Development and Building Services

C: CO Clerk—Katrina Sigala
File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICE / HYDROLOGY SECTION

DATE: 7-13-12
CONFERENCE RECAP

ZONE ATLAS PAGE NO: L15
DRAINAGE FILE: L150055
ZONING: _____
DRB: _____
SUBJECT: G & I)
STREET ADDRESS (IF KNOWN): Tract 2 and Tract 3
SUBDIVISION NAME: Broadstone

APPROVAL REQUESTED:

ATTENDANCE: Fred Arfman, Curtis Cherne

FINDINGS:

Tracts 2 and 3 should drain to
Towne Center Lane, Use the similar land
treatments as Divin's on Tract 5.

THE UNDERSIGNED AGREES THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THEY ARE NOT REASONABLE OR THAT THEY ARE BASED ON INACCURATE INFORMATION.

SIGNED: Curtis A. Cherne
NAME (PRINT): Curtis A. Cherne

SIGNED: Fred C. Arfman
NAME (PRINT): FRED C. ARFMAN

****NOTE**** PLEASE PROVIDE A COPY OF THIS RECAP WITH YOUR DRAINAGE SUBMITTAL.

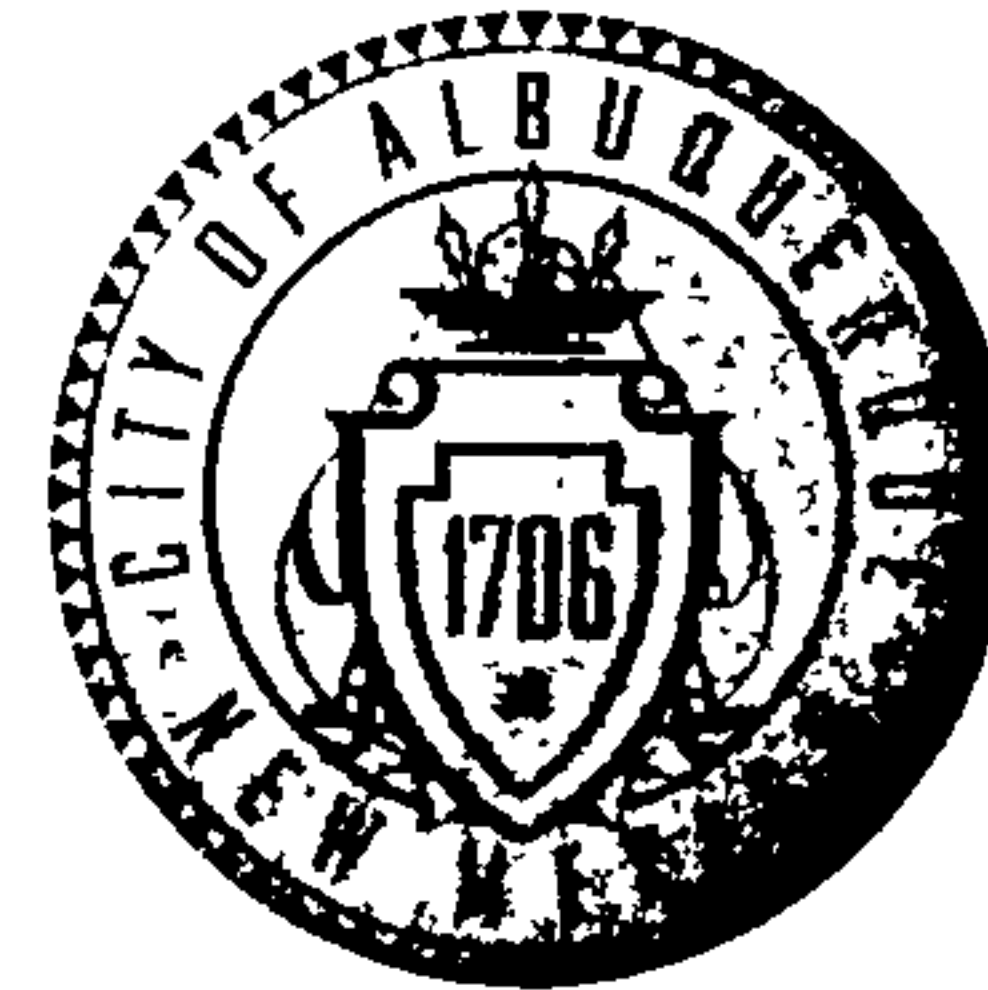
Broadstone Town Centre

There is about a 3 foot grade change at the north property line west of the retaining wall to University Blvd. When Graeme designed the site, there was about a 1 foot grade difference. After constructing the site, the neighbor to the north removed about 2 feet of fill from his side. Now there is an unstable slope at the property line. The contractor of Broadstone did fill a little more than Graeme intended.

Therefore, since the owner at Broadstone added some dirt and the owner to the lot to the north took away some dirt. I told them to work it out between property owners.

Curtis Cherne
October 2009

CITY OF ALBUQUERQUE



October 14, 2009

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

**Re: Broadstone Towne Center, 1801 Gibson Blvd. SE,
Approval of Permanent Certificate of Occupancy (C.O.)
Approved Stamp Date 1-5-08 (L-15/D055)
Certification Stamp Date 10-8-09**

Dear Mr. Means,

PO Box 1293

Based upon the information provided in your submittal received 10-9-09, 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 924-3695.

Sincerely,

NM 87103

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

www.cabq.gov

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 – KDM)

PROJECT TITLE: Broadstone Towne Center ZONE MAP: L-15/D055
 DRB#: 1005243 EPC#: 06EPC-01592, 06EPC-01593 WORK ORDER#: 584684
 LEGAL DESCRIPTION: Tract 1, Broadstone Towne Center
 CITY ADDRESS: 1801 Gibson SE

ENGINEERING FIRM: High Mesa Consulting Group CONTACT: Graeme Means #13676
 ADDRESS: 6010-B Midway Park Blvd NE PHONE: 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Broadstone Towne Center LLC CONTACT: Keith Coleman
 ADDRESS: 2415 E. Camelback Rd Ste 600 PHONE: 602-778-2800
 CITY, STATE: Phoenix, AZ ZIP CODE: 85106

ARCHITECT: ORB Architecture LLC CONTACT: Rich Barber
 ADDRESS: 4530 North 40th Street PHONE: 602-957-4530
 CITY, STATE: Phoenix, AZ ZIP CODE: 85018

SURVEYING FIRM: High Mesa Consulting Group LICENSED SURVEYOR: Chuck Cala, #11184
 ADDRESS: 6010-B Midway park Blve NE PHONE: 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

CONTRACTOR: Owner CONTACT: Owner
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ 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'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

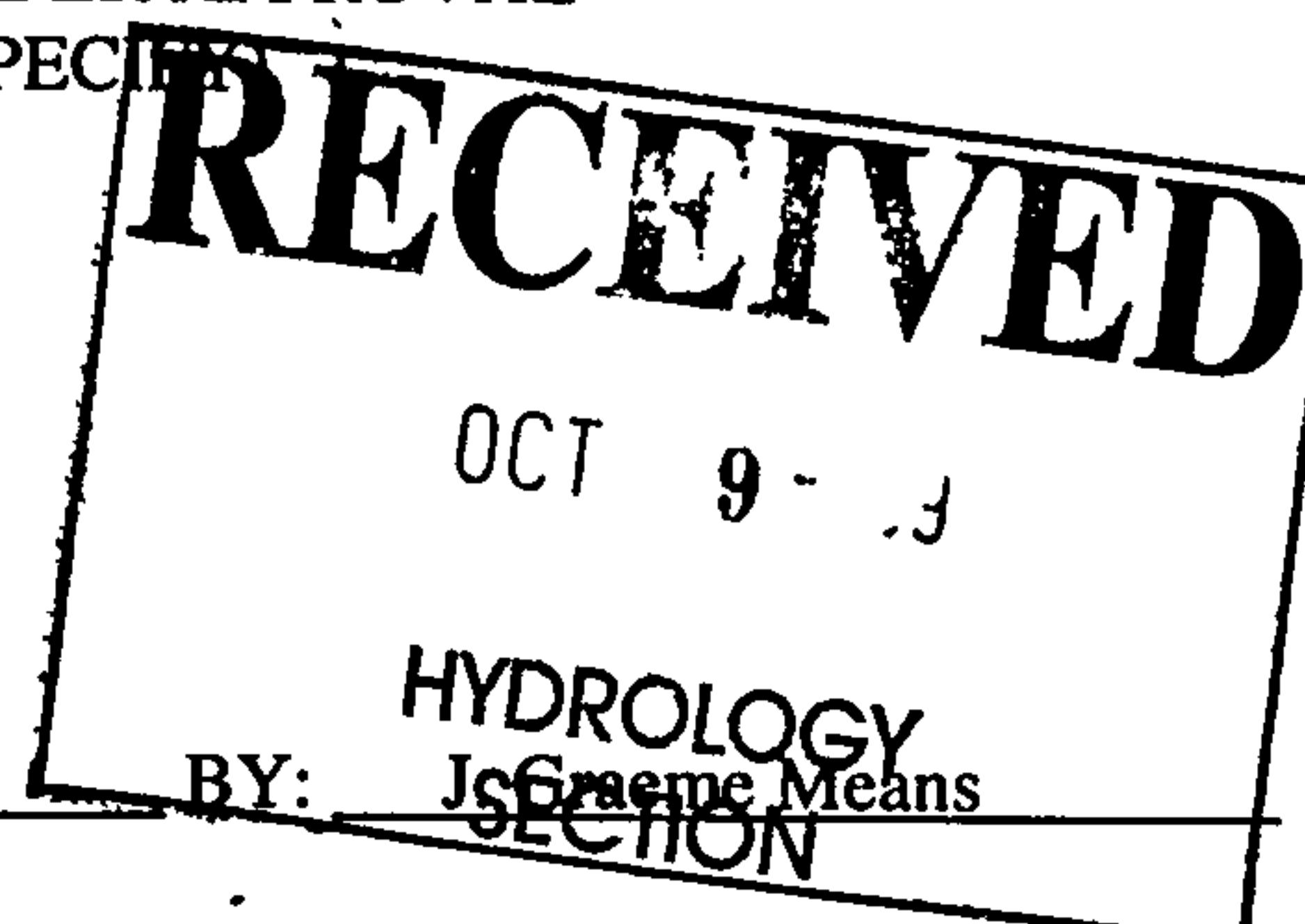
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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
☐ PERMANENT – ENTIRE SITE
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

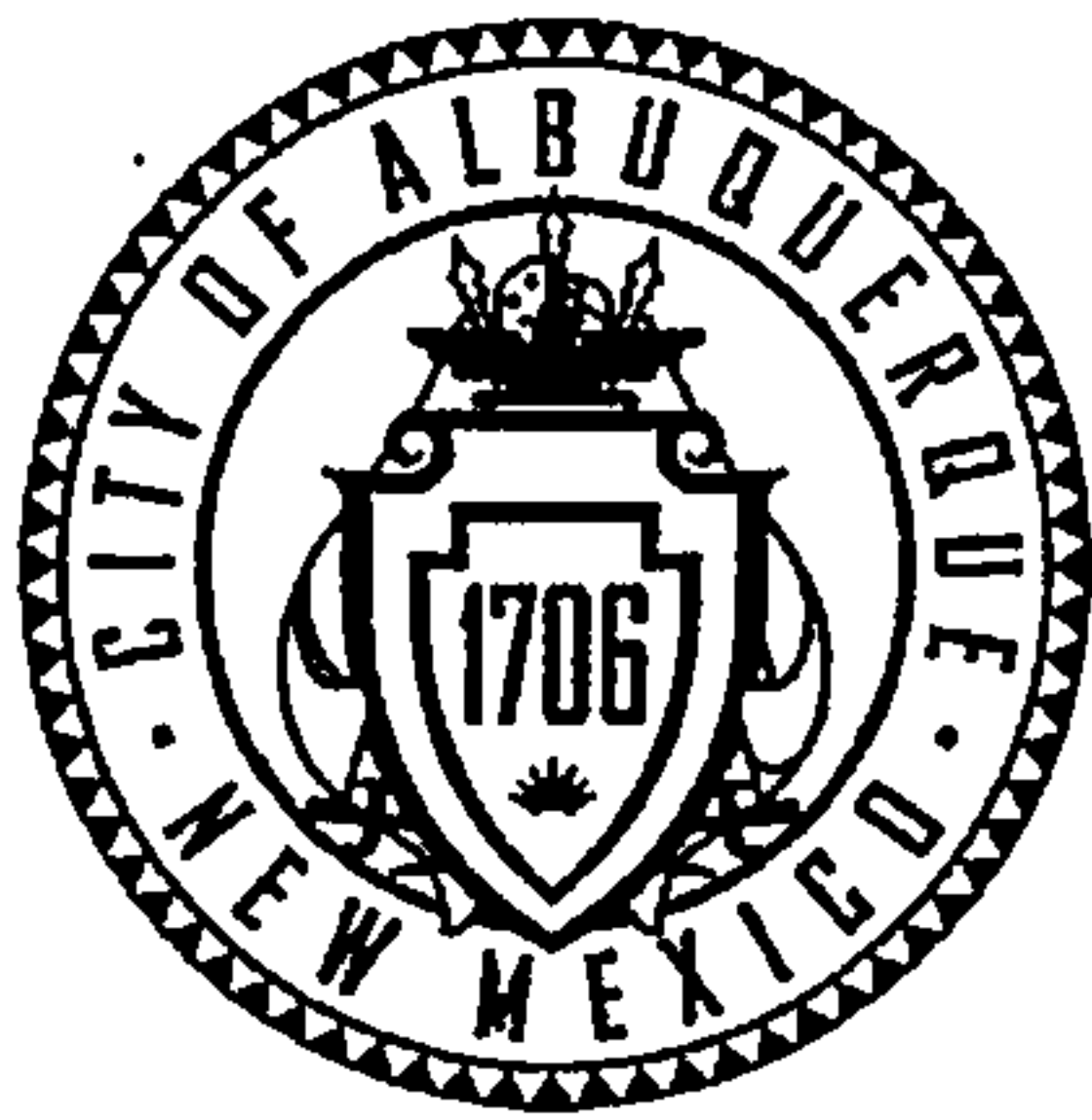
DATE SUBMITTED: 10/09/2009



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

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

1, 15 no closes out?
 2. Grade change north property line used side of washer
 3. Cont for whole site - using new curve east side



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

October 15, 2007

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: High Mesa Consulting Group

Applicant: Broadstone Towne Center

Legal Description: Unplatted Lots of Gibson & Miles

Acreage: 17.5 acres

Zone Atlas Page: L-15

CERTIFICATE OF NO EFFECT: Yes ☒ No ☐

CERTIFICATE OF APPROVAL: Yes ☐ No ☐

SUPPORTING DOCUMENTATION:

An Archaeological Survey Adjacent to Gibson Boulevard, Albuquerque New Mexico.
by David V. Hill PhD, Archaeological Research and Technology (October 2007).

SITE VISIT: n/a

RECOMMENDATION(S):

1. Please provide follow-up documentation regarding history of platting for the parcels, in particular: are the long narrow lots related to tracts created over 75 years ago? Any historic information contained in deeds of the property would be useful for the case file.

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area).***

SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist

2-15-08

has new comments
for Graham.

He is to submit
an updated set
in about 1 month

Center

CITY OF ALBUQUERQUE



October 9, 2009

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

**Re: Broadstone Towne Center Entire Site,
1801 Gibson Blvd SE,
Certificate of Occupancy – Transportation Development
Certification dated 10-08-09 (L15-D055)**

Dear Mr. Means,

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 10-09-09, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a “green tag” from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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

Sincerely,

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

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 – KDM)

PROJECT TITLE: Broadstone Towne Center ZONE MAP: L-15/D055
 DRB#: 1005243 EPC#: 06EPC-01592, 06EPC-01593 WORK ORDER#: 584684
 LEGAL DESCRIPTION: Tract 1, Broadstone Towne Center
 CITY ADDRESS: 1801 Gibson SE

ENGINEERING FIRM: High Mesa Consulting Group CONTACT: Graeme Means #13676
 ADDRESS: 6010-B Midway Park Blvd NE PHONE: 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Broadstone Towne Center LLC CONTACT: Keith Coleman
 ADDRESS: 2415 E. Camelback Rd Ste 600 PHONE: 602-778-2800
 CITY, STATE: Phoenix, AZ ZIP CODE: 85106

ARCHITECT: ORB Architecture LLC CONTACT: Rich Barber
 ADDRESS: 4530 North 40th Street PHONE: 602-957-4530
 CITY, STATE: Phoenix, AZ ZIP CODE: 85018

SURVEYING FIRM: High Mesa Consulting Group LICENSED SURVEYOR: Chuck Cala, #11184
 ADDRESS: 6010-B Midway park Blve NE PHONE: 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

CONTRACTOR: Owner CONTACT: Owner
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ 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'S CERT (TCL)
☒ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

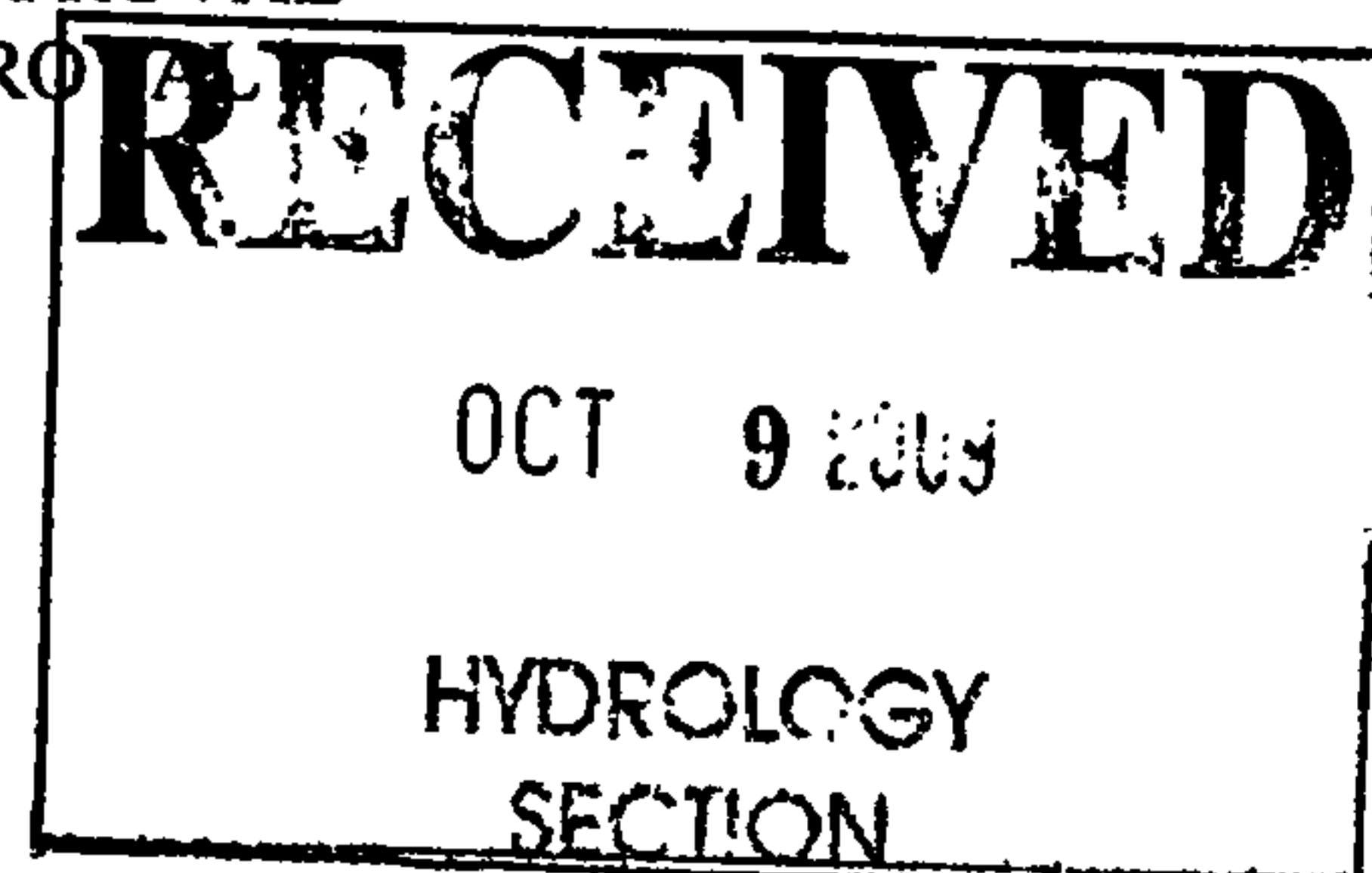
CHECK TYPE OF APPROVAL SOUGHT:

☐ 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
☐ PERMANENT – ENTIRE SITE
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 10/09/2009 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 to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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