

CITY OF ALBUQUERQUE



August 23, 2006

Verlyn A. Miller, P.E.
Miller Engineering Consultants, Inc.
95 Hwy 344 N., Suite 2
P.O. Box 520
Edgewood, NM 87015

Re: Karston Manufacturing Expansion, Grading and Drainage Plan
Engineer's Stamp dated 8-15-06 (M14/D58)

Dear Mr. Miller,

P.O. Box 1293

Based upon the information provided in your submittal received 8-15-06, the above referenced plan is approved for Grading Permit. Please submit a mylar copy for my signature in order to obtain a Rough Grading Permit.

Albuquerque

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

New Mexico 87103

Sincerely,

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

Bus

www.cabq.gov

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 01/06)

M-14/DSB

PROJECT TITLE: KARSTEN MANUFACTURING EXPANSION ZONE MAP/DRG. FILE # M-14-2
DRB#: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: LOT 3, UNIT 1 OF THE BROADWAY INDUSTRIAL CENTER
CITY ADDRESS: 2700 KARSTEN COURT SE

ENGINEERING FIRM: MILLER ENGINEERING CONSULTANTS, INC.
ADDRESS: P.O. Box 520-95 HWY. 344 N. SUITE 2
CITY, STATE: EDGEWOOD, NM

CONTACT: VERLYN A. MILLER
PHONE: (505) 286-7771
ZIP CODE: 87015

OWNER: THE KARSTEN COMPANY
ADDRESS: 2700 KARSTEN COURT SE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: PAT PATTERSON
PHONE: (505) 242-5580
ZIP CODE: 87102

ARCHITECT: NCA ARCHITECTS
ADDRESS: 1306 RIO GRANDE BLVD. NW
CITY, STATE: ALBUQUERQUE, NM

CONTACT: TINA SANCHEZ ^{mark karl}
PHONE: (505) 255-6400 ⁹³⁴⁻³⁰²³
ZIP CODE: 87104

SURVEYOR: BOTSFORD LAND SURVEYING, INC.
ADDRESS: 3 VIA EN PAZ RD.
CITY, STATE: SANDIA PARK, NM

CONTACT: JIM BOTSFORD ^{Richardson}
PHONE: (505) 286-8081 ^{Richardson}
ZIP CODE: 87047

PROFESSIONAL LICENSED SURVEYOR SIGNATURE

LICENSE NO.

DATE

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

ask if

want B. P.

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: [Signature] DATE: 8/15/06 8-24-06

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.

CITY OF ALBUQUERQUE



October 18, 2006

Robert Calvani, R.A.
NCA Architects
1306 Rio Grande Blvd. NW
Albuquerque, NM 87104

**Re: Karsten Manufacturing Chassis Plant Expansion, 2700 Karsten Court SE,
Traffic Circulation Layout
Architect's Stamp dated 10-09-06 (M14-D5B)**

Dear Mr. Calvani,

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

1. List radii for all curves shown.
2. Clarify the extents of existing and proposed pavement.
3. Provide build notes and removal notes for the modifications at the 40' gate.
4. Is the concrete dumpster pad proposed or existing? What path is provided for refuse vehicles? Provide a copy of refuse approval.
5. Please refer to all appropriate City Standards.

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

Solid Waste approved 10/27/06

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

PROJECT TITLE: KARSTEN MANUFACTURING ZONE MAP/DRG. FILE # M-14/D5B
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 3 BROADWAY INDUSTRIAL CENTER
CITY ADDRESS: 2700 KARSTEN COURT SE

ENGINEERING FIRM: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: KARSTEN MANUFACTURING
ADDRESS: 2700 KARSTEN COURT SE
CITY, STATE: ALBU. NM 87102

CONTACT: CLAY LATTIMER
PHONE: 242-5580
ZIP CODE: 87102

ARCHITECT: NGA ARCHITECTS
ADDRESS: 1306 RIO GRANDE NW
CITY, STATE: ALBU. NM

CONTACT: TINA SANCHEZ
PHONE: 255-6400
ZIP CODE: 87104

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: RICHARDSON + RICHARDSON
ADDRESS: 4100 MENAUL NE
CITY, STATE: ALBU. NM

CONTACT: MARK CARROLL
PHONE: 881-2268
ZIP CODE: 87110

TYPE OF SUBMITTAL:

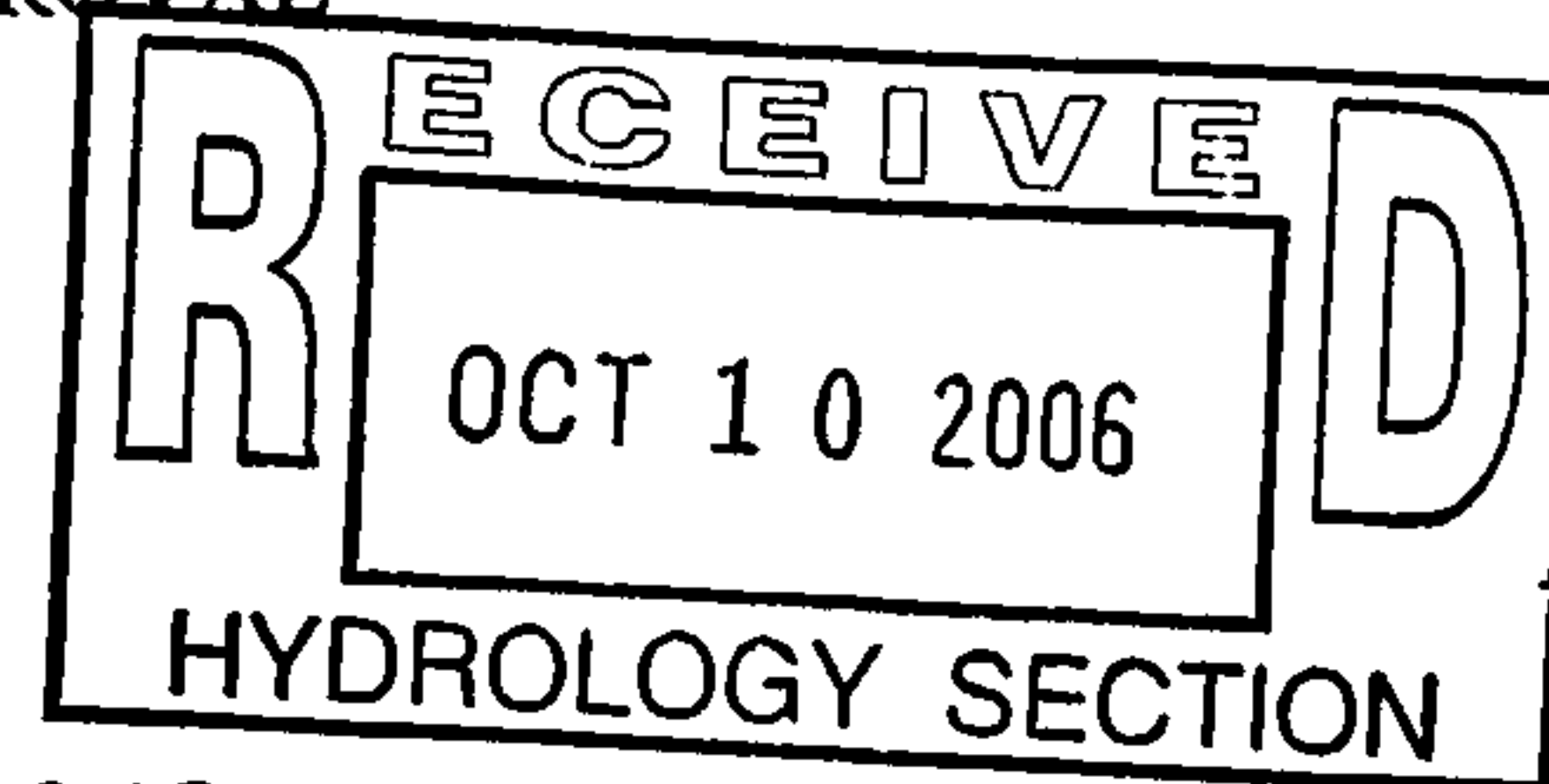
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT 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: TINA SANCHEZ DATE: 10/10/06

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.

WIDTHS FROM PROPOSED Building to. EDGE of PAVEMENT.

STD. DRW. #.

DETAIL ENTRANCE

- RADII

- WIDTH

- BUILD NOTE FOR CFG

- SOLID WASTE APPROVAL NOTE (14)

- CALL OUT ALL WIDTHS IN DRIVE AISLES & DRIVEPADS.

- @ the N. END OF THE PARKING How will ADA ACCESS the BUILDINGS?

- WIDTH OF EXISTING SW.

~~GOES INTO~~

Clarify extents of existing and proposed pavement
- recent aerial photos show existing point ends sooner
Is the concrete dumpster pad proposed or existing?

Call out all radii

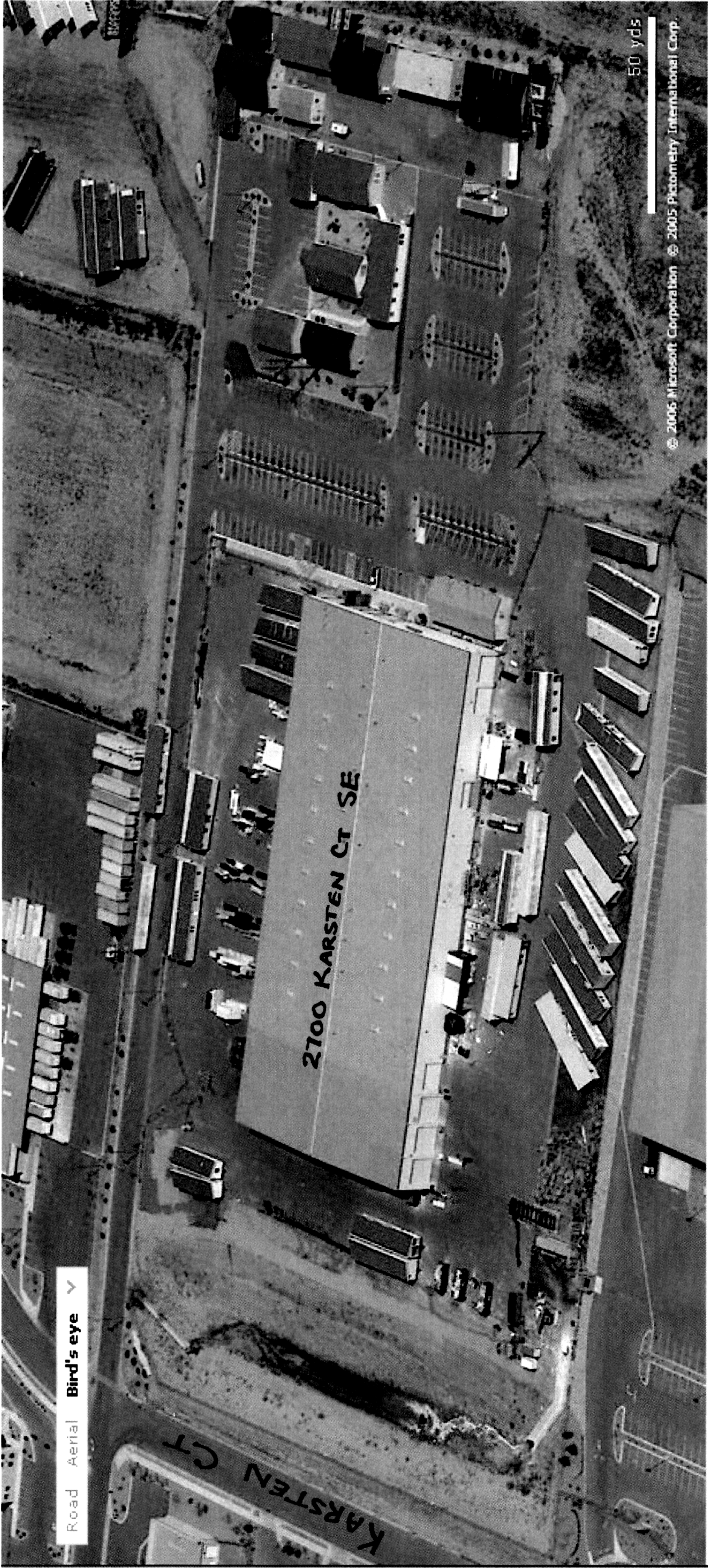
Refer to appropriate City Std

Is refuse pad being modified? Provide copy of
solid waste approval. - what path does refuse follow?

Need build notes for modifications

at gate - width, removal notes, refer to

City Stds, etc





Robert M. Calvani
John C. Layman
Myron A. Saldyt
Thomas C. Wilber

October 9, 2006

City of Albuquerque
Planning Department
Development and Building Services
Plaza del Sol Building
600 Second Street NW
Albuquerque, New Mexico 87102

Re: Karsten Manufacturing Building Expansion

To Whom it May Concern,

Please find attached (2) copies of overall site plan indicating parking layout for employees for your review and approval.

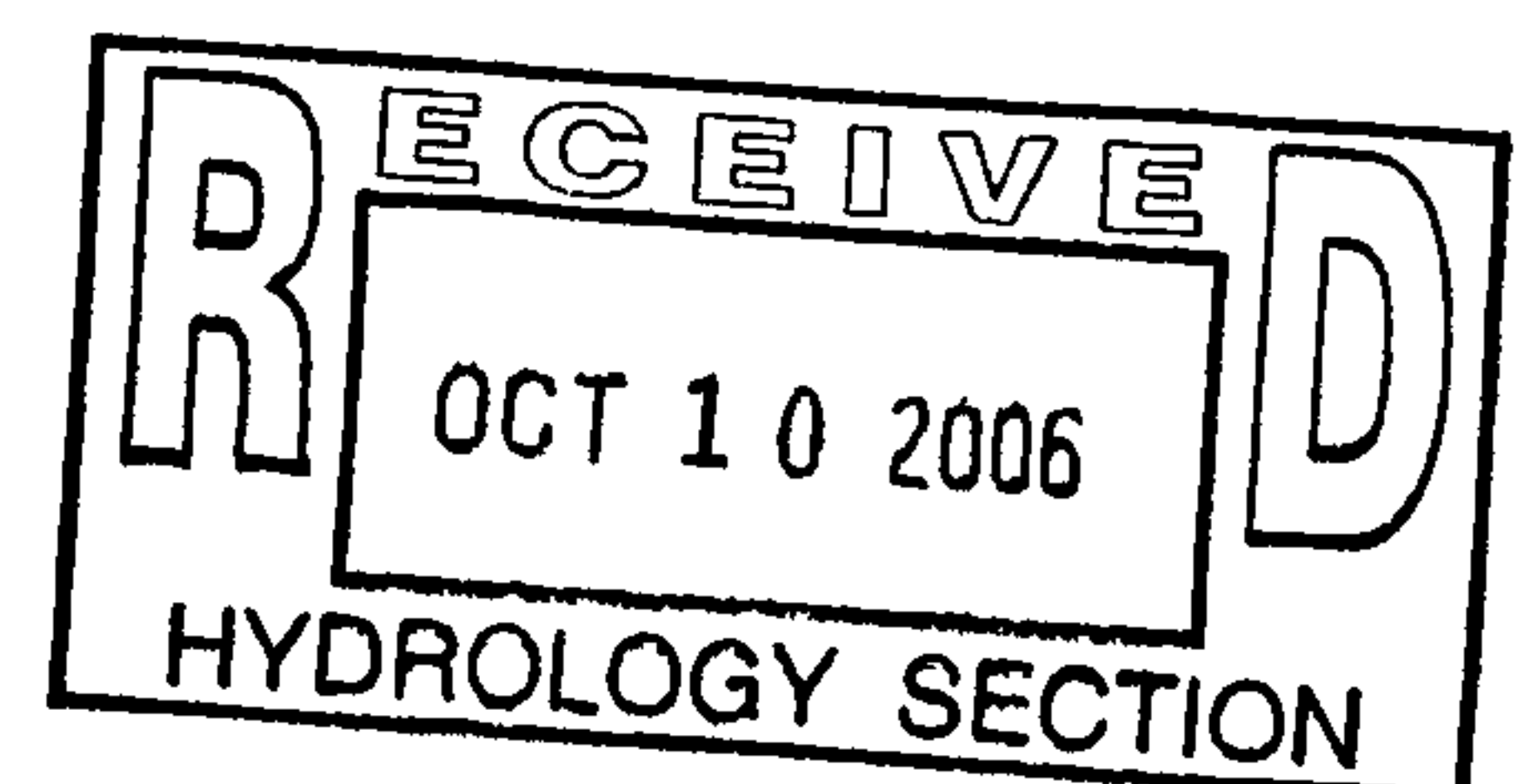
The project consists of a 5,050 s.f. building addition to an 82,098 s.f. existing building. The employee parking lot is located at east end of building with accessible existing paved routes to the manufacturing facility. The existing parking area is currently paved and has (214) parking spaces. There are currently (8) handicap parking stalls provided. No work is to be performed at the existing parking area under this scope of work.

The current Albuquerque Code of Ordinances, chapter 14 off street parking regulations for manufacturing and wholesaling, require one parking space per 1,000 s.f. The building area consists of 87,148 s.f., including the addition. Per the off street parking requirements, (88) parking spaces are required.

Thank you in advance for your consideration of approval for this project. Should you have any questions please do not hesitate to call me at 255-6400.

Sincerely,


John Layman
NCA Architects



VICINITY MAP

ZONE MAP: M-14-Z

ACS BENCHMARK

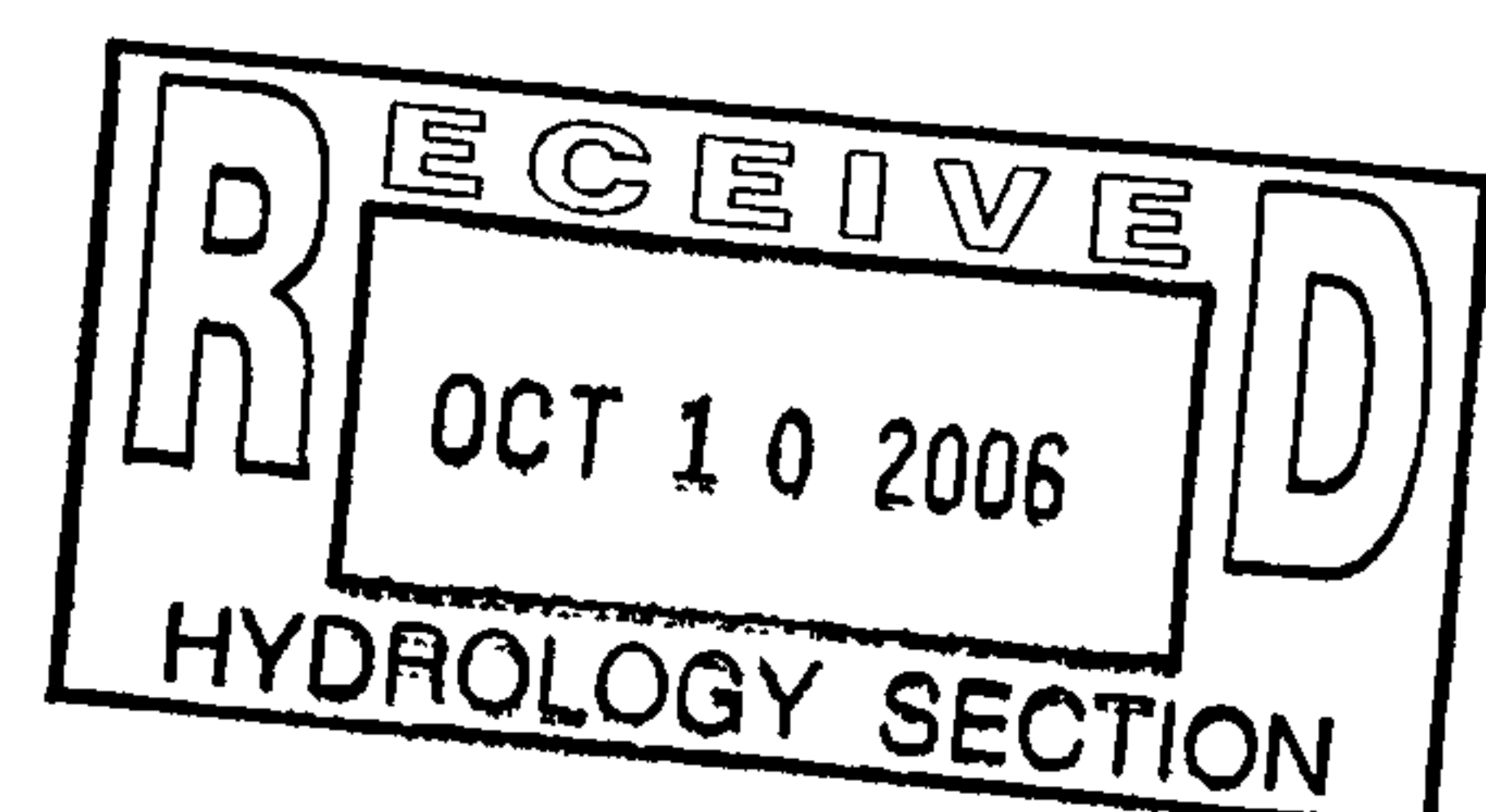
"SDC 11-2A" Y=1474274.10, X=383571.93, G-G=0.99967527, =00°13'24"
CENTRAL ZONE (NAD 1927 / SLD 1929) ELEVATION=5024.20 Δ

LEGAL DESCRIPTION

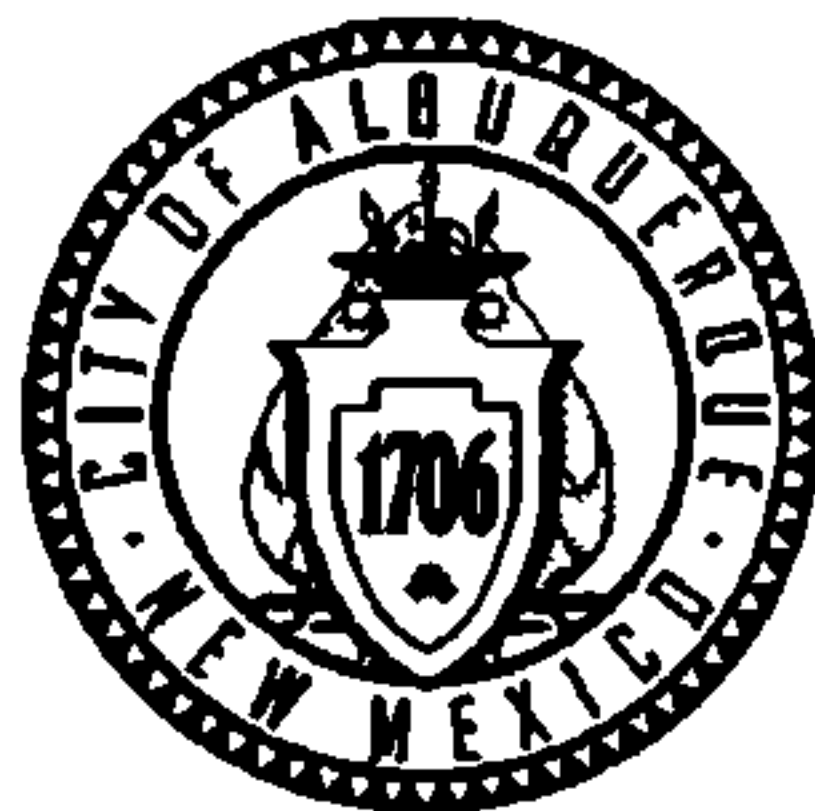
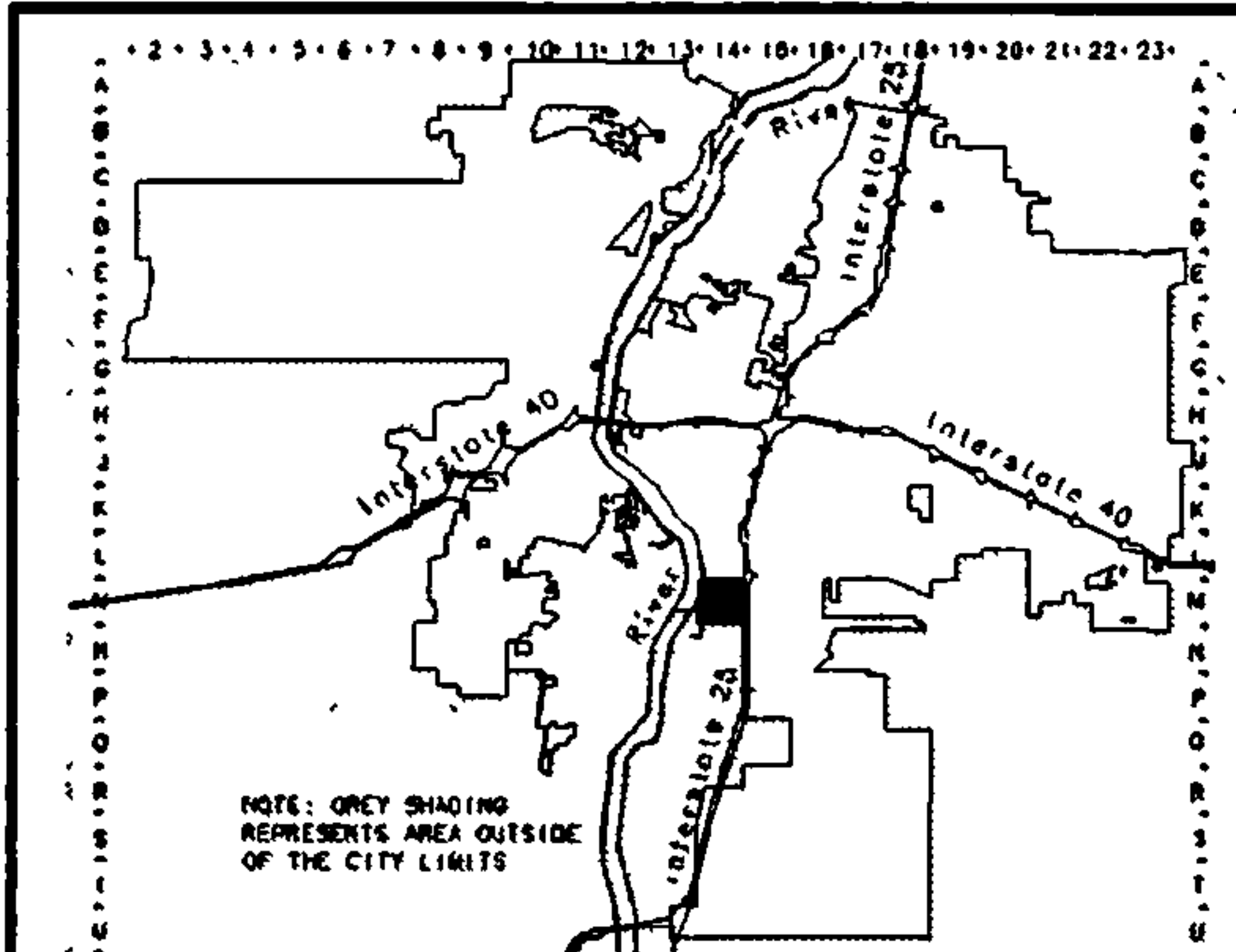
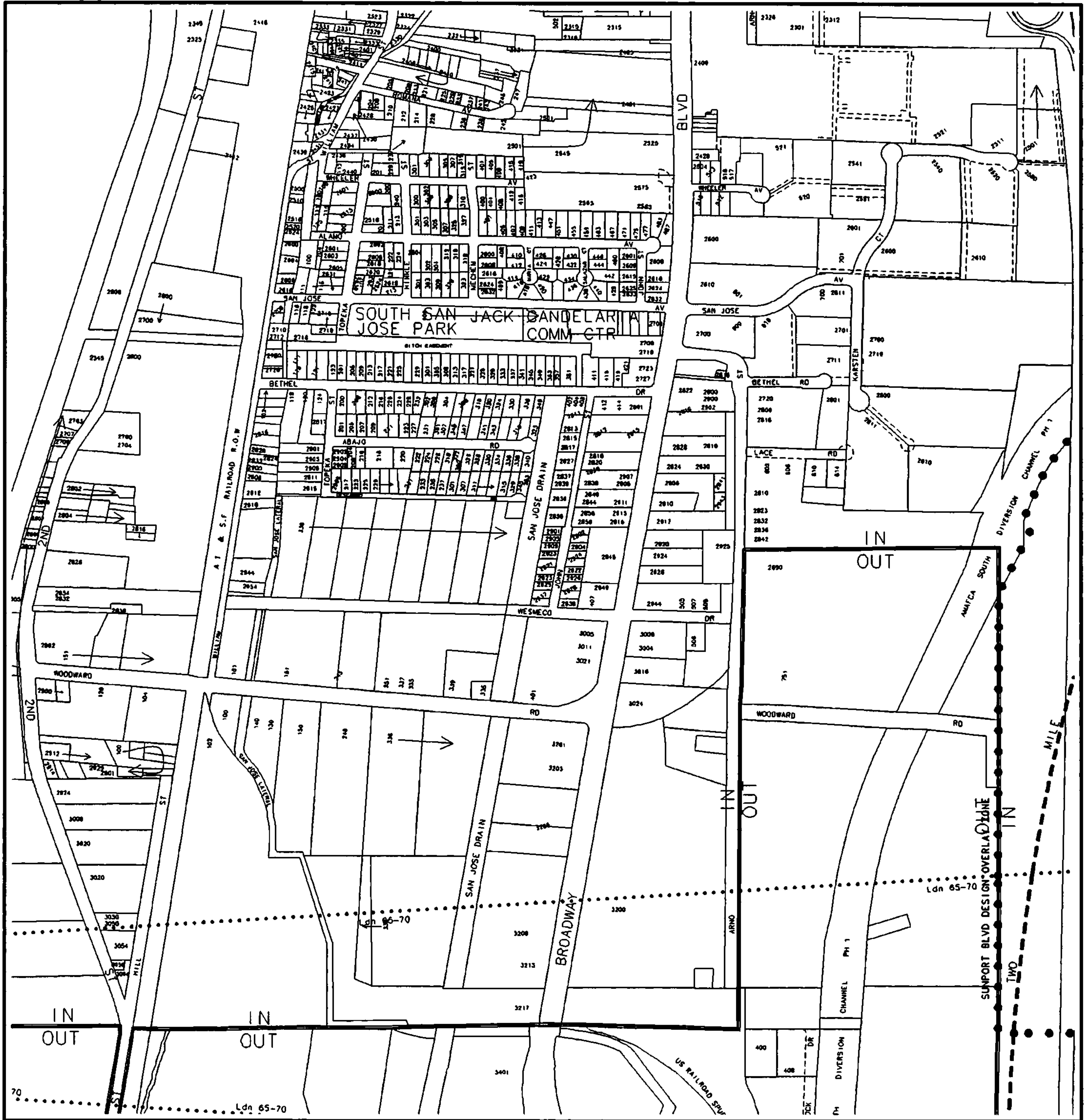
LOT 3 BROADWAY INDUSTRIAL CENTER.

NOTES

1. ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE SPECIFIED.
2. ALL 3:1 SLOPES AND OFFSITE DISTURBED AREAS ARE TO BE SEEDED AND (WITH NATIVE SEED) PER CITY STANDARDS AND SPECIFICATION UNLESS OTHERWISE SPECIFIED.
3. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
4. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
5. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
6. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTION TEMPORARY BERMS AS PER DTL. THIS SHT. AND WETTING THE SOIL TO KEEP IT FROM BLOWING. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT OF WAY.
7. THE EARTHWORK CONTACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
TO BE UTILIZED FOR WALL BACKFILL.

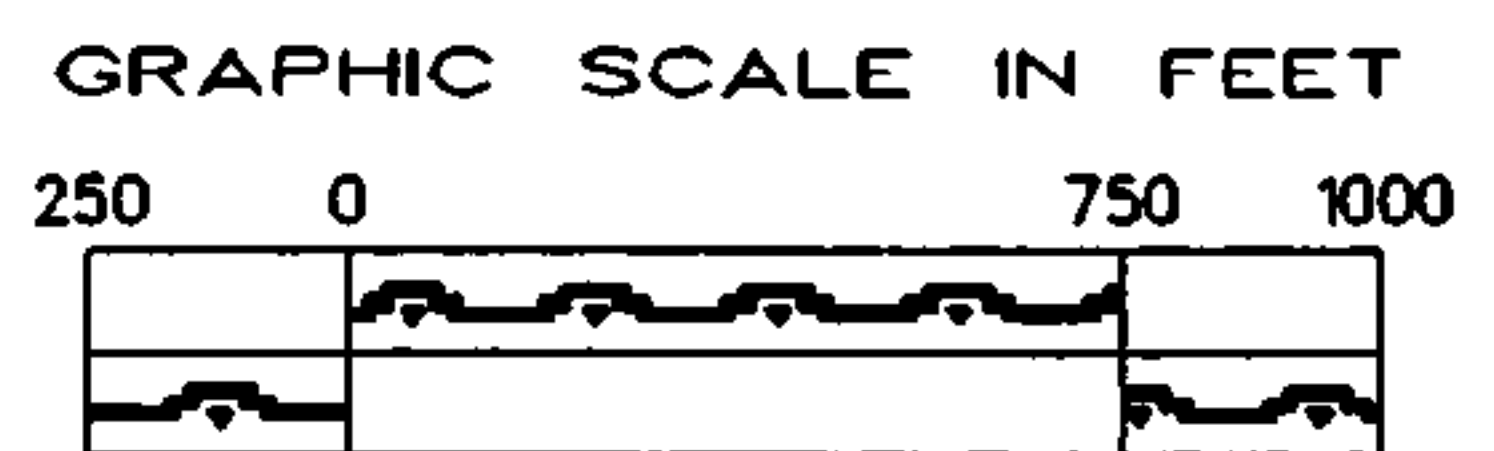


SOUTH BROADWAY SECTOR PLAN



Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004



Address Map

M-14-A

Map Amended through April 27, 2004

CITY OF ALBUQUERQUE



November 28, 2006

Robert Calvani, R.A.
NCA Architects
1306 Rio Grande Blvd. NW
Albuquerque, NM 87104

Re: Karsten Manufacturing Expansion, 2700 Karsten Court SE, Traffic Circulation Layout
Architect's Stamp dated 11-16-06 (M14-D5B)

Dear Mr. Calvani,

The TCL submittal received 11-22-06 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original 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, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. 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 must stamp, sign, 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,

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

cc: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: KARSTEN MANUFACTURING EXPANSION ZONE MAP/DRG. FILE # M14-D5B
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION:

CITY ADDRESS: 2700 KARSTEN CRT SE

ENGINEERING FIRM:

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

OWNER:

KARSTEN MANUFACTURINGADDRESS: 2700 KARSTEN CRT SECITY, STATE: ABQ, NMCONTACT: EXPEDITER: BOB GOLDENPHONE: 898-0321ZIP CODE: 87102EXPEDITER: BOB GOLDEN 898-0321CONTACT: TINA SANCHEZPHONE: 255-6400ZIP CODE: 87104ARCHITECT: NCA ARCHITECTSADDRESS: 1306 RIO GRANDE BLVD NWCITY, STATE: ABQ, NM 87104

SURVEYOR:

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR:

RICHMOND + RICHMONDADDRESS: PO BOX 36627CITY, STATE: ABQ, NMCONTACT: EXPEDITER BOB GOLDEN 898-0321PHONE: 898-0321ZIP CODE: 87176

TYPE OF SUBMITTAL:

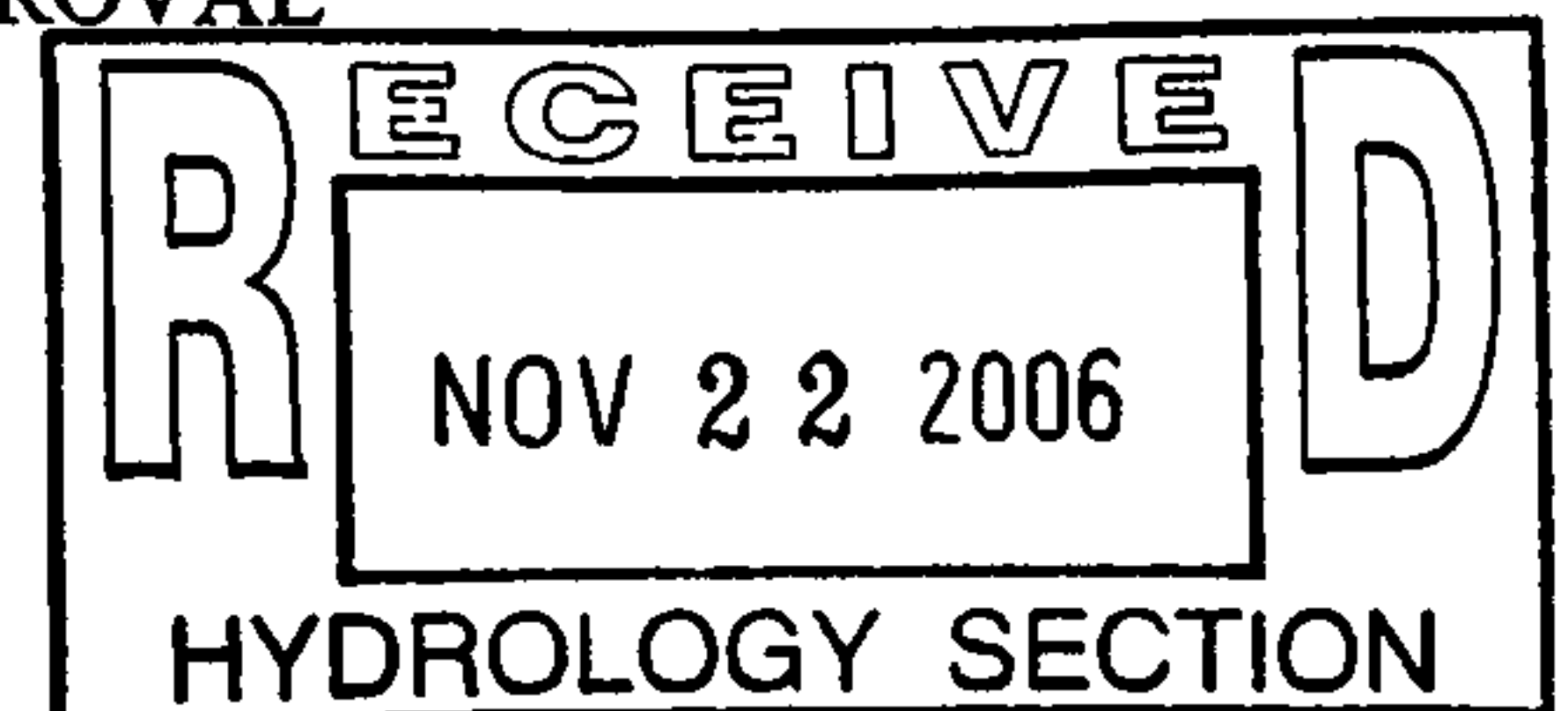
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) Robert Calvani, RA

Stamp date 11-16-06

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 PROVIDEDSUBMITTED BY: Agent, Bob GoldenDATE: 11-21-06

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.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

M14/DoosB

PROJECT TITLE: Karsten Manufacturing Addition ZONE MAP/DRG. FILE # AA-14
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Unit 1, Lot 3, Withen Sections 28, 29, 32 & 33
 CITY ADDRESS: City of Albuquerque Bernalillo County New Mexico

ENGINEERING FIRM: Miller Engineering Consultants CONTACT: Verlyn Miller
 ADDRESS: 3500 Comanche NE Suite S PHONE: 505-888-7500
 CITY, STATE: Albuquerque NM ZIP CODE: 87107

OWNER: Karsten Homes CONTACT: Clay Lattimer
 ADDRESS: 2700 Karsten Ct. SE PHONE: 505-242-5580
 CITY, STATE: Albuquerque NM ZIP CODE: 87102

ARCHITECT: NCA CONTACT: Robert Calvani
 ADDRESS: 1306 Rio Grande Blvd NW Suite A PHONE: 505-255-6400
 CITY, STATE: Albuquerque NM ZIP CODE: 87104

SURVEYOR: Geo-Survco CONTACT: John Gallegos
 ADDRESS: PO Box 65717 PHONE: 505-975-4567
 CITY, STATE: Albuquerque NM ZIP CODE: 87193

CONTRACTOR: Richardson & Richardson Const. Inc. CONTACT: Mark Carroll
 ADDRESS: PO Box 36627 PHONE: 505-881-2268
 CITY, STATE: Albuquerque NM ZIP CODE: 87176

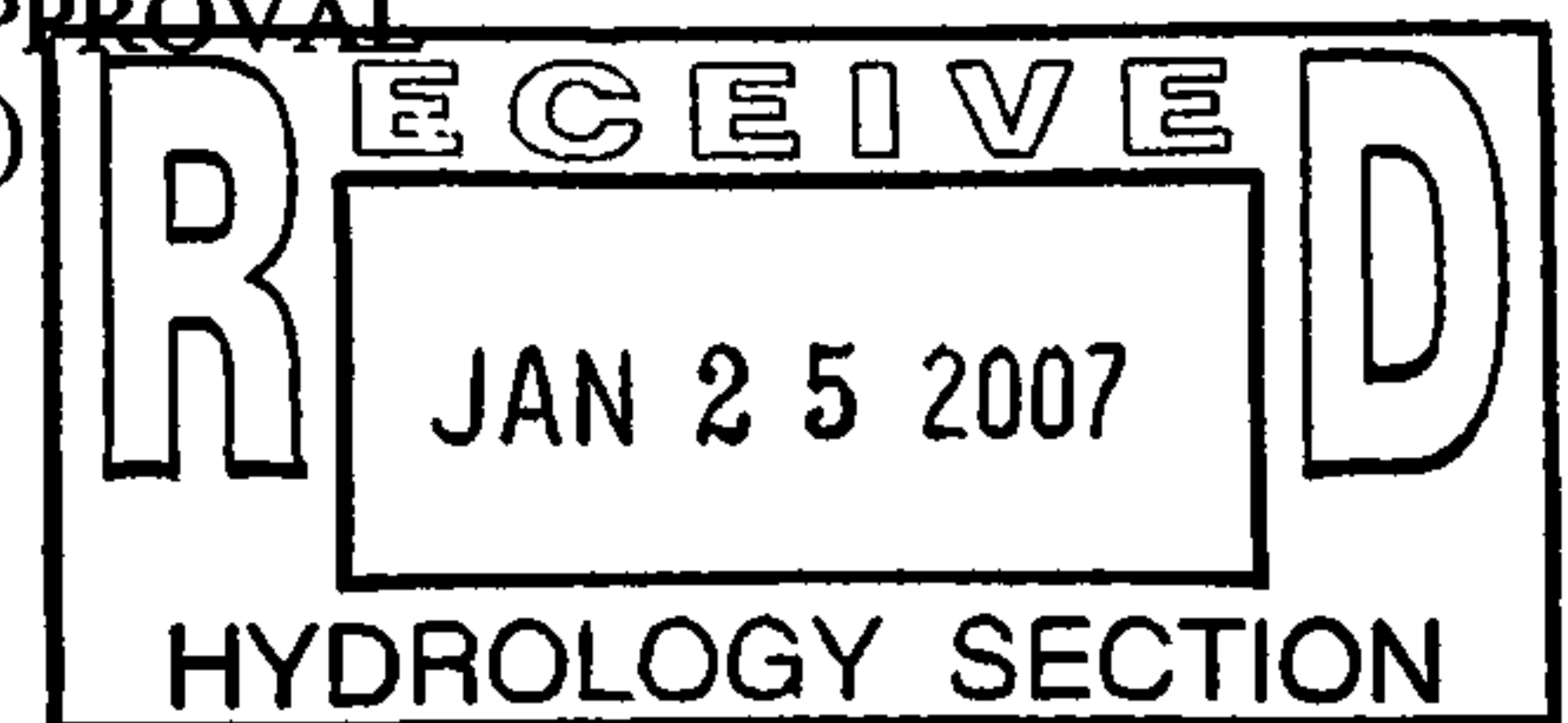
TYPE OF SUBMITTAL:

- ☐ 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: *MSG. [Signature]* DATE: 1-25-07

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:

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**

January 26, 2007

Robert Calvani, Registered Architect,
NCA Architects.Planners.AIA
1306 Rio Grande Blvd NW
Albuquerque, NM 87104

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Karsten Manufacturing Chassis Plant Expansion, [M-14 / D5B]
2700 Karsten Court SE
Architect's Stamp -NONE Stamp Dated

Dear Mr. Calvani:

Based on the information provided on your submittal dated January 25, 2007, the above referenced project is approved for a 30-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding Architect Stamp (missing from letter) and Site Plan comments (what does bubbling on plan signify) 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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



Robert M. Calvani
John C. Layman
Myron A. Saldyt
Thomas Wilber

January 24, 2007

Nilo Salgado-Fernandez, Senior Engineer
City of Albuquerque
Transportation Development Section
600 2nd Street NW
Albuquerque, NM 87102

924-3630

RE: Letter of Certification for Transportation Development
Karsten Manufacturing Chassis Plant Expansion
2700 Karsten Court SE,
Albuquerque, NM

Dear Mr. Salgado-Fernandez:

I, Robert Calvani, AIA, of the firm NCA, hereby certify that this project is in substantial compliance in accordance with the design intent of the approved traffic plan dated 11/16/06. The record information edited onto the original design document has been obtained by Mark Carroll of the firm Richardson and Richardson. I further certify that I have personally visited the project site on January 19, 2007 and have determined by visual inspection that the survey data provided is 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 a Certificate of Occupancy.

There are no exceptions and/or qualifications.

There are no deficiencies and/or required corrections.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Robert Calvani (Stamp)
(typed architect's name)

A handwritten signature in black ink, appearing to read "R. Calvani", written over the typed name.

1/24/07

Date



Robert M. Calvani
John C. Layman
Myron A. Saldyt
Thomas Wilber

January 24, 2007

Nilo Salgado-Fernandez, Senior Engineer
City of Albuquerque
Transportation Development Section
600 2nd Street NW
Albuquerque, NM 87102

924-3630

RE: Letter of Certification for Transportation Development
Karsten Manufacturing Chassis Plant Expansion
2700 Karsten Court SE,
Albuquerque, NM

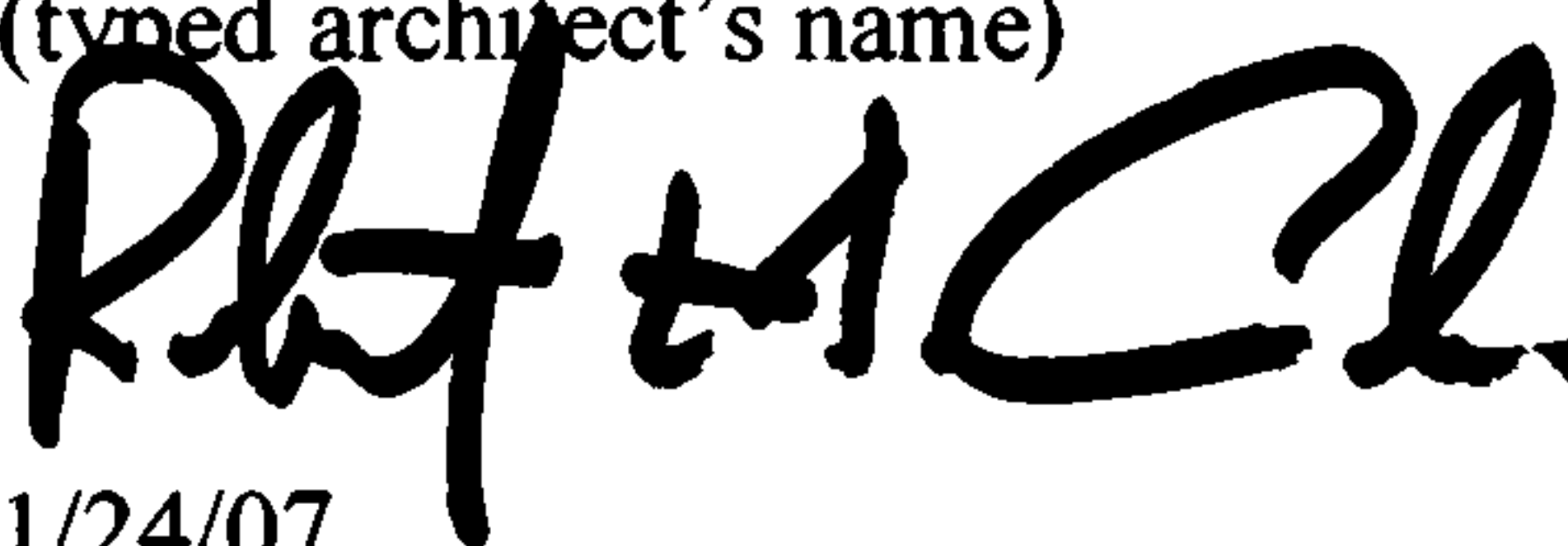
Dear Mr. Salgado-Fernandez:

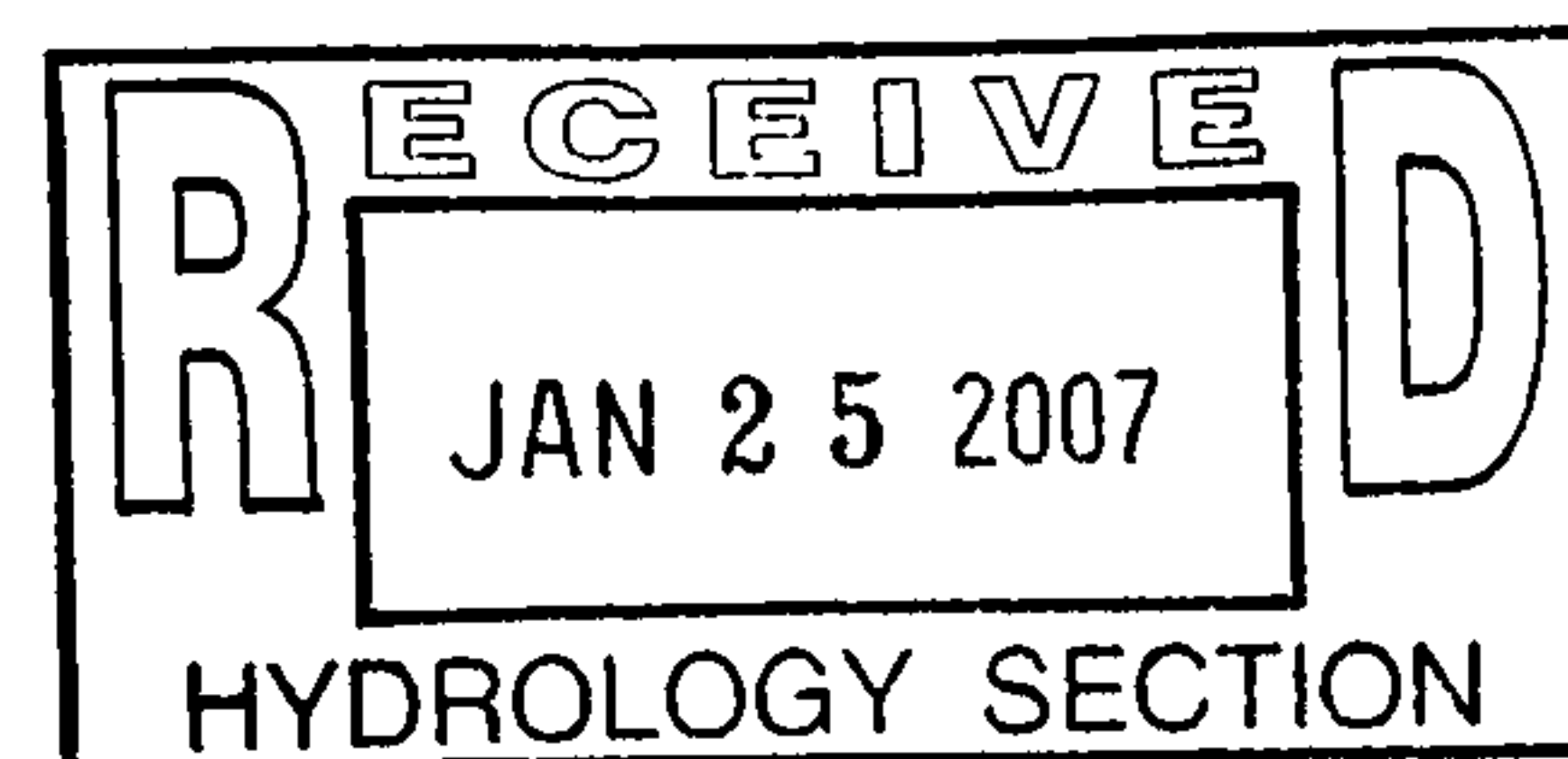
I, Robert Calvani, AIA, of the firm NCA, hereby certify that this project is in substantial compliance in accordance with the design intent of the approved traffic plan dated 11/16/06. The record information edited onto the original design document has been obtained by Mark Carroll of the firm Richardson and Richardson. I further certify that I have personally visited the project site on January 19, 2007 and have determined by visual inspection that the survey data provided is 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 a Certificate of Occupancy.

There are no exceptions and/or qualifications.

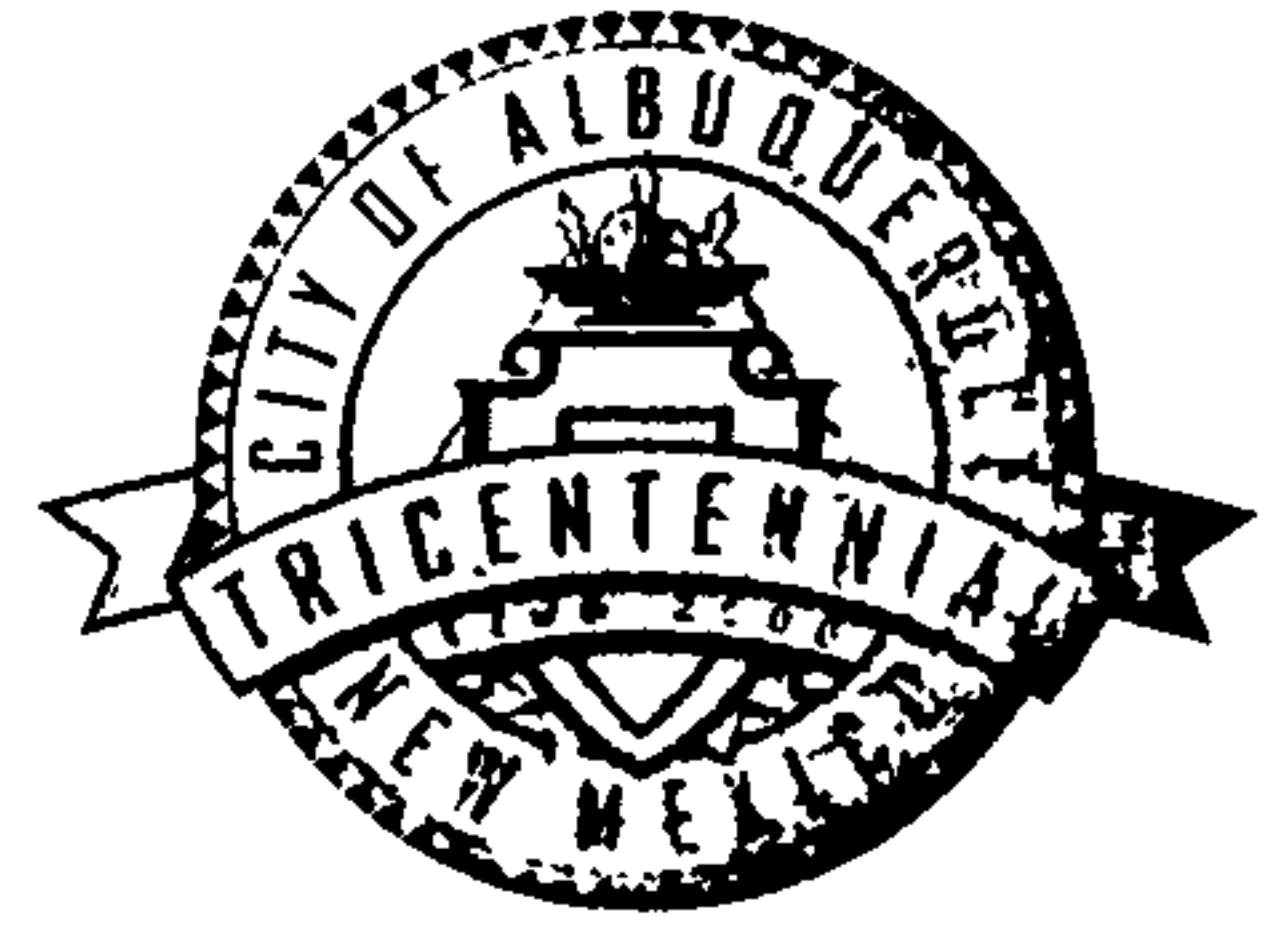
There are no deficiencies and/or required corrections.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Robert Calvani (Stamp)
(typed architect's name)

1/24/07
Date



CITY OF ALBUQUERQUE



September 27, 2006

Verlyn A. Miller, P.E.
Miller Engineering Consultants
PO Box 520 – 95 HWY 344 N. Suite 2
Edgewood, NM 87015

Re: Karsten Manufacturing Expansion, Engineer's Stamp dated 8-15-06
Lot 3 Block 1 of the Broadway Industrial Center, (M14/D5B)

Dear Mr. Miller,

Based on the information contained in your submittal received on September 13, 2006, the above referenced plan is approved for Grading Permit and Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions or need additional information, feel free to contact me at 924-3990.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Jeremy Hoover, P.E.
Senior Engineer
Hydrology Section
Development and Building Services

cc: file (M14/D5B)

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 01/06)

PROJECT TITLE: KARSTEN MANUFACTURING EXPANSION ZONE MAP/DRG. FILE # M-14-ZD5B
 DRB#: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: LOT 3, UNIT 1 OF THE BROADWAY INDUSTRIAL CENTER
 CITY ADDRESS: 2700 KARSTEN COURT S.E.

ENGINEERING FIRM: MILLER ENGINEERING CONSULTANTS, INC.
 ADDRESS: P.O. BOX 520 - 93 HWY. 344 N., SUITE 2
 CITY, STATE: EDGEWOOD, NM

CONTACT: RYAN D. GOMEZ
 PHONE: (505) 286-7771
 ZIP CODE: 87015

OWNER: THE KARSTEN COMPANY
 ADDRESS: 2700 KARSTEN COURT SE
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: PAT PATTERSON
 PHONE: (505) 242-5580
 ZIP CODE: 87102

ARCHITECT: NCA ARCHITECTS
 ADDRESS: 1306 RIO GRANDE BLVD. NW
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: TINA SANCHEZ
 PHONE: (505) 255-6400
 ZIP CODE: 87104

SURVEYOR: BOTSFORD LAND SURVEYING, INC.
 ADDRESS: 3 VIA EN PAZ RD.
 CITY, STATE: SANDIA PARK, NM

CONTACT: JIM BOTSFORD
 PHONE: (505) 286-8081
 ZIP CODE: 87047

PROFESSIONAL LICENSED SURVEYOR SIGNATURE

LICENSE NO.

DATE

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

TYPE OF SUBMITTAL:

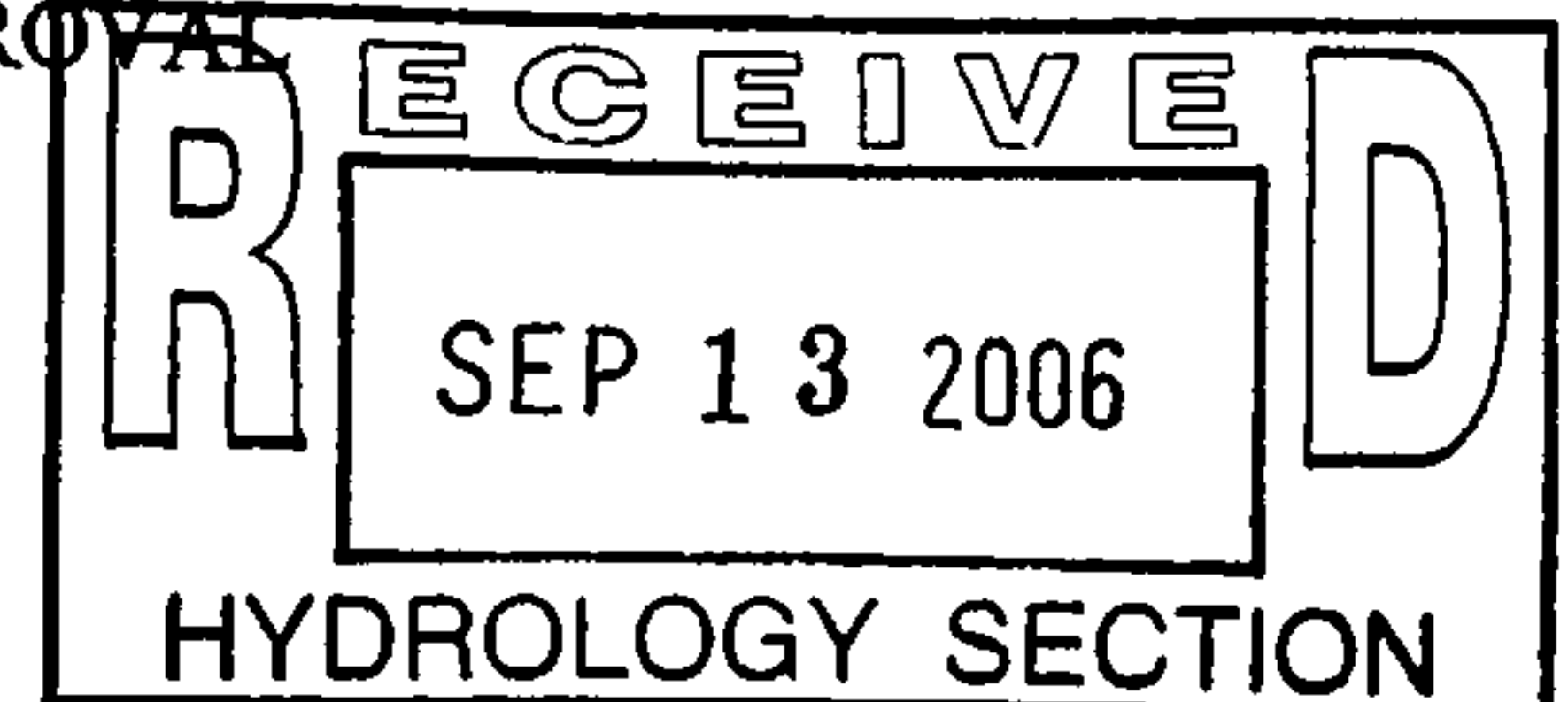
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER/ARCHITECT CERT (TCL)
- ☐ ENGINEER/ARCHITECT (DRB SITE PLAN)
- ☐ 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 (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

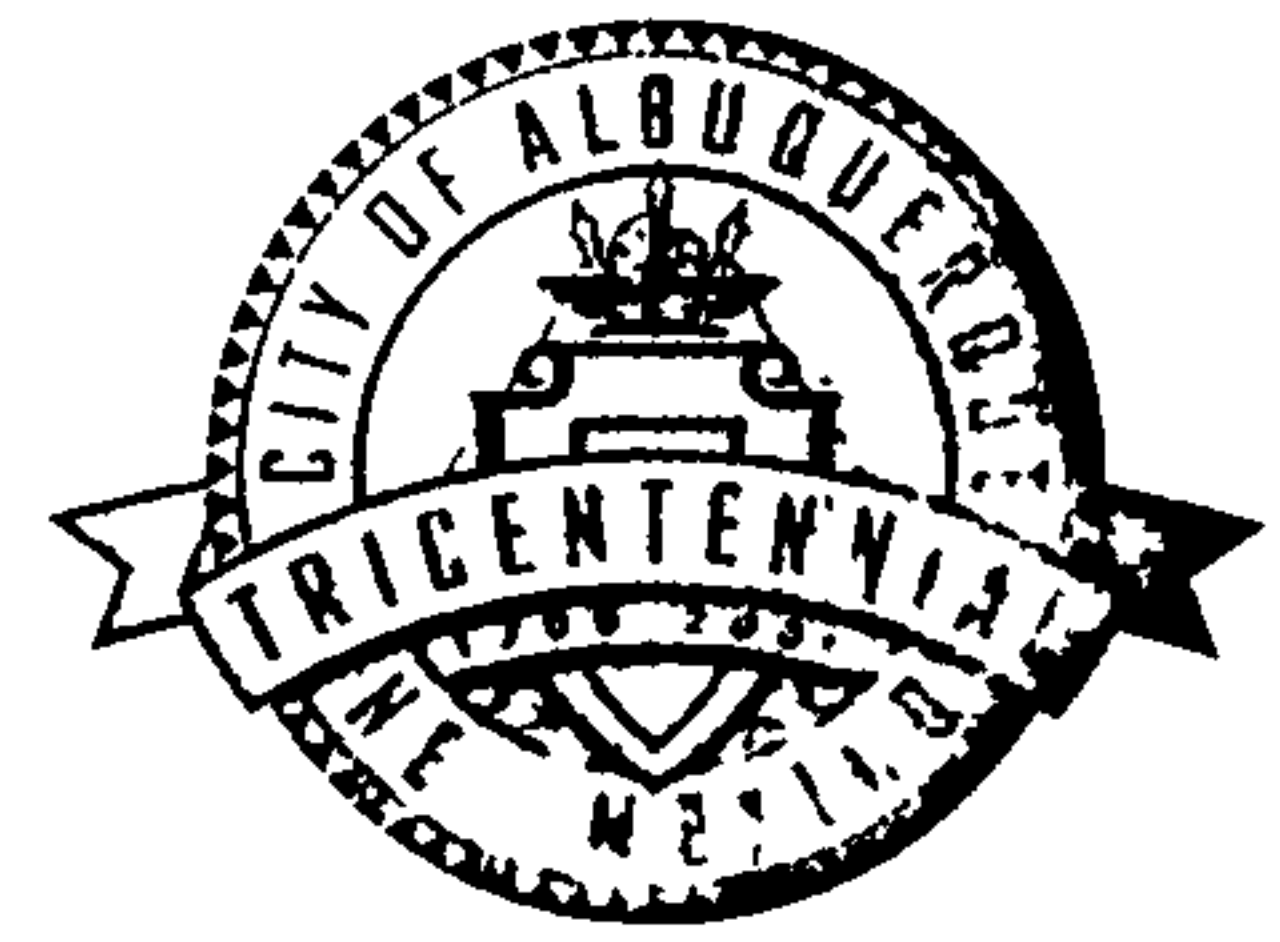


SUBMITTED BY: Ryan Gomez DATE: 9/13/06

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.

CITY OF ALBUQUERQUE



February 1, 2007

Mr. Verlyn A. Miller, P.E.
Miller Engineering Consultants
3500 Comanche NE Suite S
Albuquerque, NM 87107

Re: Karsten Manufacturing Addition
2700 Karsten Ct. SE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 08/15/2006 (M-14/D5B)
Certification dated 01/24/2007

P.O. Box 1293

Mr. Miller,

Albuquerque

Based upon the information provided in your submittal received 01/25/2007, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

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

New Mexico 87103

www.cabq.gov

Sincerely,

Curtis A. Cherne
Engineering Associate - Hydrology
Development and Building Services

C: Katrina Sigala
File

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

PROJECT TITLE: Karsten Manufacturing Addition ZONE MAP/DRG. FILE # M-14/D005B
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Unit 1, Lot 3, Withen Sections 28, 29, 32 & 33
CITY ADDRESS: City of Albuquerque Bernalillo County New Mexico

ENGINEERING FIRM: Miller Engineering Consultants CONTACT: Verlyn Miller
ADDRESS: 3500 Comanche NE Suite S PHONE: 505-888-7500
CITY, STATE: Albuquerque NM ZIP CODE: 87107

OWNER: Karsten Homes CONTACT: Clay Lattimer
ADDRESS: 2700 Karsten Ct. SE PHONE: 505-242-5580
CITY, STATE: Albuquerque NM ZIP CODE: 87102

ARCHITECT: NCA CONTACT: Robert Calvani
ADDRESS: 1306 Rio Grande Blvd NW Suite A PHONE: 505-255-6400
CITY, STATE: Albuquerque NM ZIP CODE: 87104

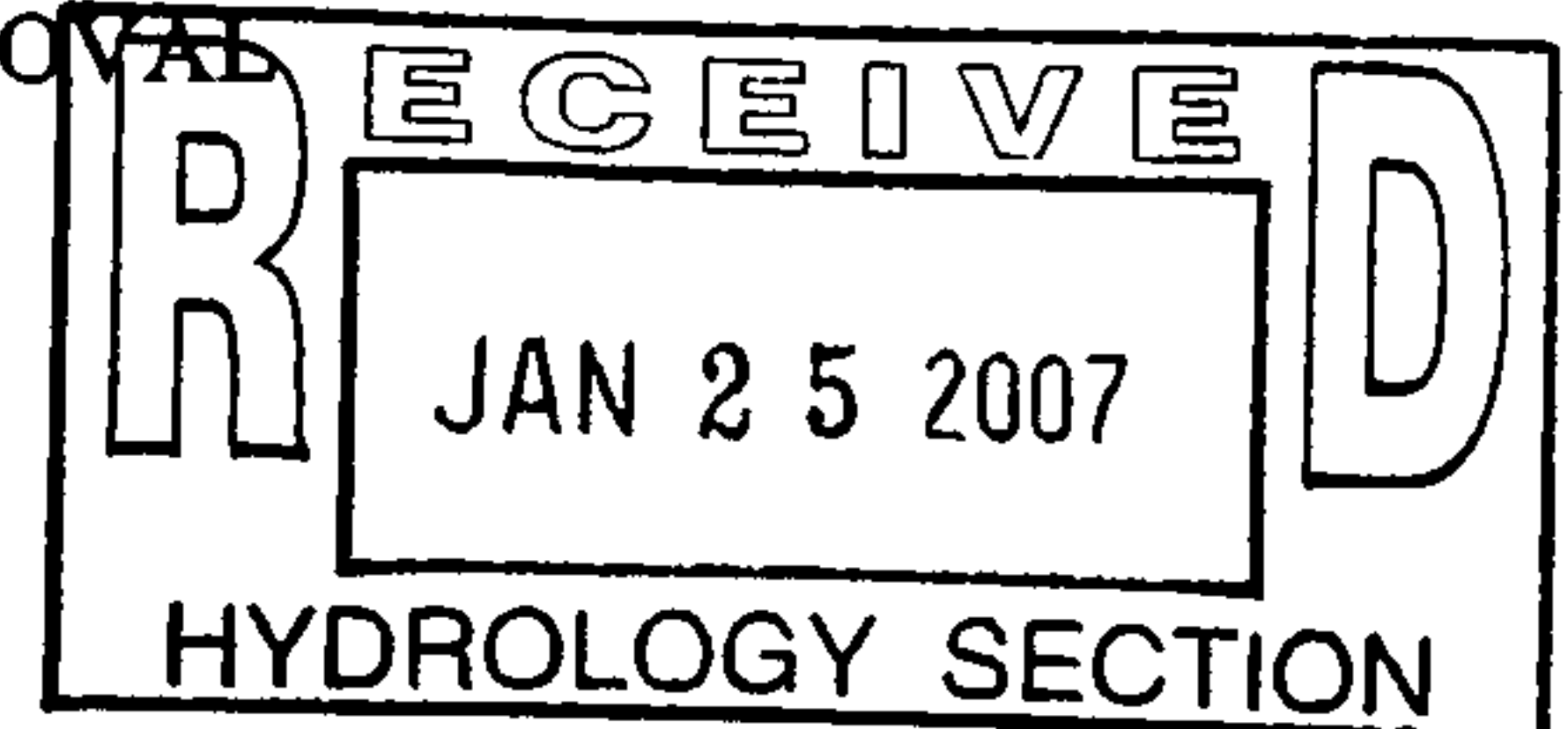
SURVEYOR: Geo-Survco CONTACT: John Gallegos
ADDRESS: PO Box 65717 PHONE: 505-975-4567
CITY, STATE: Albuquerque NM ZIP CODE: 87193

CONTRACTOR: Richardson & Richardson Const. Inc. CONTACT: Mark Carroll
ADDRESS: PO Box 36627 PHONE: 505-881-2268
CITY, STATE: Albuquerque NM ZIP CODE: 87176

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: MQC. [Signature] DATE: 1-25-07

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**

February 12, 2007

Robert Calvani, Registered Architect
1306 Rio Grande NW
Albuquerque, NM 87104

Re: Certification Submittal for Final Building Certificate of Occupancy for
Karsten Manufacturing Chassis Plant Expansion, [M-14 / D5B]
2700 Karsten Ct. SE
Architect's Stamp Dated 02/06/09

Dear Mr. Calvani:

The TCL / Letter of Certification submitted on February 9, 2007 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: KARSTEN MANUFACTURING EXPANSION ZONE MAP/DRG. FILE # M-14/D5B
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: 2700 KARSTEN CT. SE

ENGINEERING FIRM: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: NCA ARCHITECTS
 ADDRESS: 1306 RIO GRANDE BLVD. N
 CITY, STATE: 87104

CONTACT: ROBERT CALVANI
 PHONE: _____
 ZIP CODE: 255-6400

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
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- ☐ ENGINEER'S CERT (HYDROLOGY)
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- ☐ TRAFFIC CIRCULATION LAYOUT
- ☒ ENGINEER/ARCHITECT CERT (TCL)
- ☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
- ☐ ENGINEER/ARCHITECT CERT (AA)
- ☐ OTHER (SPECIFY) _____

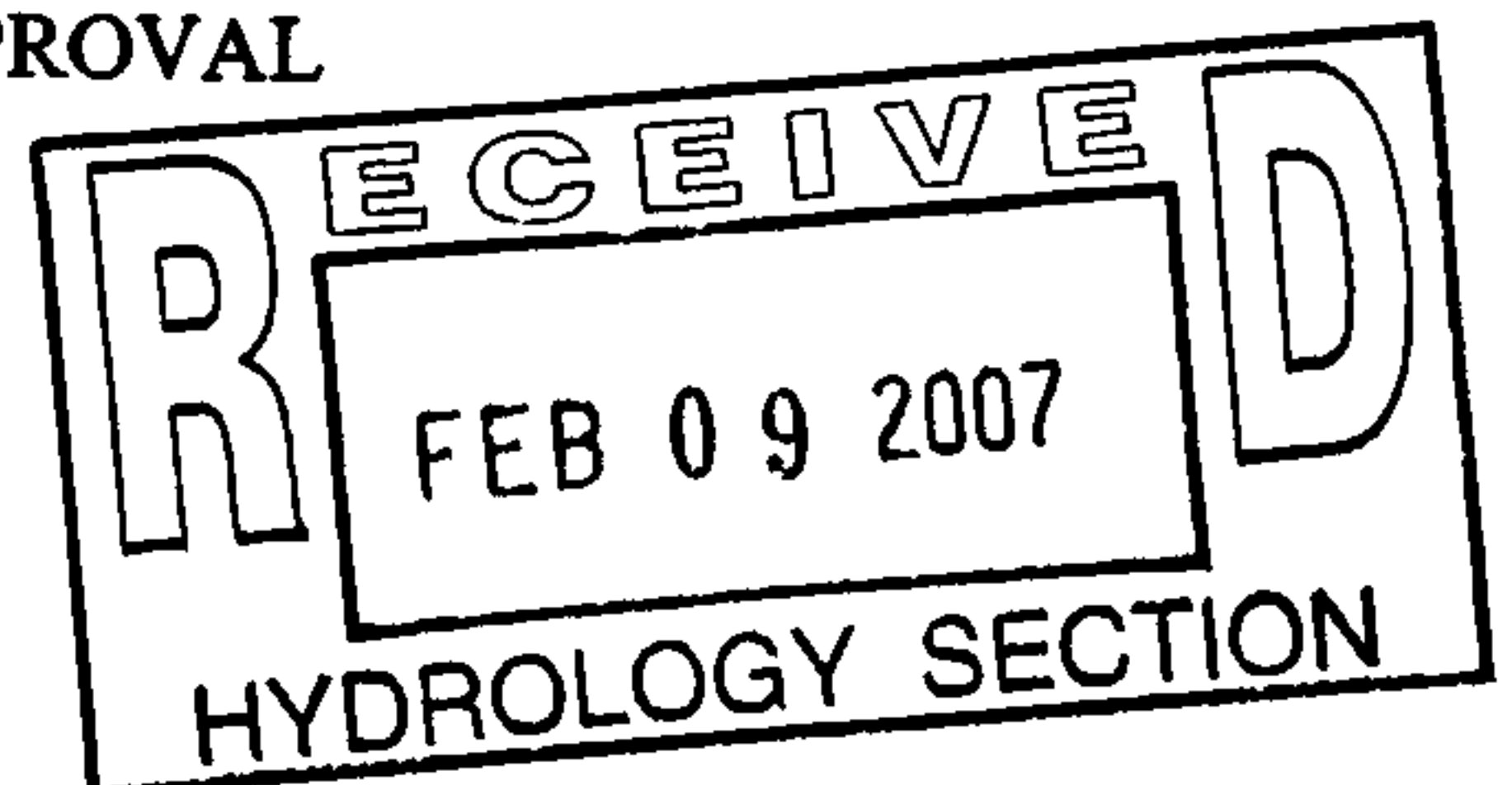
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- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

SUBMITTED BY: TINA SANCHEZ DATE: 02-9-07



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Robert M. Calvani
John C. Layman
Myron A. Saldyt
Thomas Wilber

February 6, 2007

Nilo Salgado-Fernandez, Senior Engineer
City of Albuquerque
Transportation Development Section
600 2nd Street NW
Albuquerque, NM 87102

RE: Letter of Certification for Transportation Development
Karsten Manufacturing Chassis Plant Expansion
2700 Karsten Court SE,
Albuquerque, NM 87103

Dear Mr. Salgado-Fernandez:

I, Robert Calvani, AIA, of the firm NCA, hereby certify that this project is in substantial compliance in accordance with the design intent of the approved traffic plan dated 11/16/06. The record information edited onto the original design document has been obtained by Mark Carroll of the firm Richardson and Richardson. I further certify that I have personally visited the project site on January 19, 2007 and have determined by visual inspection that the survey data provided is 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 a Certificate of Occupancy.

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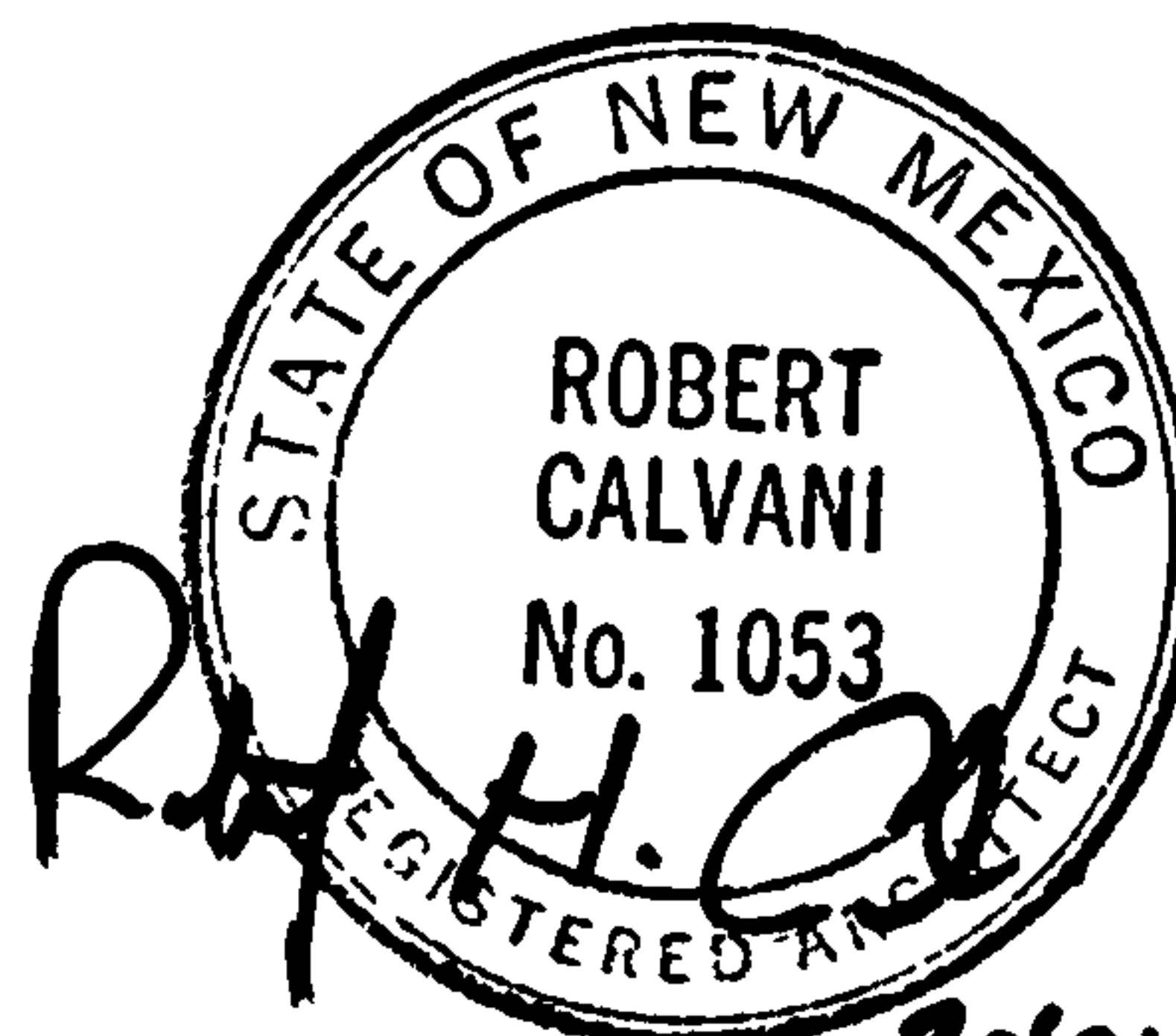
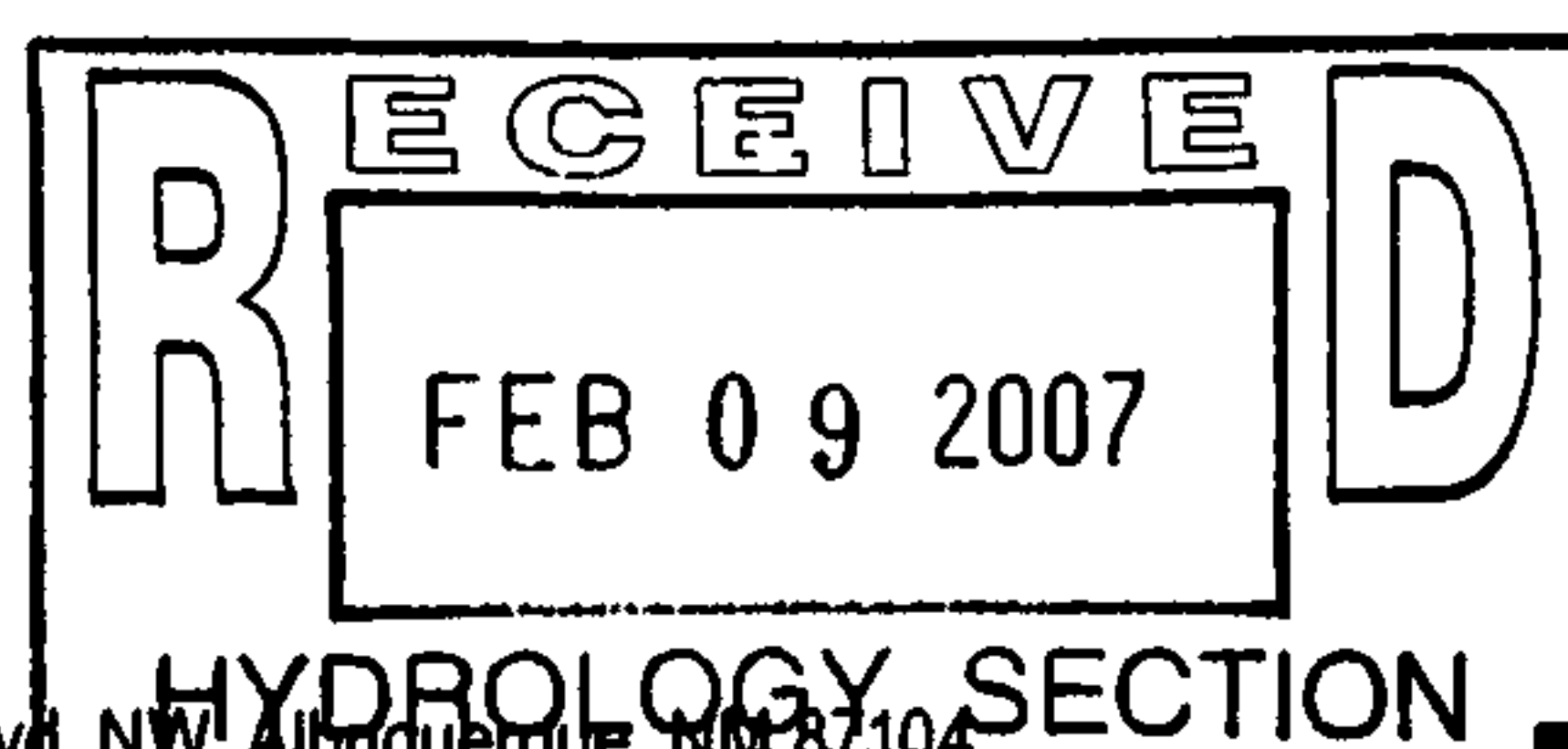
There are no deficiencies and/or required corrections.

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Robert Calvani

02/06/07

Date



1306 Rio Grande Blvd. NW, Albuquerque, NM 87104

(505) 255-6400 Phone (505) 268-6954 Fax

www.nca-architects.com