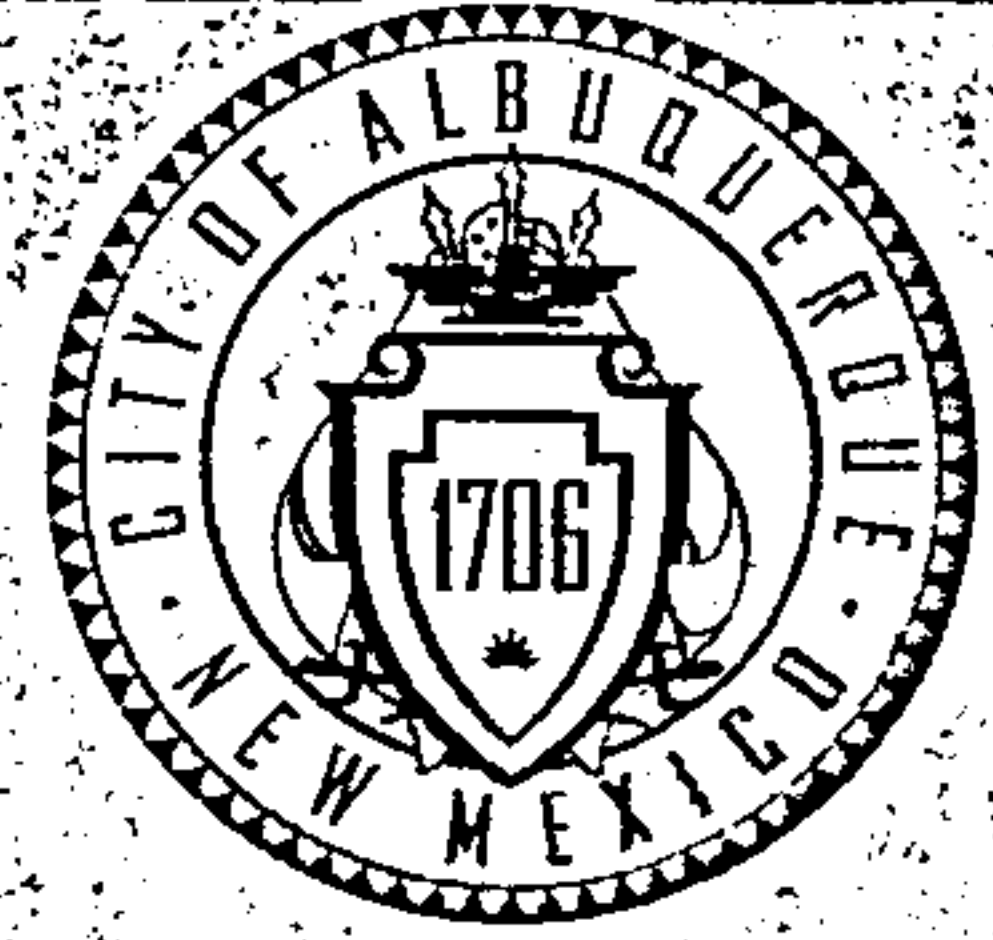


# CITY OF ALBUQUERQUE



April 18, 2011

Lloyd Goldrick, R.A.  
Dura Bilt Products, Inc.  
4808 Jefferson NE  
Albuquerque, NM 87109

**Re: General Services Administration, 2660 Fritts Crossing SE -  
Permanent Certificate of Occupancy – Transportation Development  
Architect's Stamp dated 03-04-10 (R16-DA2005)  
Certification dated 04-18-11**

Dear Mr. Goldrick,

Based upon the information provided in your submittal received 04-12-11, 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, you can contact me at 924-3991.

Sincerely,

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

C: CO Clerk  
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

**Dura Bilt Products, Inc.**  
4808 Jefferson NE  
Albuquerque, NM 87109  
Phone: (505) 883-9100  
Fax: (505) 883-9198  
www.durabiltproducts.com



18 April 2011

Kristal Metro, PE  
Traffic Engineer  
Transportation Development  
Development and Building Services  
PO Box 1293  
Albuquerque, New Mexico 87103

RE: Site Development Plan Certification, DRB Project #1006005, 2660 Fritts Crossing SE,  
Albuquerque, New Mexico 87106

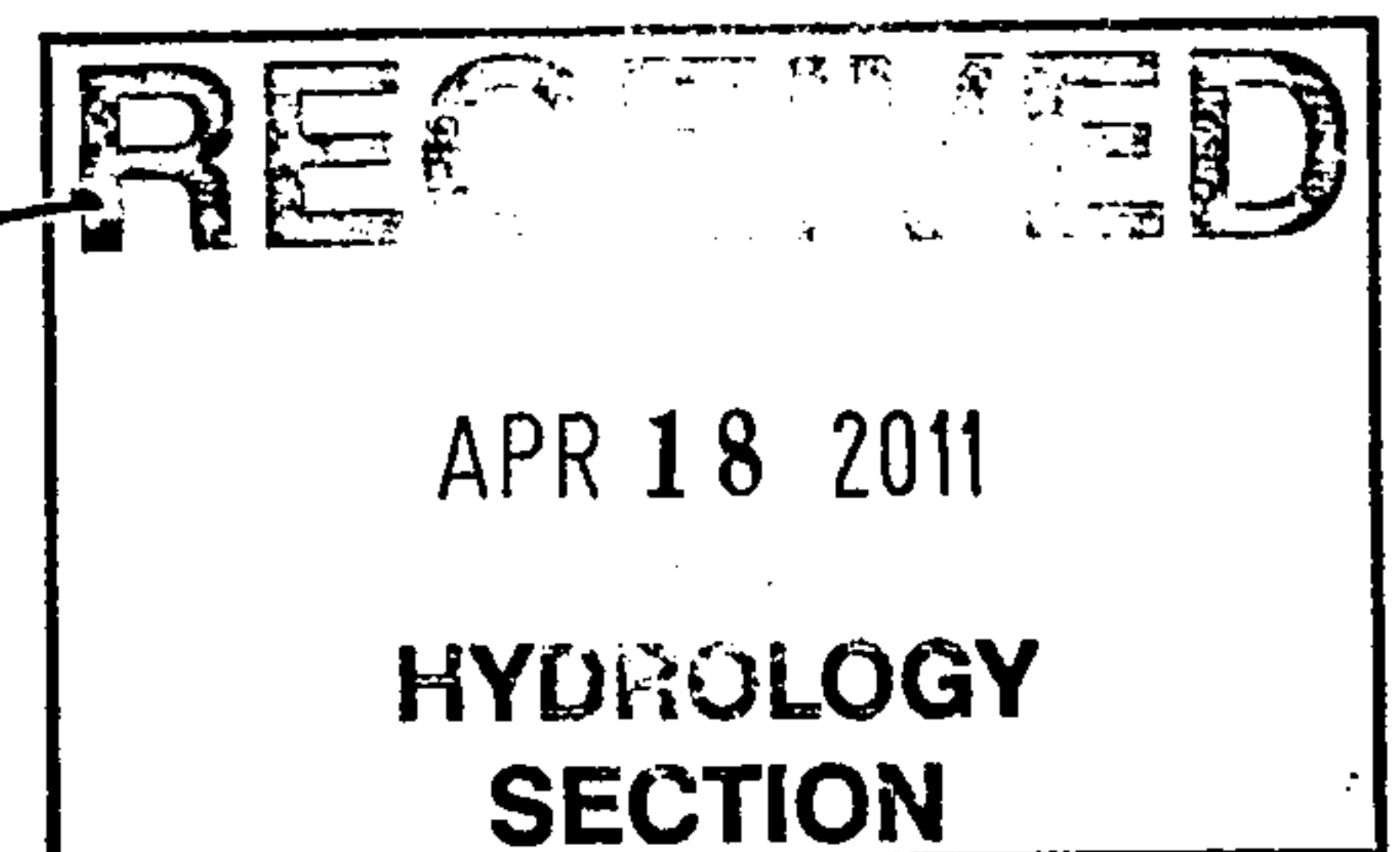
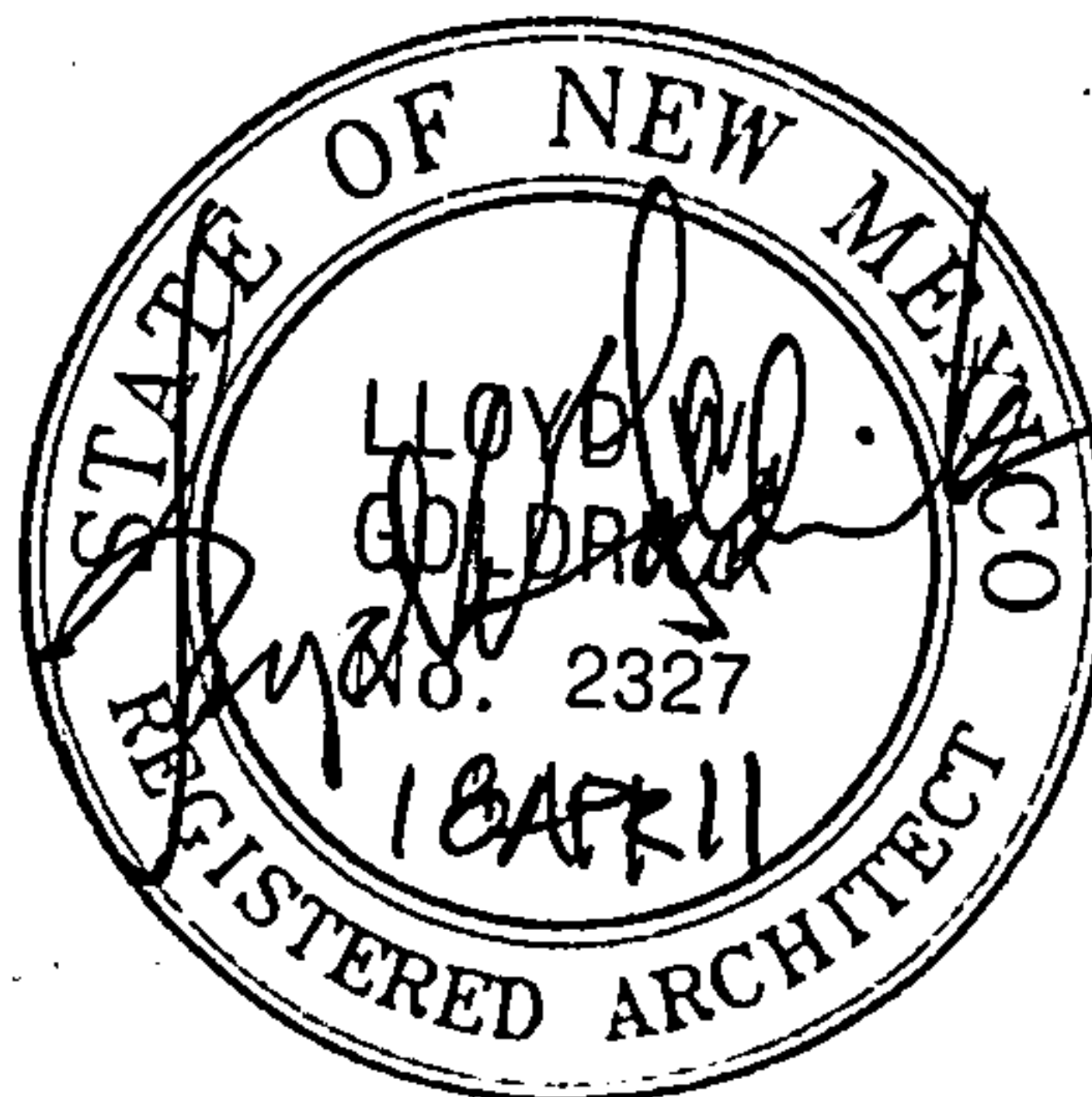
Ms. Metro:

I, Lloyd W. Goldrick, NMRA #2327, of the firm Dura Bilt Products, Inc., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 3/4/10. The record information edited onto the original design document has been obtained by Dan Holmes of the firm Huitt-Zollars. I further certify that I have personally visited the project site on 12 April 2011 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 Final Certificate of Occupancy.

The record information presented here on 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.

Sincerely,

Lloyd W. Goldrick, Architect



**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**

PROJECT TITLE: General Services Administration ZONE ATLAS/DRNG. FILE #: R16 / DA 2005  
 DRB #: 1006005 EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Tract 11, INNOVATION PARK, MESA DEL SOL SUBDIVISION  
 CITY ADDRESS: 2660 Fritts Crossing SE 87106

ENGINEERING FIRM: Huitt-Zollars CONTACT: Scott A. Eddings  
 ADDRESS: 333 Rio Rancho Drive, NE Suite 101 PHONE: (505) 892-5141  
 CITY, STATE: RIO RANCHO, NM ZIP CODE: 87124

OWNER: Seven Properties LLP CONTACT: Lars J. Sego  
 ADDRESS: 4808 Jefferson ST NE PHONE: (505) 883-9100  
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109-2103

ARCHITECT: Lloyd W Goldrick, AIA CONTACT: Lloyd W Goldrick  
 ADDRESS: 4808 JEFFERSON NE PHONE: 883-9100  
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109-2103

SURVEYOR: See Engineering Firm CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

CONTRACTOR: DURA BILT PRODUCTS INC. CONTACT: JEFF FOSS  
 ADDRESS: 4808 JEFFERSON NE PHONE: 883-9100  
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109-2103

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

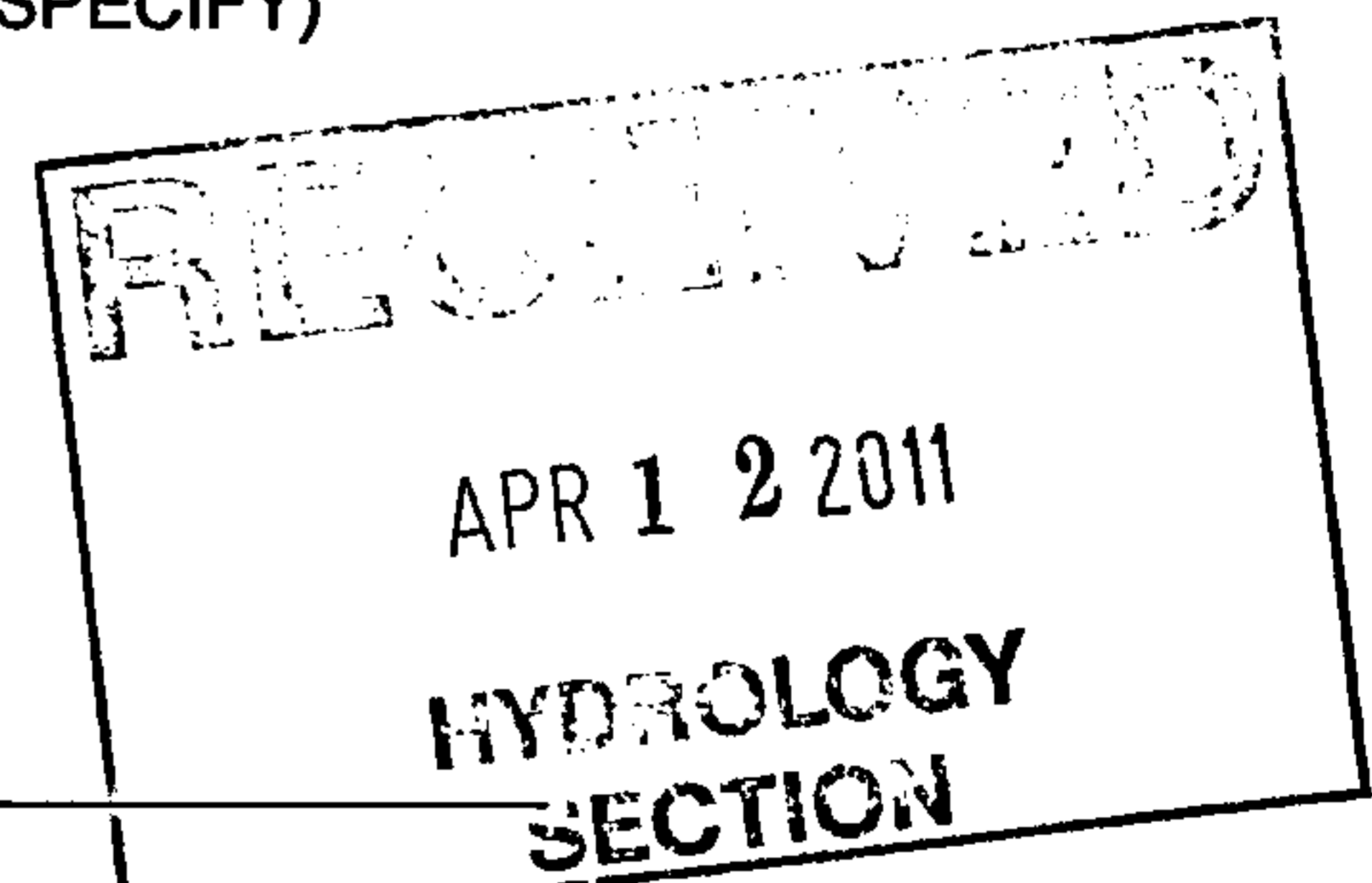
- CHECK TYPE OF APPROVAL SOUGHT:**
- SIA/FINANCIAL GUARANTEE RELEASE
  - PRELIMINARY PLAT APPROVAL
  - S. DEV. PLAN FOR SUB'D APPROVAL
  - S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
  - SECTOR PLAN APPROVAL
  - FINAL PLAT APPROVAL
  - FOUNDATION PERMIT APPROVAL
  - BUILDING PERMIT APPROVAL
  - CERTIFICATE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

**PLEASE NOTE: BUILDING AND SITE IS EXISTING.**

**WAS A PRE-DESIGN CONFERENCE ATTENDED:**

- YES
- NO
- COPY PROVIDED

DATE SUBMITTED: 12APR2011 BY: Lloyd W Goldrick



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.

**Cherne, Curtis**

R 16 / DA 2005

**To:** Cloud, Jack W.  
**Subject:** GSA bldg Mesa del Sol

Jack,

I have reviewed the Grading and Drainage Plan, stamp date 11-12-09, included with the Site Plan package.

The plan can be approved for Site Plan action because the general drainage concept meets the intent of the Master Drainage Plan for this area and the required infrastructure on the projects frontage has been built or is financially guaranteed with other projects.

However, some items need to be addressed for Building Permit. These include but are not limited to:

1. It is not clear that the plan provides ponding for the 10-day storm, which is required.
2. A portion of the landscape area in the southwest corner appears to drain to Molina Healthcare and to Touring Rd. It should drain to OS-5 or pond on-site.
3. A finished Floor Elevation is required for the underground parking lot.

I called Huitt-Zollars to discuss these comments with the Engineer of Record, Scott Eddings. He was unavailable due to his attendance at a seminar.

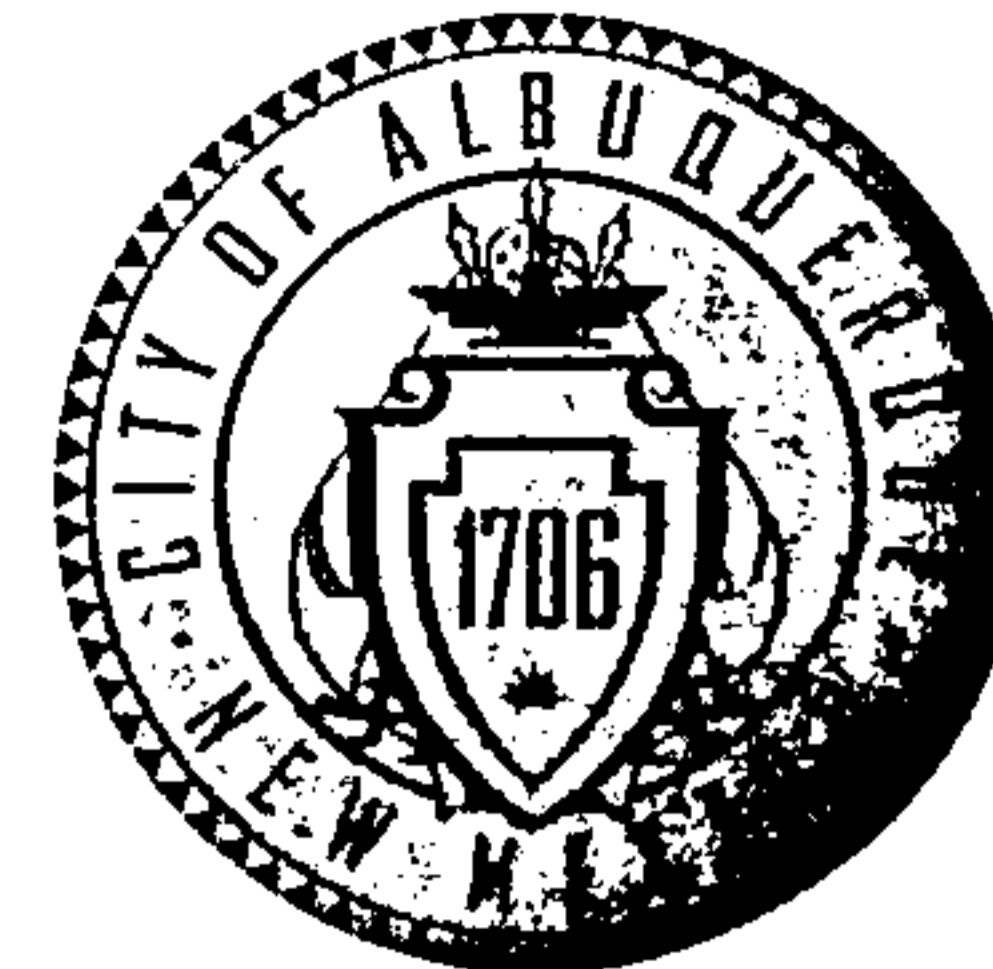
Curtis

= field inspection - give him the  
GIS - as-batters show train

- hard holds in Kura

↳ Kyle to Sunday on Rudy's impact

# CITY OF ALBUQUERQUE



February 22, 2010

Scott A. Eddings, P.E.  
Huitt-Zollars, Inc.  
333 Rio Rancho Blvd  
Rio Rancho, NM 87124

**Re: GSA Building, 5600 Turing Dr SE, Grading and Drainage Plan  
Engineer's Stamp dated 2-2-10 (R16/DA2005)**

Dear Mr. Eddings,

Based upon the information provided in your submittal received 2-12-10, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

PO 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 for storm water discharge.

NM 87103

This project requires a Topsoil Disturbance Permit since it is disturbing  $\frac{3}{4}$  of an acre or more.

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

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

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

C: file  
Kathy Verhage, DMD

**DRAINAGE INFORMATION SHEET**

(REV. 1/28/2003)

PROJECT TITLE: General Services Administration ZONE ATLAS/DRNG. FILE #: R-16 / DAZ005  
DRB #: Unknown EPC#: Na WORK ORDER #:  
LEGAL DESCRIPTION: Tract 11, Innovation Park II, Mesa Del Sol  
CITY ADDRESS:

ENGINEERING FIRM: Huitt-Zollars, Inc. CONTACT: Scott Eddings  
ADDRESS: 333 Rio Rancho Blvd. PHONE: 892-5141  
CITY, STATE: Rio Rancho, NM ZIP CODE: 87124  
OWNER: Dura Bilt Products, Inc CONTACT: Brad Little  
ADDRESS: 4800 Jefferson NE PHONE: 505-883-9100  
CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87109  
ARCHITECT: Dura Bilt Products CONTACT: Loyd Goldrick  
ADDRESS: 4800 Jefferson NE PHONE: 553-9100  
CITY, STATE: Albuquerque, NM ZIP CODE: 87109  
SURVEYOR: CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
CONTRACTOR: CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

**CHECK TYPE OF SUBMITTAL:**

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

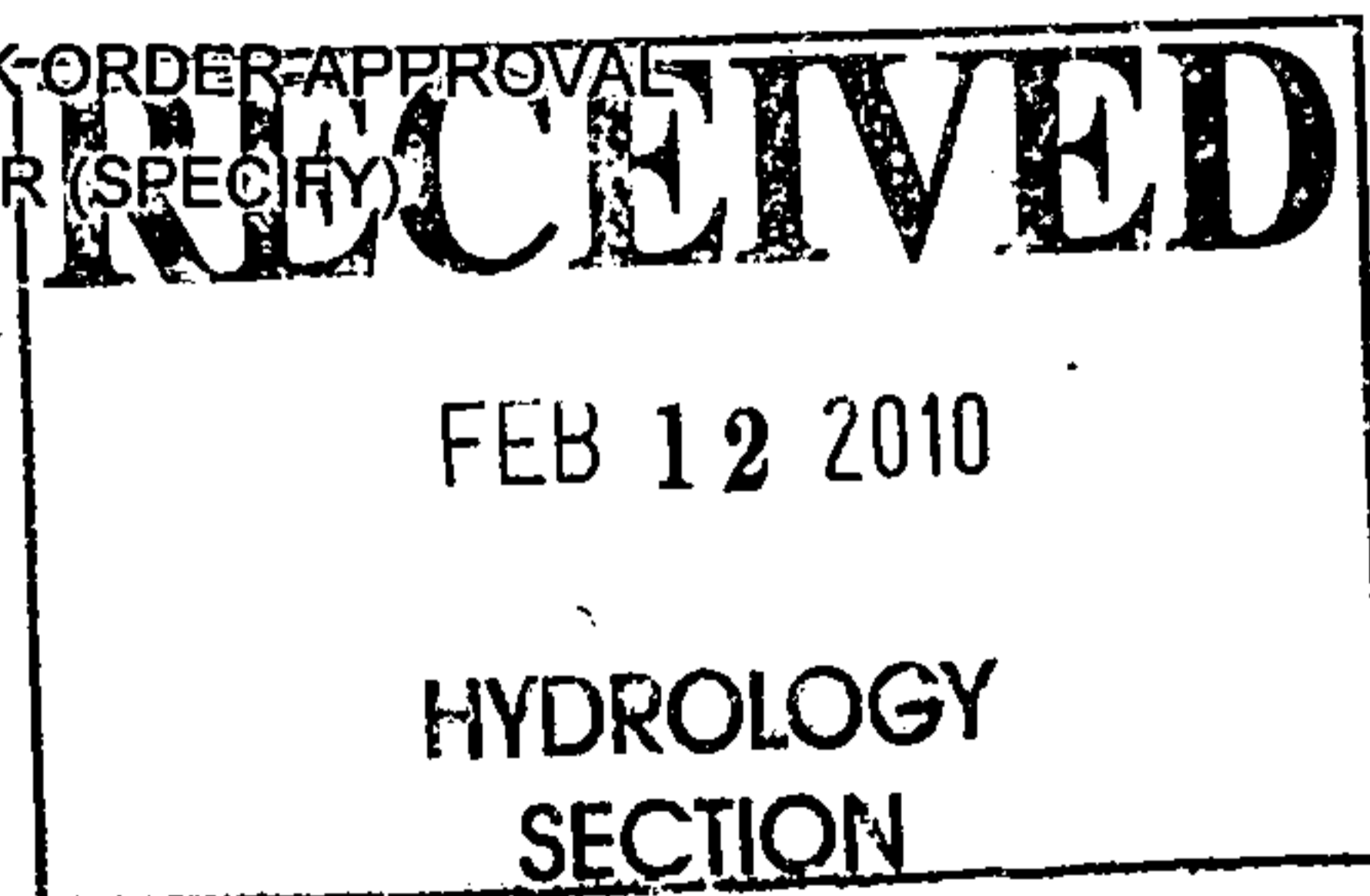
**CHECK TYPE OF APPROVAL SOUGHT:**

- SIA/FINANCIAL GUARANTEE RELEASE
- PRELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR SUB'D. APPROVAL
- S. DEV. PLAN FOR BLDG. PRMT. 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 MEETING ATTENDED:**

- YES
- NO
- COPY PROVIDED

*\$5000*



DATE SUBMITTED: 2/11/10

BY: Scott Eddings

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

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

# CITY OF ALBUQUERQUE



April 12, 2011

Scott Eddings, P.E.  
Huitt-Zellers, Inc.  
333 Rio Rancho Blvd.  
Rio Rancho, NM 87124

**Re: General Services Admin. 5600 Turing Dr. SE.,  
Request for Permanent C.O. - Approved  
Engineer's Stamp dated: 02-02-10 (R-16/DA2005)  
Certification dated: 04-11-11**

Dear Mr. Eddings,

Based upon the information provided in the Certification received 04-11-11, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3977.

Sincerely,

A handwritten signature in black ink, appearing to read "Rudy E. Rael".

Rudy E. Rael,  
Engineer Assistant-Hydrology Section  
Development and Building Services

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

C: CO Clerk—Katrina Sigala  
File



**DRAINAGE INFORMATION SHEET**

(REV. 1/28/2003)

PROJECT TITLE: General Services Administration ZONE ATLAS/DRNG. FILE #: R-16 / DA 2005  
DRB #: Unknown EPC#: Na WORK ORDER #: \_\_\_\_\_  
LEGAL DESCRIPTION: Tract 11, Innovation Park II, Mesa Del Sol  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Huitt-Zollars, Inc. CONTACT: Scott Eddings  
ADDRESS: 333 Rio Rancho Blvd. PHONE: 892-5141  
CITY, STATE: Rio Rancho, NM ZIP CODE: 87124  
OWNER: Dura Bilt Products, Inc CONTACT: Brad Litle  
ADDRESS: 4800 Jefferson NE PHONE: 505-883-9100  
CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87109  
ARCHITECT: Dura Bilt Products CONTACT: Loyd Goldrick  
ADDRESS: 4800 Jefferson NE PHONE: 553-9100  
CITY, STATE: Albuquerque, NM ZIP CODE: 87109  
SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

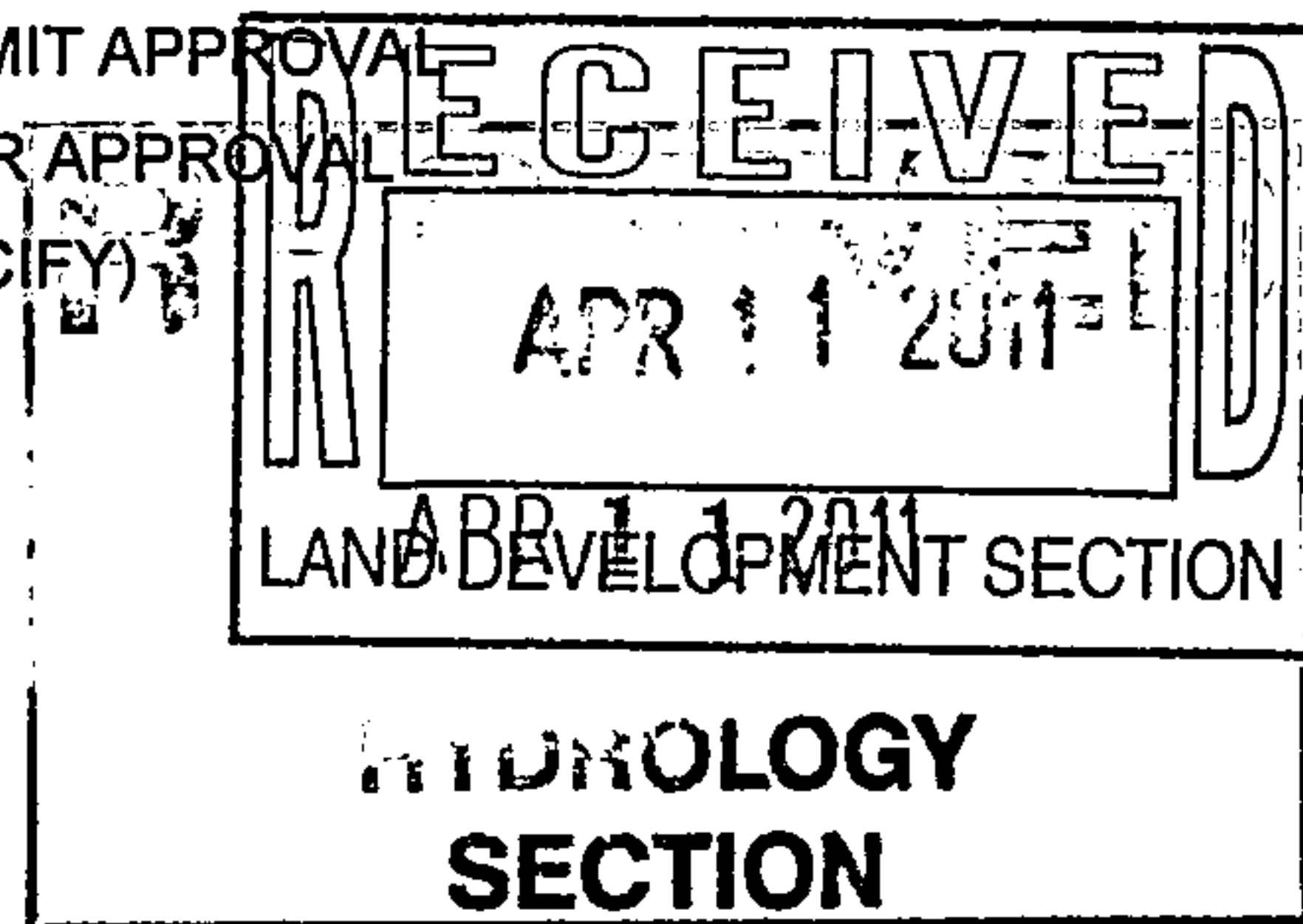
CHECK TYPE OF SUBMITTAL:  
\_\_\_\_ DRAINAGE REPORT  
\_\_\_\_ DRAINAGE PLAN 1<sup>ST</sup> SUBMITTAL, *REQUIRES TCL or equal*  
\_\_\_\_ DRAINAGE PLAN RESUBMITTAL  
\_\_\_\_ CONCEPTUAL GRADING & DRAINAGE PLAN  
\_\_\_\_ GRADING PLAN  
\_\_\_\_ EROSION CONTROL PLAN  
X ENGINEER'S CERTIFICATION (HYDROLOGY)  
\_\_\_\_ CLOMR/LOMR  
\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)  
\_\_\_\_ ENGINEER'S CERTIFICATION (TCL)  
\_\_\_\_ ENGINEER'S CERT. (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. PRMT. APPROVAL  
\_\_\_\_ SECTOR PLAN APPROVAL  
\_\_\_\_ FINAL PLAT APPROVAL  
\_\_\_\_ FOUNDATION PERMIT APPROVAL  
\_\_\_\_ BUILDING PERMIT APPROVAL  
X CERTIFICATE OF OCCUPANCY (PERM.)  
\_\_\_\_ CERTIFICATE OF OCCUPANCY (TEMP.)  
\_\_\_\_ GRADING PERMIT APPROVAL  
\_\_\_\_ PAVING PERMIT APPROVAL  
\_\_\_\_ WORK ORDER APPROVAL  
\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

WAS A PRE-DESIGN MEETING ATTENDED:  
X YES  
\_\_\_\_ NO  
\_\_\_\_ COPY PROVIDED

DATE SUBMITTED: 4/11/11

BY: Scott Eddings



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

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