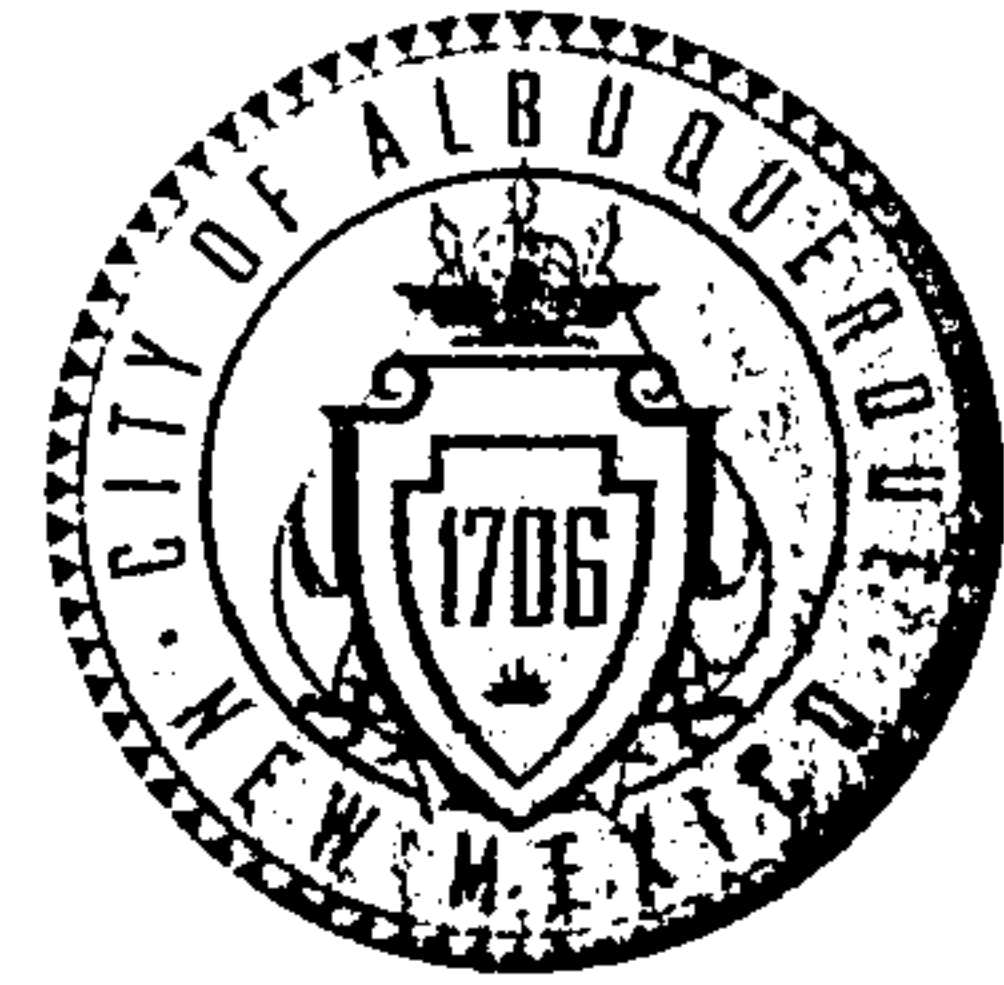


CITY OF ALBUQUERQUE



January 8, 2009

James D. Hughes, P.E.
URS Corp
6501 Americas Parkway NE #900
Albuquerque, NM 87110

Re: Mesa del Sol Community Center Bldg A, 5700 W. University Blvd SE
Permanent Certificate of Occupancy - Approved
Engineer's Stamp dated 11/7/07 (R16/DA3005)
Certification dated 1/7/09

Based upon the information provided in your submittal received 1/7/09, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

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

Albuquerque

Sincerely,

NM 87103

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

www.cabq.gov

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Mesa Del Sol Community Center Building A ZONE MAP: R-16/DA 3005
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 23 Innovation Park Bulk Plat
 CITY ADDRESS: 5700 W. University Blvd. SE

ENGINEERING FIRM: URS Corp. CONTACT: Doug Hughes
 ADDRESS: 6501 American Parkway NE #900 PHONE: 855-7535
 CITY, STATE: Albuquerque NM ZIP CODE: 87110

OWNER: Mesa Del Sol LLC/FCC CONTACT: Chris Anderson
 ADDRESS: 801 University Blvd SE #105 PHONE: 400-3021
 CITY, STATE: Albuquerque NM ZIP CODE: 87106

ARCHITECT: EDAW / Jan Anderson CONTACT: Jarrod Arellano
 ADDRESS: 912 Roma Ave NW PHONE: 764-8306
 CITY, STATE: Albuquerque NM ZIP CODE: 87102

SURVEYOR: Cartesian CONTACT: Will Plotner
 ADDRESS: PO Box 44414 PHONE: 897-3050
 CITY, STATE: Rio Rancho NM ZIP CODE: 87174-4414

CONTRACTOR: Klinger CONTACT: Roy Smith
 ADDRESS: P.O. Box 90850 PHONE: 822-9990
 CITY, STATE: Albuquerque NM ZIP CODE: 87113

- 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 (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

DATE SUBMITTED: 1-7-08 BY: Doug Hughes

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.

JAN 07 2008

HYDROLOGY



One Park Square
6501 Americas Parkway NE, Suite 900
Albuquerque NM 87110
TEL: (505) 855-7500 FAX: (505) 855-7555

LETTER OF TRANSMITTAL

TO: Curtis A Cherne P.E
City of Albuquerque Hydrology Development Section
600 2nd ST. NW
Albuquerque, New Mexico 87102

DATE: January 7, 2009

REFERENCE: Engineer's Certification for Community Center Building 'A' file R16/D004

Attached, please find:

- 1 Copy of 2 sheets (C-1, C-2) Engineer's Certification for Temp/Final CO. Tract 23 Innovation Park
-

For: X For Your Use ☐ Signature and return ☐ Appropriate action
☐ As requested ☐ For your information

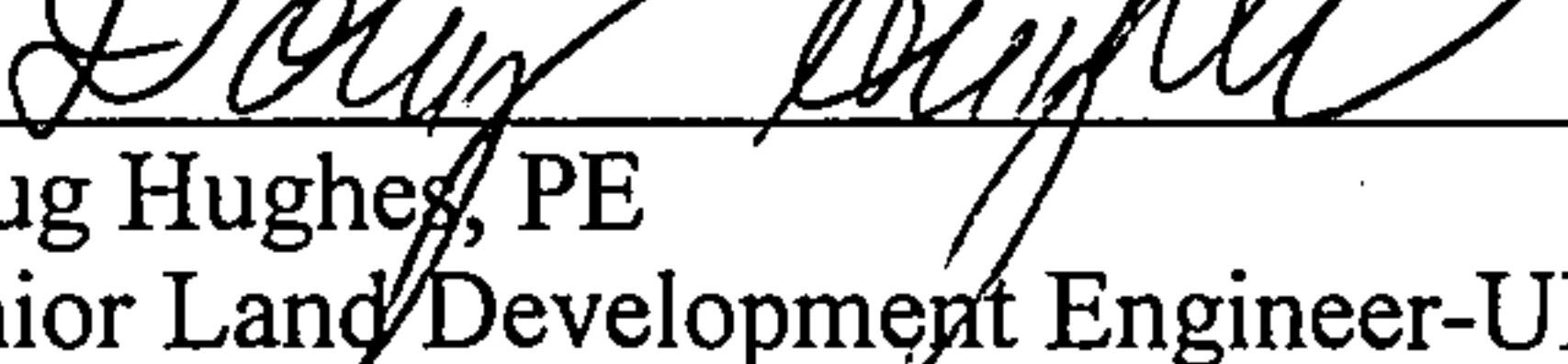
Remarks: Please consider approval of the Engineer's Cert. for 'Final CO even though the owner is just seeking Temp CO on his Building Permit. That would save everyone time later. The four comments in letter dated Dec. 19, 2008 have been addressed as follows:

- Striker landscape and Inlet #4 grate were lowered to prevent drainage across the sidewalk.
- Construction activity complete and ready to open to the public.
- Certification is changed to plan dated 11-7-07.
- As-built elevations are circled, Limits of Certification are added to plan view, and previous deviations were either reconstructed or were moved to areas of future certifications under separate building permits.

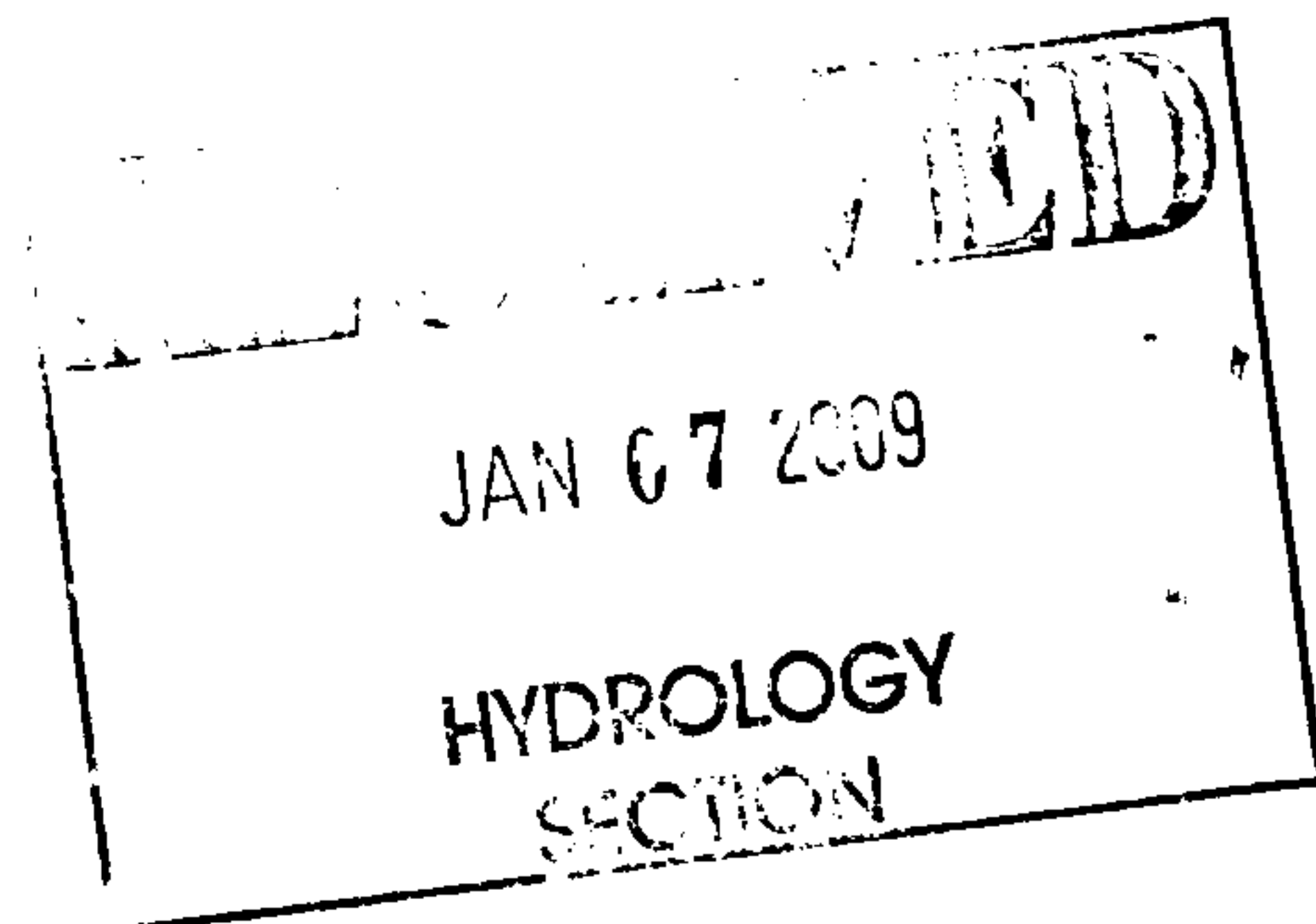
They wish to move in this week.

Sincerely,

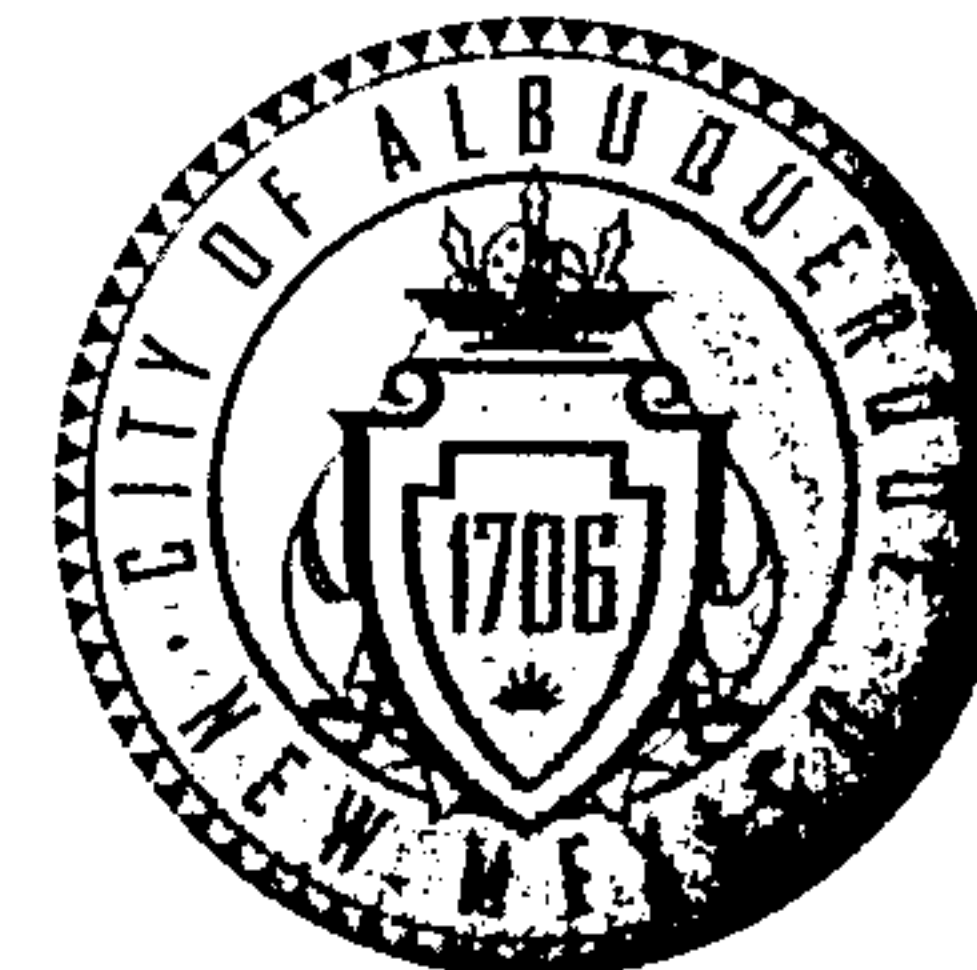
URS Corporation

By: 
Doug Hughes, PE
Senior Land Development Engineer-URS New Mexico

CC: n/a



CITY OF ALBUQUERQUE



September 11, 2009

James D. Hughes, P.E.

URS Corp

6501 Americas Parkway NE # 900

Albuquerque, NM 87110

Re: Mesa del Sol Community Center Bldg B, 5700 University Blvd SE

Permanent Certificate of Occupancy - Approved

Approved Engineer's Stamp Date 6-10-09

Certification Date 9-10-09 (R16/DA3005)

Based upon the information provided in the Certification received 9-10-09, the above referenced Certification is approved for Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

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

Albuquerque

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 12/2005)

PROJECT TITLE: Mesa del Sol Community Center Building #B ZONE MAP: R-16/PA3005
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 23 Innovation Park Plat
CITY ADDRESS: 5700 UNIVERSITY SE.

ENGINEERING FIRM: URS Corp CONTACT: Doug Hughes
ADDRESS: 6501 Americas Parkway NE #900 PHONE: 855-7835
CITY, STATE: Albuquerque ZIP CODE: 87110

OWNER: Mesa Del Sol LLC / FCC CONTACT: Amy Caburn
ADDRESS: 901 University Blvd SE #105 PHONE: 480-3021
CITY, STATE: Albuquerque NM ZIP CODE: 87106

ARCHITECT: EDAW / Jen Anderson CONTACT: Jarrod Arellano
ADDRESS: 917 Roma Ave NW PHONE: 764-8306
CITY, STATE: Albuquerque NM ZIP CODE: 87102

SURVEYOR: N/A CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: Klinger CONTACT: Ray Smith
ADDRESS: PO Box 90350 PHONE: 877-9990
CITY, STATE: Albuquerque NM ZIP CODE: 87113

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 (SPECIFY) Revised Grading and Drainage Plan

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)

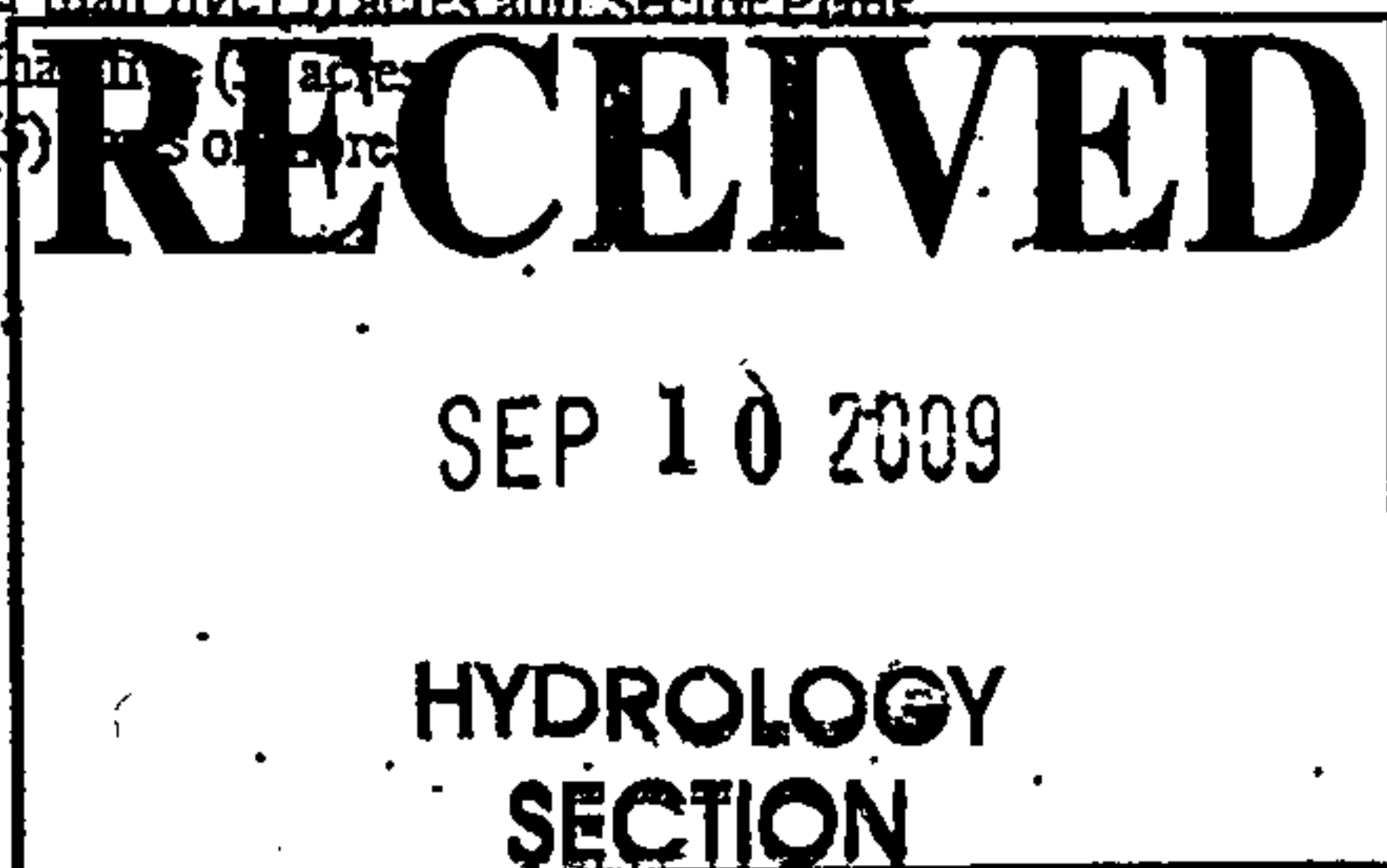
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 9-10-09 BY: Doug Hughes

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.





One Park Square
6501 Americas Parkway NE, Suite 900
Albuquerque NM 87110
TEL: (505) 855-7500 FAX: (505) 855-7555

LETTER OF TRANSMITTAL

TO: Curtis A Cherne P.E.
City of Albuquerque Hydrology Development Section
600 2nd ST. NW
Albuquerque, New Mexico 87102

DATE: September 10, 2009

REFERENCE: Engineer's Certification for Mesa Del Sol Community Center Building B and
Aperture Park - R16/DA3005 – per G&D plan approved June 10, 2009

Attached, please find:

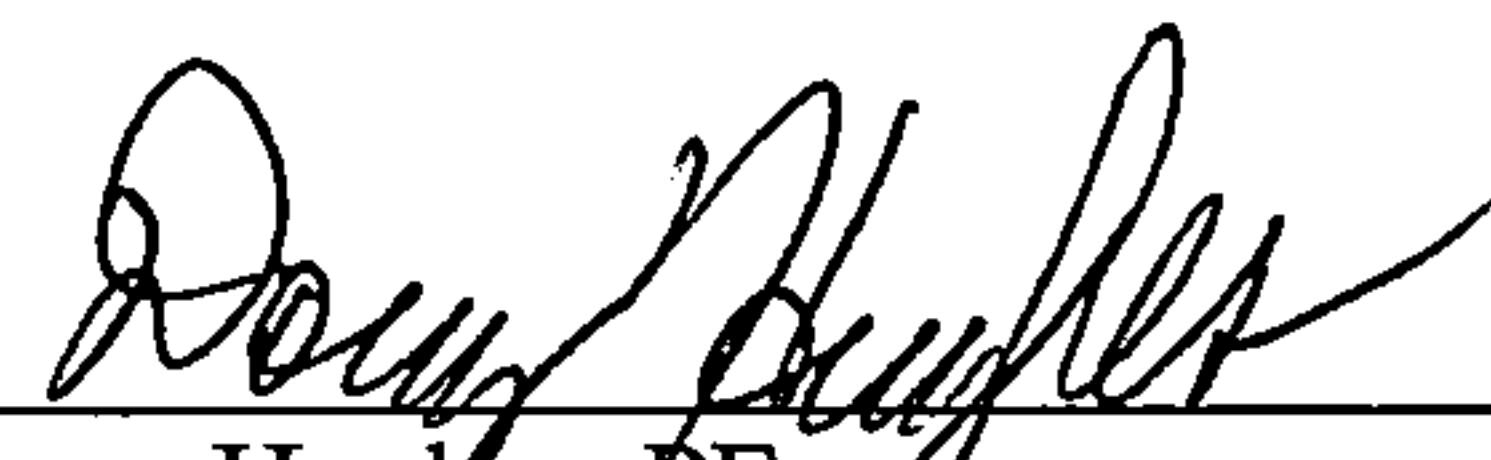
- 1 Copy of 6 sheets (C-1, C-2, & LG-101 thru LG-104) with Engineer's Certification Dated 9-10-2009 for Tract 23 Innovation Park, 5700 University Blvd SE

For:	X	For Your Use	<input type="checkbox"/>	Signature and return	X	Appropriate action
	X	As requested	<input type="checkbox"/>	For your information		

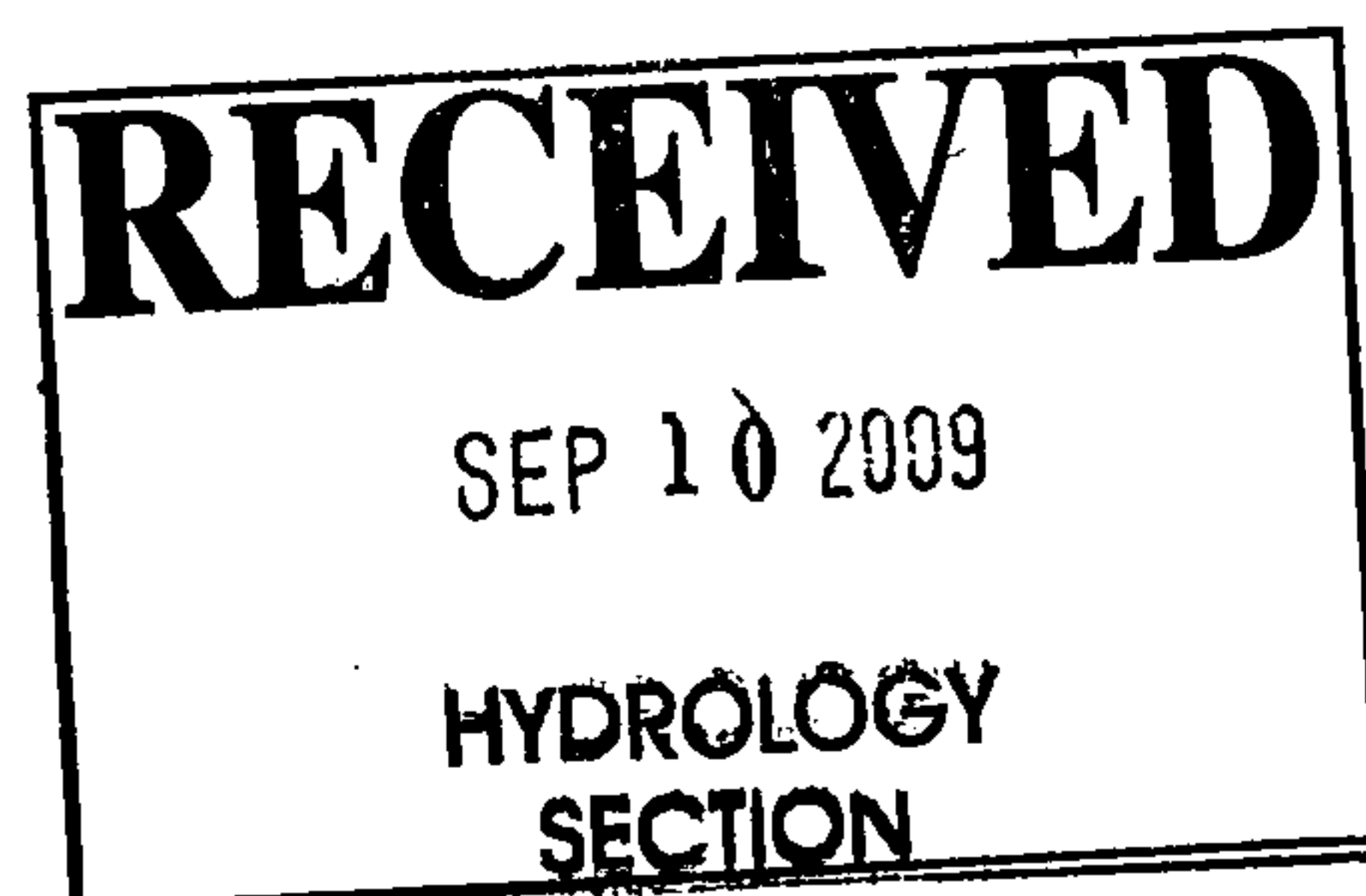
Remarks: Please call if you have any questions or comments.

Sincerely,

URS Corporation

By: 
Doug Hughes, PE
Senior Land Development Engineer-URS New Mexico

CC: ~~n/a~~ EDAW - Gretchen Wilson
FCC - Chris Anderson



CITY OF ALBUQUERQUE



December 9, 2009

Jon Anderson, R.A.
912 Roma Ave. NW
Albuquerque, NM 87102

**Re: Mesa del Sol Town Center, 5700 University Blvd SE
Permanent Certificate of Occupancy – Transportation Development
Certification dated 12-07-09 (R16-DA3005)**

Dear Mr. Anderson,

Based upon the information provided in your submittal received 12-09-09, 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 Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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

Mesa del Sol Town Center

R16/DA3005

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 12/2005)

PROJECT TITLE: MDS TOWN CENTER ANNEX SITE (Mesa del Sol School Site) ZONE MAP: R-16
DRB#: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: TRACT 23 OF THE BULK LAND TRACT FOR MESA DEL SOL FOUNDATION PARK CONTAINING
CITY ADDRESS: 5700 UNIVERSITY WEST BLVD, SE ALBUQUERQUE, NM 87113

ENGINEERING FIRM: URS, INC. CONTACT: DOUG HUGHES
ADDRESS: 6501 AMERICA'S PARKWAY, NE - SUITE 900 PHONE:
CITY, STATE: ALB, NM 87110 ZIP CODE: 855-7535

OWNER: MESA TOWN CENTER BUILDING #1, LLC (MESA DEL SOL) CONTACT: CHRIS ANDERSON
ADDRESS: 5700 UNIVERSITY WEST BLVD, SE - SUITE 30 PHONE:
CITY, STATE: ALB, NM 87106 ZIP CODE: 918-0183

ARCHITECT: JOHN ANDERSON ARCHITECTS CONTACT: JOHN ANDERSON
ADDRESS: 912 ROMA AVE, NW PHONE:
CITY, STATE: ALB, NM 87102 ZIP CODE: 764-8306

SURVEYOR: CARTESIAN SURVEYING, INC. CONTACT: WILL PLOTNER JR.
ADDRESS: P.O. BOX 44414 PHONE: 876-7950
CITY, STATE: RIO RANCHO, NM 87174 ZIP CODE:

CONTRACTOR: KLINGER CONSTRUCTORS, LLC CONTACT: SCOTT KING
ADDRESS: 8701 WASHINGTON ST, NE PHONE: 601-8695
CITY, STATE: ALB, NM 87113 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 (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

DATE SUBMITTED: Scott King - CM Klinger Constructors, LLC BY: 12.9.09

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.

3.3268 AC. AS RECORDED 9.13.07 Book 2007 Page 259.

JON ANDERSON
ARCHITECT
912 ROMA AVE NW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505 764 8306
FAX 764 2879
JONANDERSON
ARCHITECT.COM

TRAFFIC CERTIFICATION

I, Jon Anderson, NMRA 1100, of the firm Jon Anderson Architect, Hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Architectural Review Committee (ARC) approved and Albuquerque Planning Director Approved Plan dated 10-29-2008. I certify that I have personally visited the project site on December 4, 2009 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 for the Building Shell.

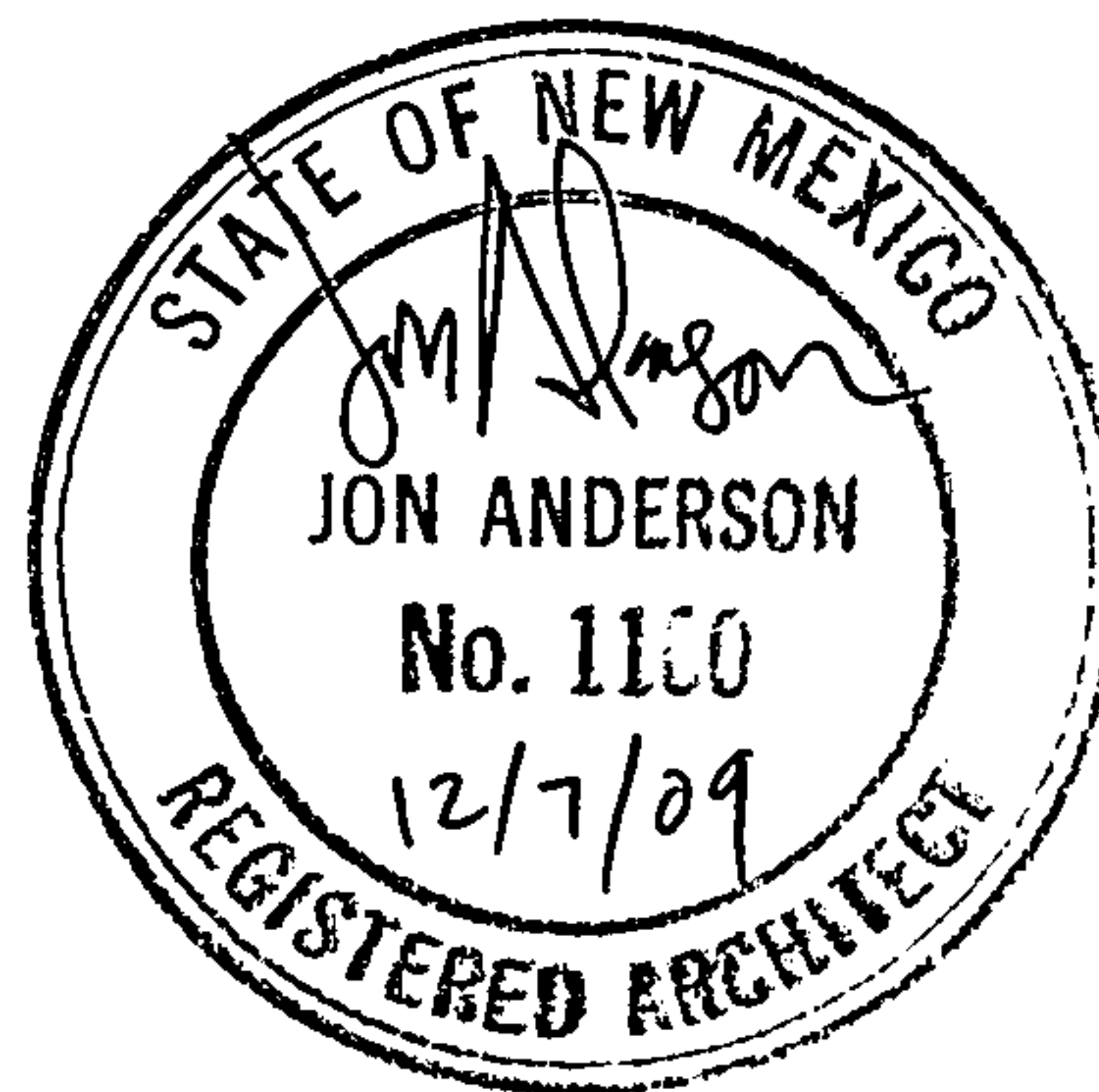
The record information presented heron is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



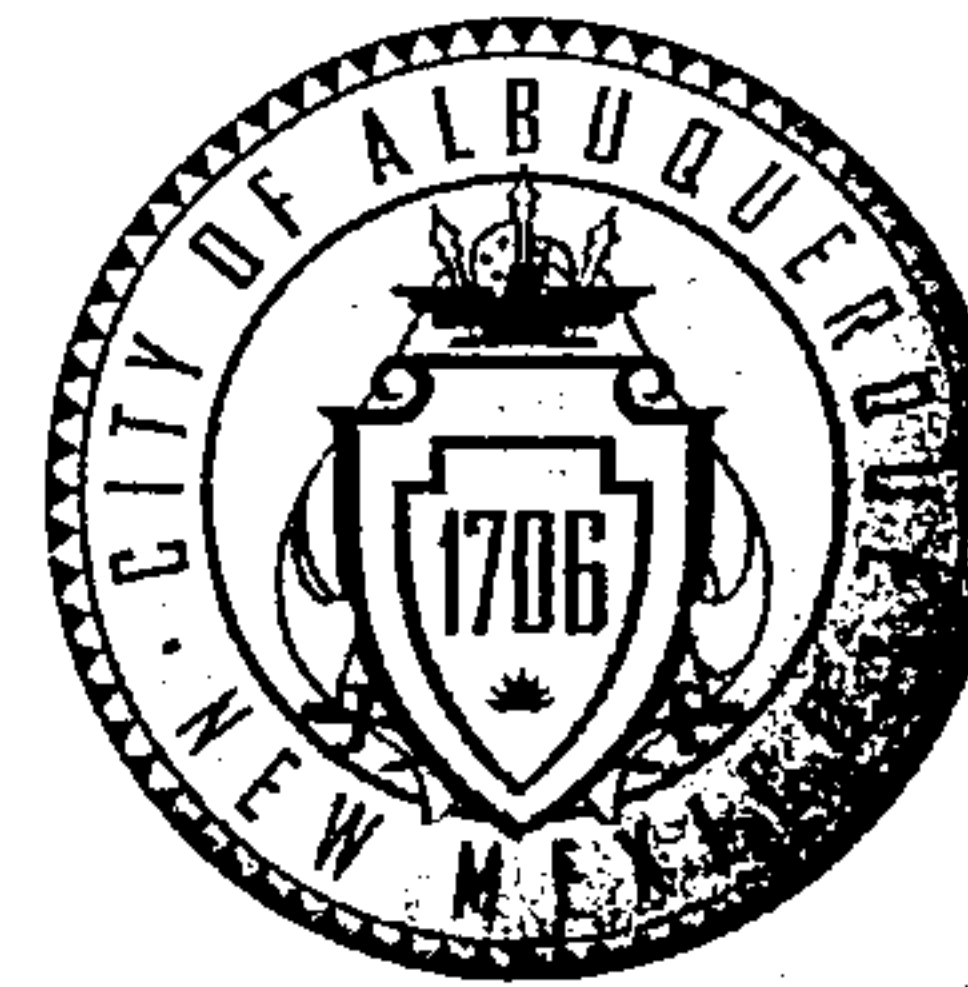
Jon Anderson NMRA 1100

12/7/09

DATE



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

March 6, 2009

Jon Anderson, Registered Architect,
Jon Anderson Architects
912 Roma Ave. NW
Albuquerque, NM 87102

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Mesa Del Sol Town Center, [R-16 / DA3005]
5700 University Blvd SE
Architect's Stamp Dated 03/03/09

Dear Mr. Anderson:

Based on the information provided on your submittal dated March 4, 2009, the above referenced project is approved for a 90-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding statement (Which Phase are you certifying for this project? Please specify on certification letter) 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

which phases
are your certifying
for this C.O.

Request of
AA
Site Plan?

Parking Area
East of Stryker
Part of certification

JARROD
ARELLANO

764-8306
EXT 204

3/5/09 8:20AM
(LEFT MESSAGE)

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

March 16, 2009

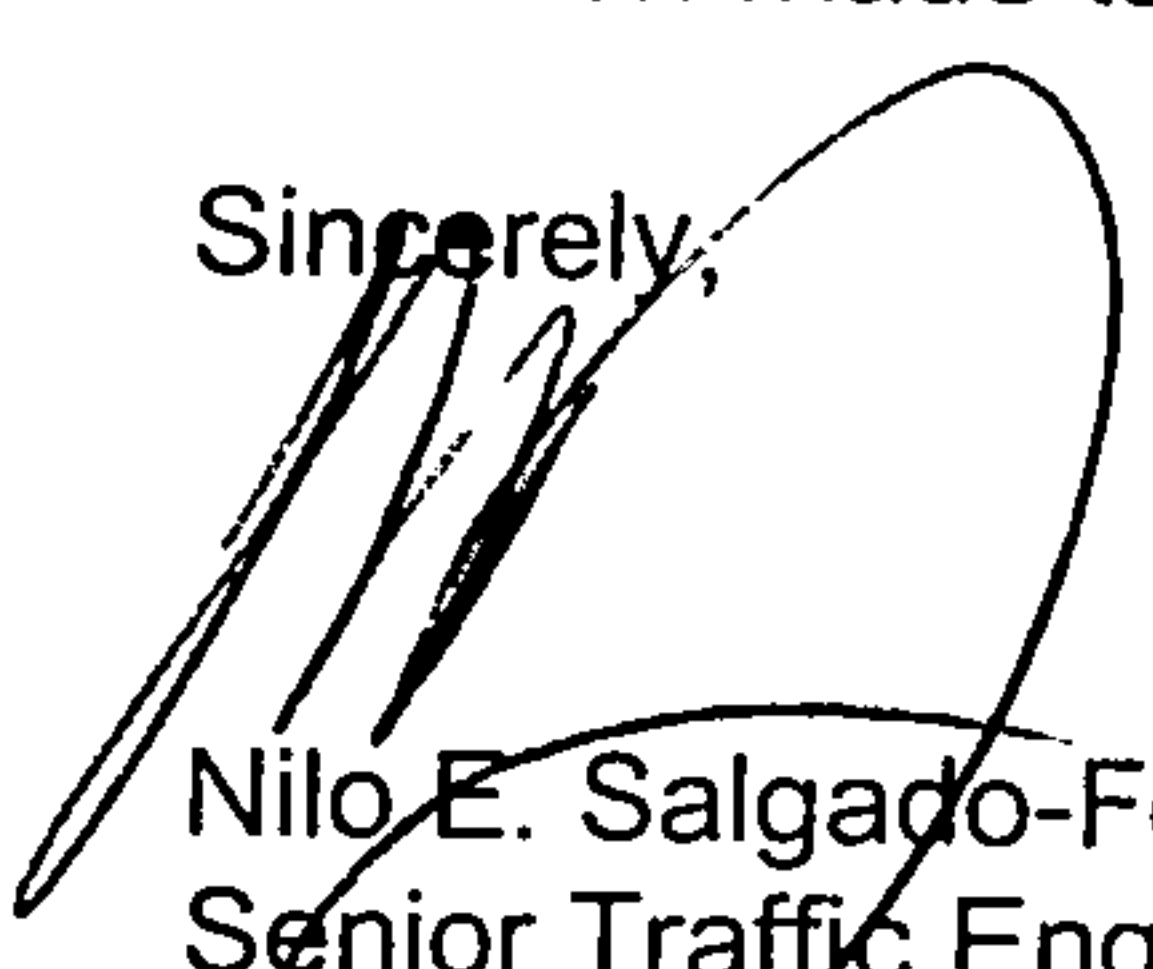
Jon Anderson, Registered Architect
912 Roma Ave. NW
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for
Mesa del Sol Town Center Phase 1, [R-16 / DA3005]
5700 University Blvd SE
Architect's Stamp Dated 03/16/09

Dear Mr. Anderson:

The TCL / Letter of Certification submitted on March 16, 2009 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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: MESA DEL SOL TOWN CENTER (Phase 1) ZONE MAP: R-16 DA3005
 DRB#: 07 DRB 70283 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 23 OF THE BULK LAND TRUST FOR MESA DEL SOL
INNOVATION PARK CONTAINING 3.3268 AC. AS RECORDED 9.13.07
 CITY ADDRESS: _____ BOOK 2007
PAGE 255

ENGINEERING FIRM: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

OWNER: FOREST CITY CONTACT: CHRIS ANDERSON
 ADDRESS: 5700 W. UNIVERSITY BLVD SE PHONE: 400-3021
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87105

ARCHITECT: JON ANDERSON ARCHITECT CONTACT: JANARD ARELLANO
 ADDRESS: 912 ROMA AVE NW PHONE: 764 8306 x.204
 CITY, STATE: ALB, NM ZIP CODE: 87102

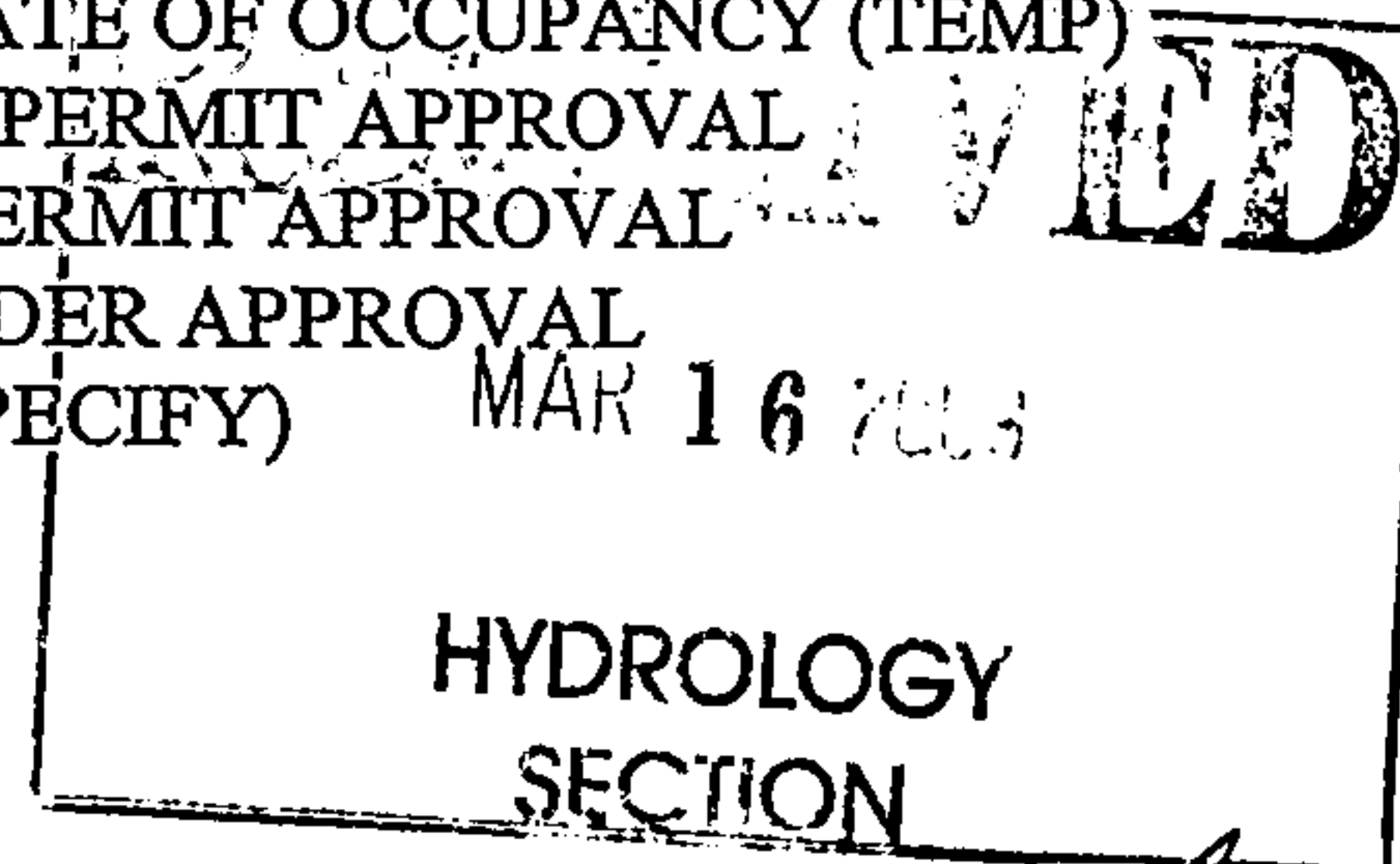
SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: KLINBER CONSTRUCTORS CONTACT: SCOTT KING
 ADDRESS: 8701 WASHINGTON ST NE PHONE: 858-3681
 CITY, STATE: ALB, NM ZIP CODE: 87113

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 (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



DATE SUBMITTED: 3/16/2009 BY: JCH

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.

JON ANDERSON
ARCHITECT
912 ROMA AVE NW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505 764 8306
FAX 764 2879
JONANDERSON
ARCHITECT.COM

TRAFFIC CERTIFICATION

I, Jon Anderson, NMRA 1100, of the firm Jon Anderson Architect, Hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB Approved Plan dated 12-10-2007 and Administrative Amendment to the Site Plan dated February 12, 2009. I certify that I have personally visited the project site on March 12, 2009 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 approved Administrative Amendment on February 12th, 2009 phased the construction of the park (phase 3), building and 37 space parking lot (phase 1), and stand-alone parking (phase 2). We are requesting a Final Certificate of Occupancy for Phase 1 (building and 37 space parking lot) only. Phases 2 and 3 are still under construction; however, Phase 2 stand-alone parking lot is completely paved and striped.

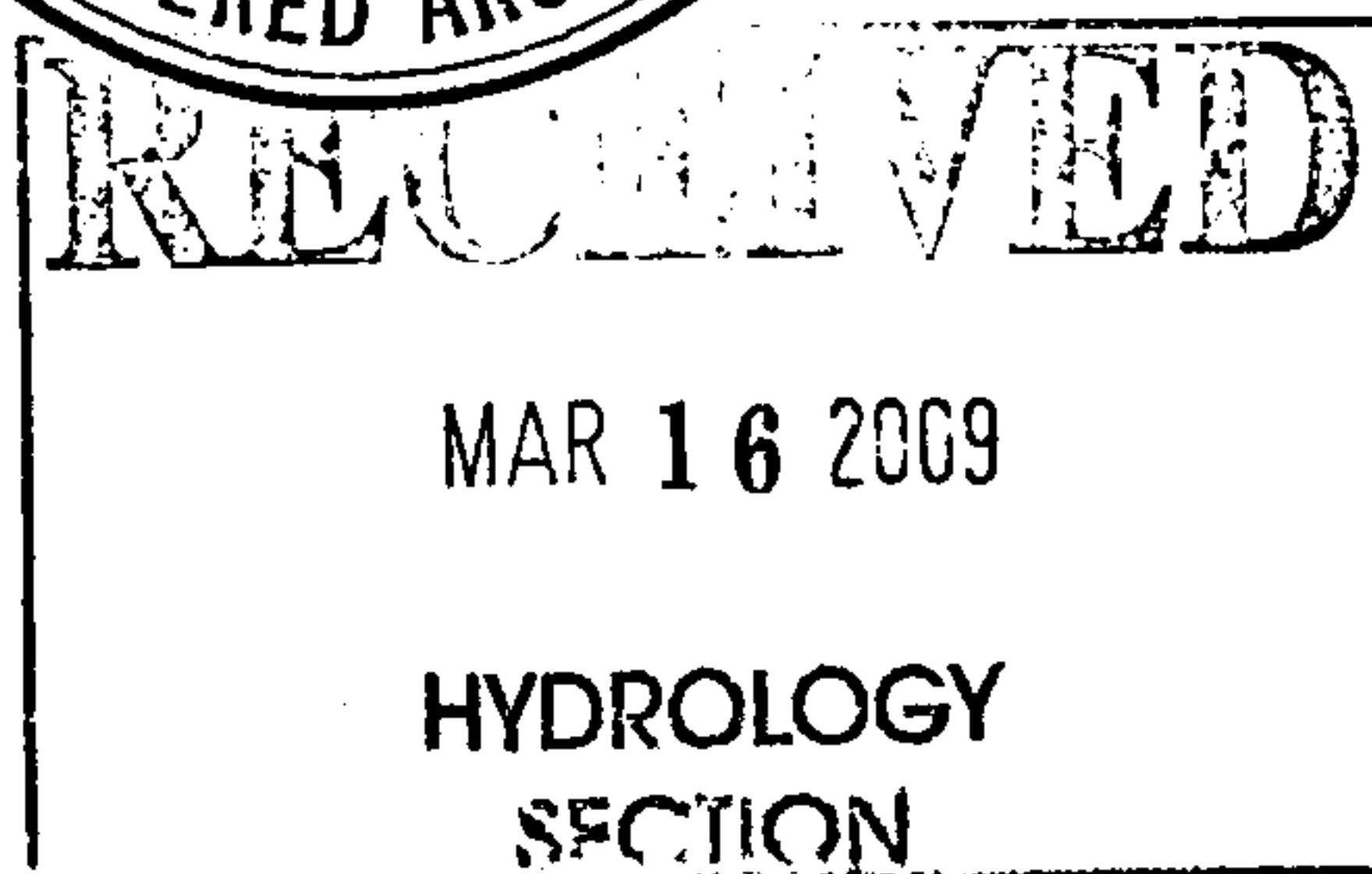
The record information presented here on is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



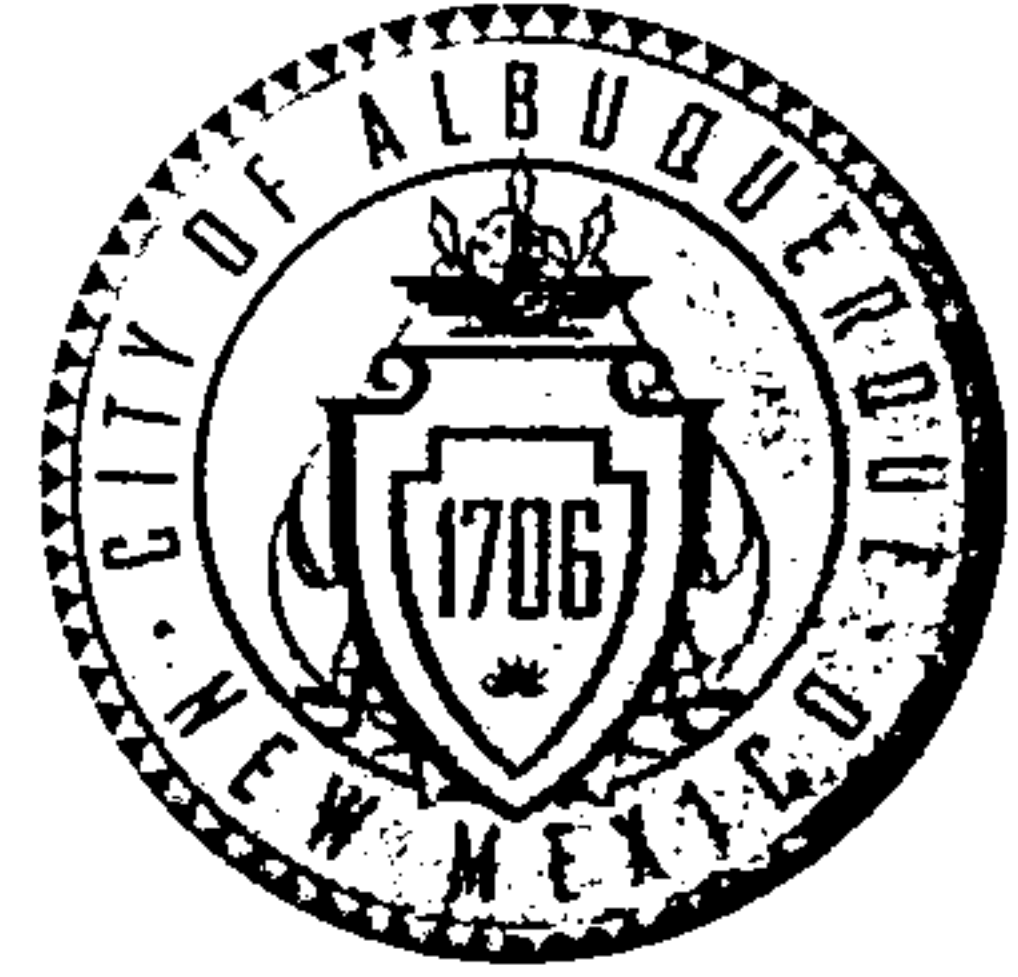
Jon Anderson NMRA 1100

3/16/09

DATE



CITY OF ALBUQUERQUE



June 10, 2009

James D. Hughes, P.E.
URS
6501 Americas Parkway NE #900
Albuquerque, NM 87110

Re: Mesa Del Sol Town Center, 5700 University Blvd SE, Grading and Drainage Plan

Engineer's Stamp dated 6-10-09 (R16/DA3005)

Dear Mr. Hughes,

Based upon the information provided in your submittal received 6-10-09, the above referenced plan is approved for Building Permit and SO 19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit (SO 19) is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit.

To obtain a temporary or permanent CO, Engineer Certification of the Grading Plan per the DPM is required and the storm drain work in the City ROW must be inspected and accepted. Please contact Duane Schmitz, 235-8016, to schedule an inspection.

This is the plan to certify for release of CO for Building B.

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

Sincerely,

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

C: file
Antoinette Baldonado, Excavation and Barricading
Duane Schmitz, Street/Storm Drain Maintenance

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Mesa del Sol Community Center Building A ZONE MAP: R-16/PA3005
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 23 Innovation Park Plat
 CITY ADDRESS: 5700 University Blvd SE

ENGINEERING FIRM: URS Corp CONTACT: Doug Hughes
 ADDRESS: 6501 Americas Parkway NE #900 PHONE: 855-7835
 CITY, STATE: Albuquerque ZIP CODE: 87110

OWNER: Mesa Del Sol LLC / FCC CONTACT: Amy Coburn
 ADDRESS: 801 University Blvd SE #105 PHONE: 404-3021
 CITY, STATE: Albuquerque NM ZIP CODE: 87106

ARCHITECT: EDAW / Jen Anderson CONTACT: Jarrod Arellano
 ADDRESS: 912 Roma Ave NW PHONE: 764-8306
 CITY, STATE: Albuquerque NM ZIP CODE: 87102

SURVEYOR: N/A CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: Klinger CONTACT: Ray Smith
 ADDRESS: PO Box 90350 PHONE: 877-9990
 CITY, STATE: Albuquerque NM ZIP CODE: 87113

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 (SPECIFY) Revised Grading and Drainage Plan

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)
- ☒ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

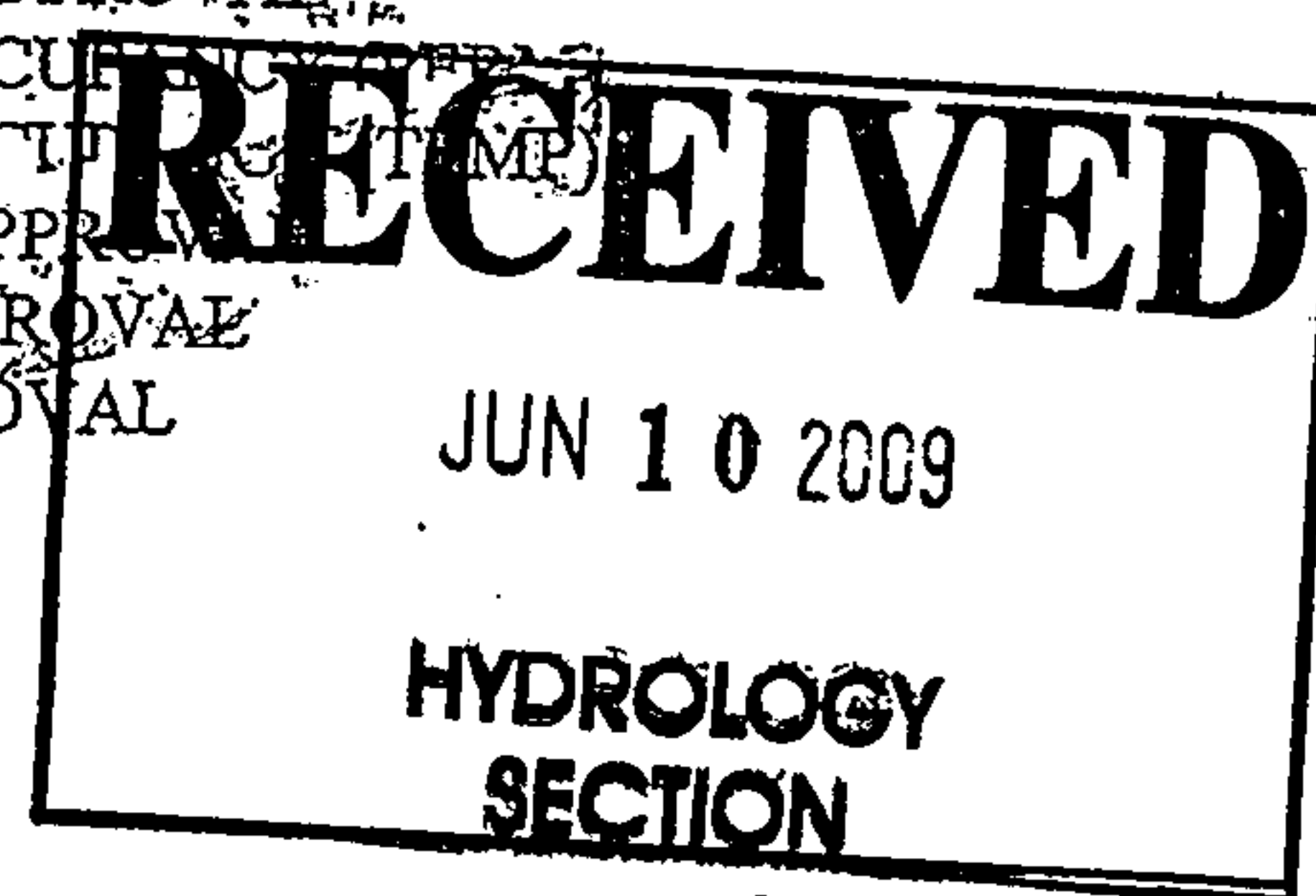
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

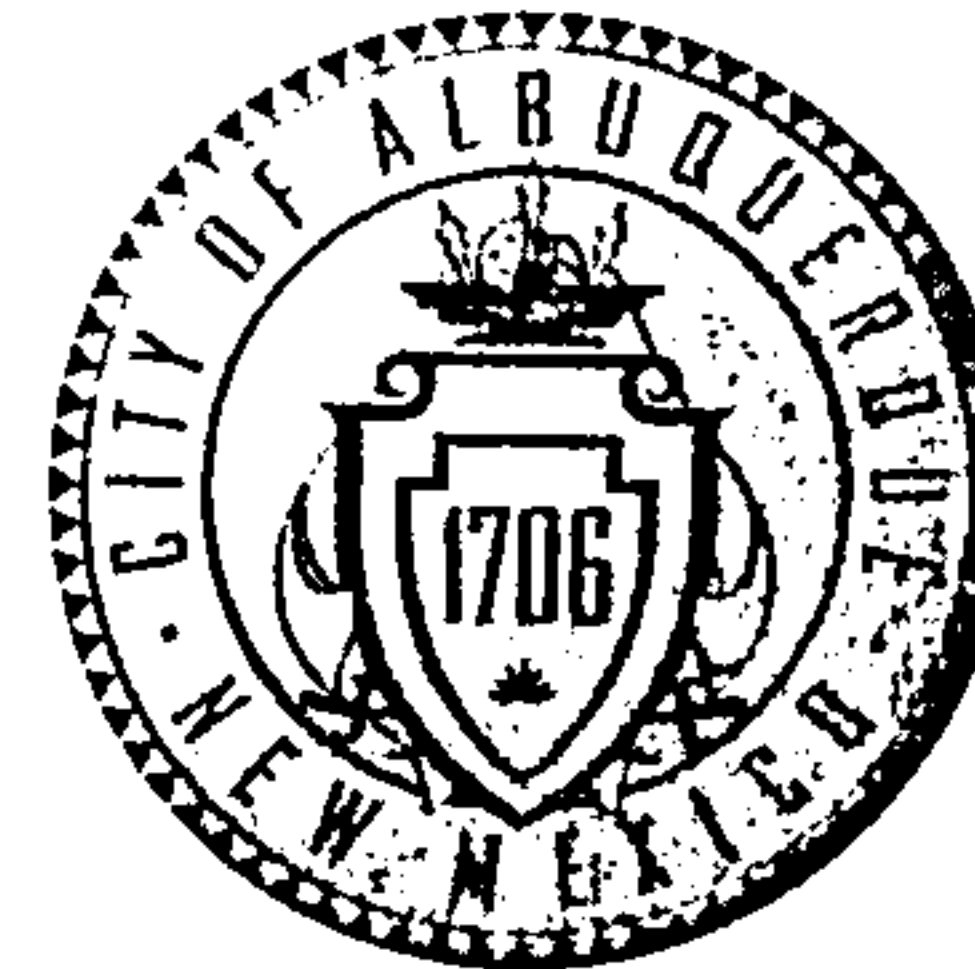
DATE SUBMITTED: 6-10-09 BY: Doug Hughes

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



January 8, 2009

James D. Hughes, P.E.
URS
6501 Americas Parkway NE #900
Albuquerque, NM 87110

Re: Mesa Del Sol Community Center Building A and Aperture Park Grading Plan

Engineer's Stamp dated 6-30-08 (R16/DA3005)

Dear Mr. Hughes,

Based upon the information provided in your submittal received 6-26-08, 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.

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

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

Sincerely,

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

C: file

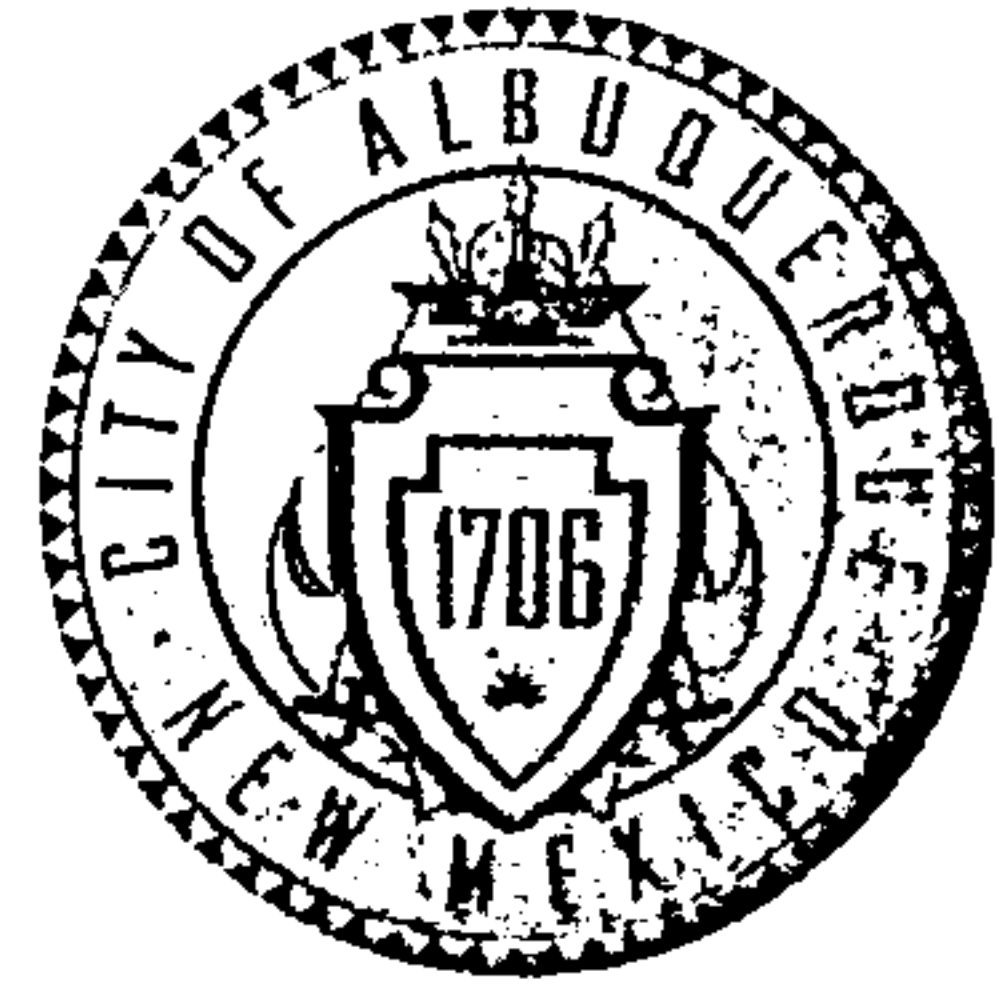
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



July 1, 2008

James D. Hughes, P.E.
URS
6501 Americas Parkway NE #900
Albuquerque, NM 87110

Re: Mesa Del Sol Community Center Building A and Aperture Park Grading Plan

Engineer's Stamp dated 6-30-08 (R16/DA3005)

Dear Mr. Hughes,

Based upon the information provided in your submittal received 6-26-08, the above referenced plan is approved for Grading Permit.

PO Box 1293

This is the plan to certify for release of Certificate of Occupancy.

Albuquerque

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

Sincerely,

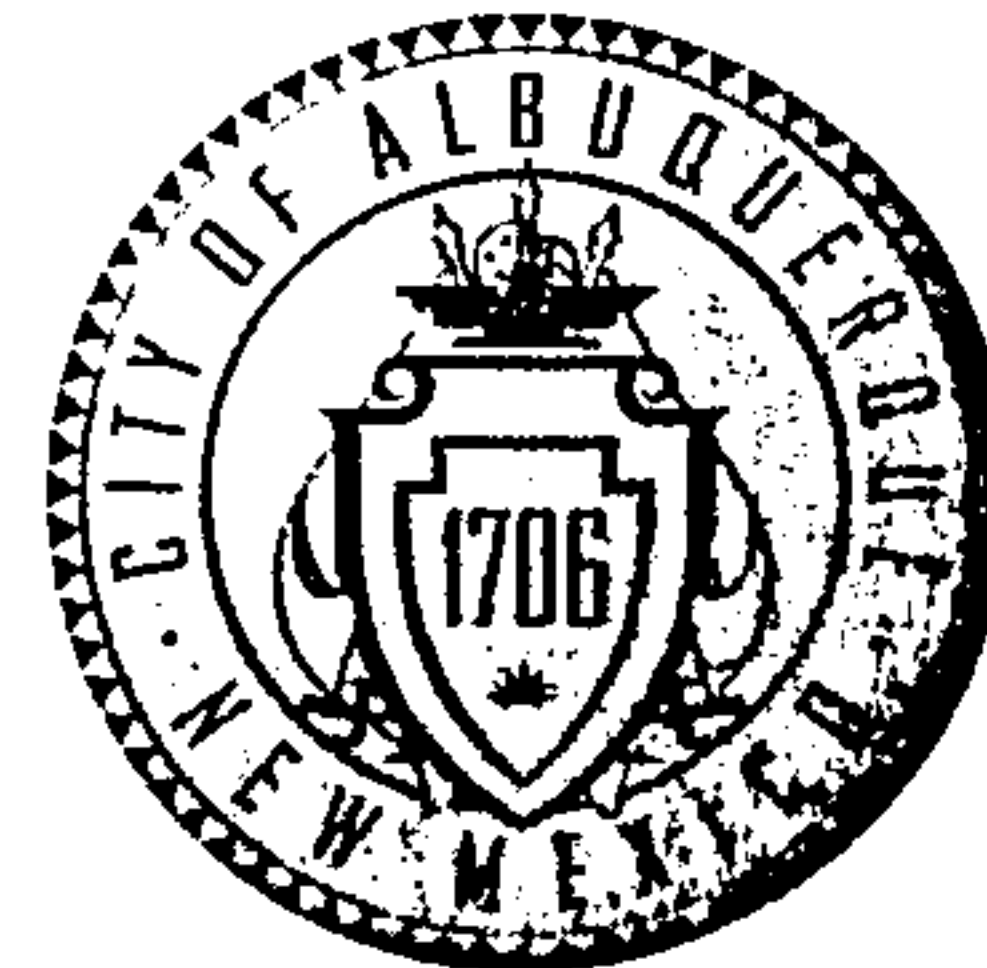
Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

NM 87103

www.cabq.gov

C: file

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

December 30, 2008

Jon Anderson, Registered Architect,
Jon Anderson Architect
912 Roma Ave.
Albuquerque, NM 87102

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Mesa Del Sol Town Center, [R-16 / DA3005]
5700 W. University Blvd. SW
Architect's Stamp Dated 12/22/08

Dear Mr. Anderson:

Based on the information provided on your submittal dated December 29, 2008, the above referenced project is approved for a 120-day Temporary C.O.

A Temporary C.O. has been issued allowing the parking lot (located east of Stryker) and park 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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: MESA DEL SOL TOWN CENTER ZONE MAP: R-16/DA3005
 DRB#: 07043-70283 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 23 OF THE BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK
 CITY ADDRESS: 5700 W. UNIVERSITY BLVD SE 87105

ENGINEERING FIRM: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

OWNER: FOREST CITY CONTACT: CHARIS ANDERSON PG. 259
 ADDRESS: 801 UNIVERSITY BLVD SE SUITE 200 PHONE: 452 2600
 CITY, STATE: Albuquerque, NM ZIP CODE: 87106

ARCHITECT: JON ANDERSON ARCHITECT CONTACT: Jarrod Arellano
 ADDRESS: 912 ROMA AVE NW PHONE: 764 9306
 CITY, STATE: Albuquerque, NM 87102 ZIP CODE: 87102

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

CONTRACTOR: KLINGER CONSTRUCTORS CONTACT: SCOTT KING
 ADDRESS: 8701 Washington NE PHONE: 258 3681
 CITY, STATE: Albuquerque, NM ZIP CODE: 87113

- 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 (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) _____

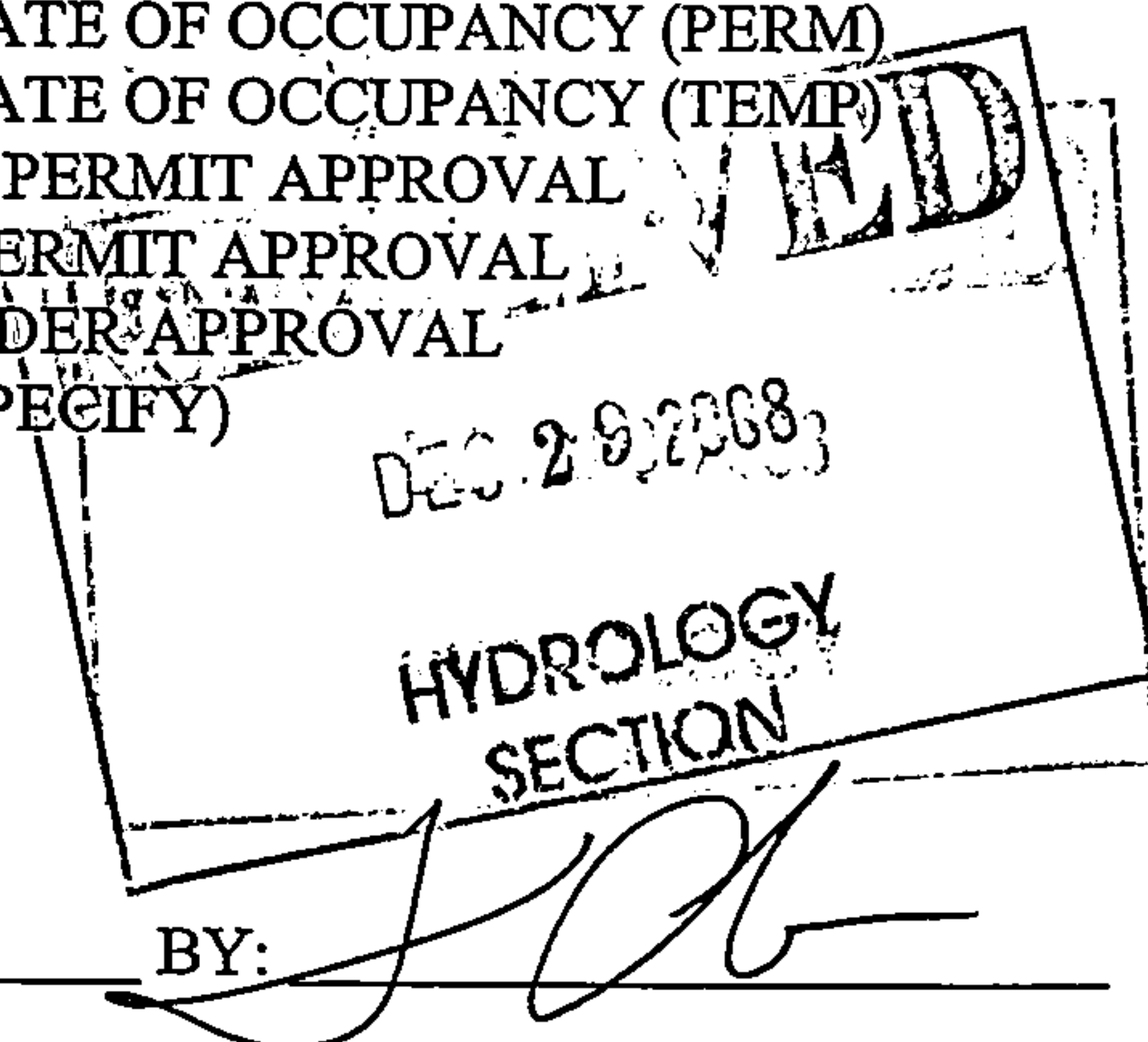
WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 12/22/2009

BY: _____

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.



JON ANDERSON
ARCHITECT
912 ROMA AVE NW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505 764 8306
FAX 764 2879
JONANDERSON
ARCHITECT.COM

TRAFFIC CERTIFICATION

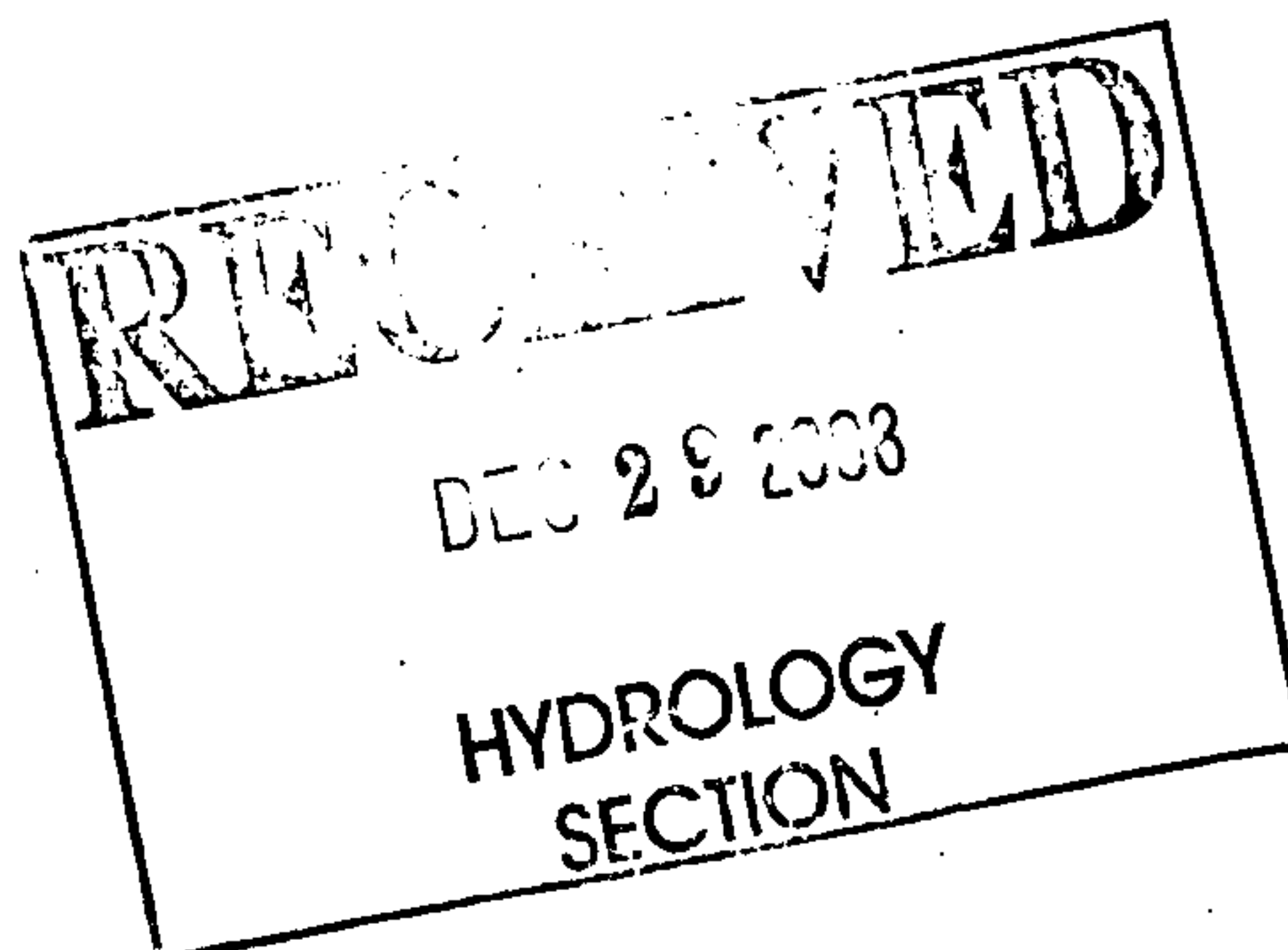
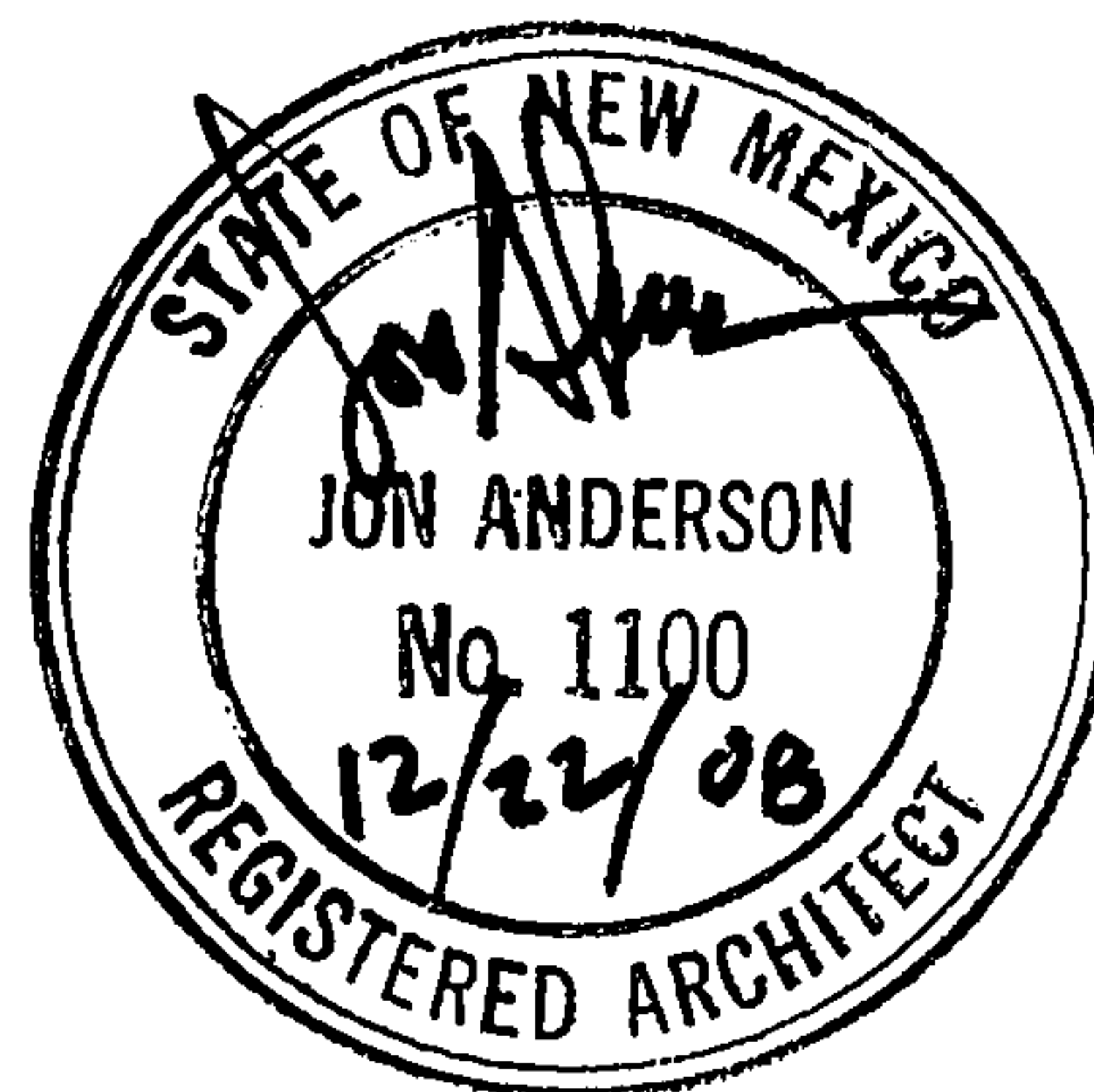
I, Jon Anderson, NMRA 1100, of the firm Jon Anderson Architect, Hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB Approved Plan dated 12-10-2007. I certify that I have personally visited the project site on December 18, 2008 and have 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 Temporary Certificate of Occupancy.

Noteworthy items required for completion for DRB approved plan are
parking lot east of Stryker Road. *park*

The record information presented heron 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.

Jon Anderson
Jon Anderson NMRA 1100

12/22/08
DATE



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

December 26, 2008

Jon Anderson, Registered Architect,
Jon Anderson Architect
912 Roma Ave. NW
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for
Mesa Del Sol Town Center, [R-16 / DA3005]
5700 W. University Blvd SE
Architect's Stamp Dated 12/22/08

Dear Mr. Anderson:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

The TCL / Letter of Certification submitted on December 23, 2008 is not sufficient for acceptance by this office for Temporary Certificate of Occupancy (C.O.) request. Per our discussion on the phone (23rd of December), you were suppose to identify on the approved DRB Site Plan what was being certified; and since this was not accomplished your request for a temporary C.O. is denied until you can identify what is being certified (built) versus what is not (not being built) being certified.

When you have accomplished the above requirement, please resubmit acceptable package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

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



December 19, 2008

James D. Hughes, P.E.

URS Corp

6501 Americas Parkway NE #900

Albuquerque, NM 87110

Re: Mesa del Sol Community Center Bldg A, No address provided

Temporary Certificate of Occupancy NOT Approved

Engineer's Stamp dated 06/30/08 (R16/DA3005)

Certification dated 12/17/08

Based upon the information provided in your submittal received 12/18/08, the above referenced certification is not approved for release of Temporary Certificate of Occupancy by Hydrology. Address the following comments when submitting for Certificate of Occupancy:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

- As noted in the Certification language, the south parking lot drains over the sidewalk because this area was not built per plan. The landscaping area is not depressed and the curb was built around the inlet #4, therefore rendering it nearly useless. This area is required to drain per plan for approval of Temporary or Permanent CO.
- The majority of the site was not available for inspection due to the ongoing construction activity.
- The Certification was done on plan Stamp Date 6-30-08. This plan was approved for Grading Permit not for Building Permit. The plan approved for Building Permit has a Stamp Date of 11-7-07. If you wish to certify the 6-30-08 plan, I can review it and approve it for Building Permit approval. Otherwise you can certify the 11-7-07 plan.
- The Certification should graphically represent the as-built conditions at the site. Mark-up the plan as appropriate.

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

Sincerely,

Curtis A. Cherne
Curtis A. Cherne, P.E.

Senior Engineer

Development and Building Services

C: File

CITY OF ALBUQUERQUE



October 9, 2007

James D. Hughes, P.E.
URS
6501 Americas Parkway NE #900
Albuquerque, NM 87110

**Re: Mesa Del Sol Community Center Building 1 Conceptual Grading Plan
Engineer's Stamp dated 9-25-07 (R16/DA3005)**

Dear Mr. Hughes,

Based upon the information provided in your submittal dated 9-28-07, the above referenced plan is approved for Site Development Plan 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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Mesa Del Sol Community Center Bldg #1 ZONE MAP/DRG. FILE # R-16/DA3005
 DRB#: 1004873 EPC#: 06EPC-00622 WORK ORDER#: _____

LEGAL DESCRIPTION: Tracts 23.24, and A Innovation Park
 CITY ADDRESS: University Blvd at Stryker Rd.

ENGINEERING FIRM: URS
 ADDRESS: 6501 Americas Parkway NE #900
 CITY, STATE: Albuquerque, NM

CONTACT: Doug Hughes
 PHONE: 505-855-7535
 ZIP CODE: 87110

OWNER: Forest City Covington NM LLC
 ADDRESS: 801 University Blvd SE, Suite 200
 CITY, STATE: Albuquerque, NM

CONTACT: Manny Barrera
 PHONE: 505-452-2800
 ZIP CODE: 87106

ARCHITECT: Jon Anderson Architect
 ADDRESS: 912 Roma Ave NW
 CITY, STATE: Albuquerque NM

CONTACT: Jon Anderson
 PHONE: 764-8306
 ZIP CODE: 87102

SURVEYOR: URS
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: N/A
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

TYPE OF SUBMITTAL:

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

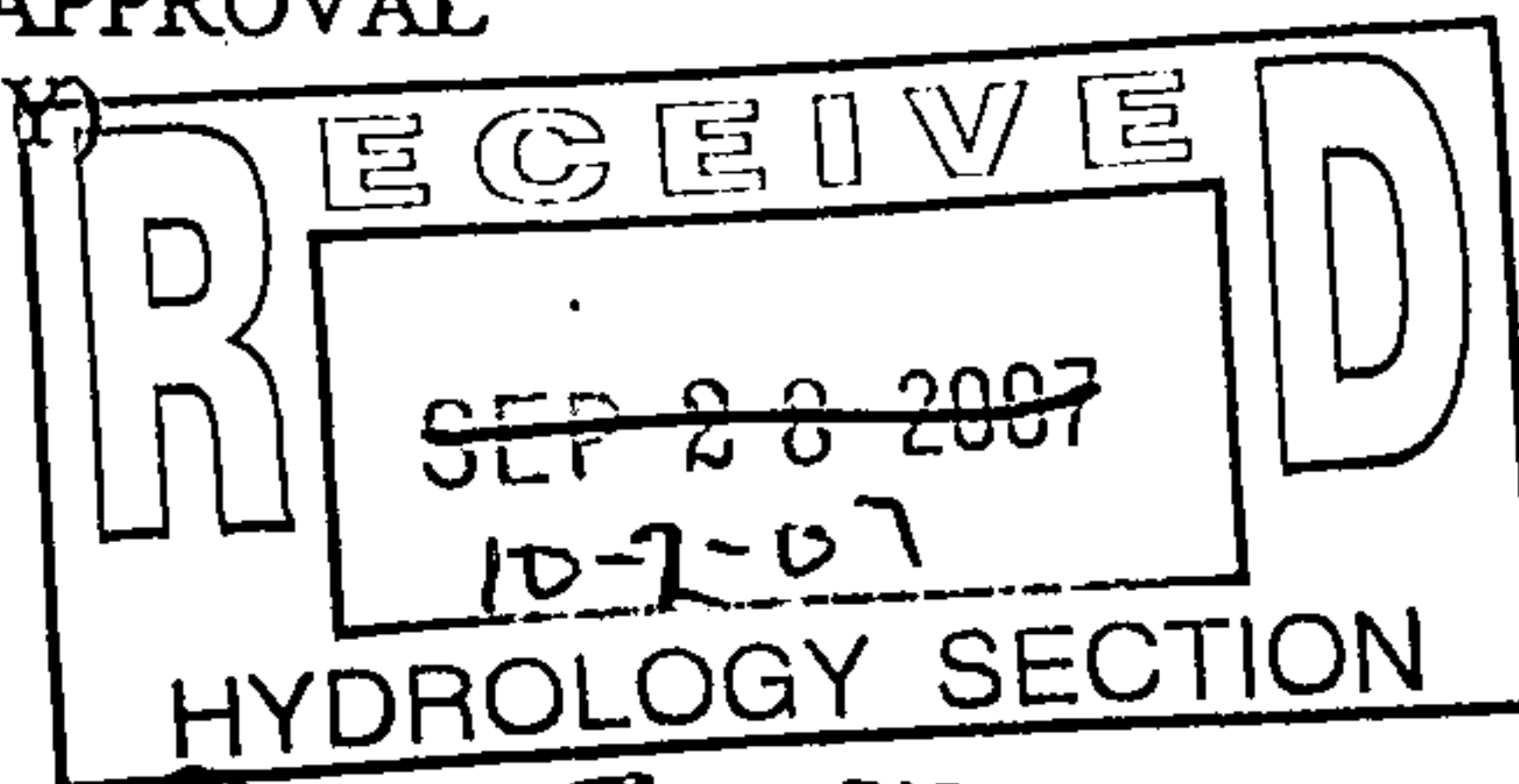
CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

(Pd. #100)



SUBMITTED BY: James D. Hughes DATE: 9-28-07

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.

Metro, Kristal D.

From: Bingham, Brad L.
Sent: Tuesday, October 30, 2007 12:42 PM
To: 'Doug_Hughes@URSCorp.com'; Metro, Kristal D.; Carlin, Jessie K.
Cc: john@franklinsearthmoving.com; stevem@Brasherlorenz.com; mbarrera@fcmds.com; Chris_Rosol@URSCorp.com; CAnderson@fcmds.com; jon@jonandersonarchitect.com; Jarrod Arellano; jmulberry@bhinc.com
Subject: RE: City project # 775482 field change.

I have no problem with the contractor doing earthwork outside the R/W as shown on your plan. I have in my files that you are approved within the couplet with the submittal you made 10-2-07.

From: Doug_Hughes@URSCorp.com [mailto:Doug_Hughes@URSCorp.com]
Sent: Monday, October 29, 2007 4:09 PM
To: Bingham, Brad L.; Metro, Kristal D.; Carlin, Jessie K.
Cc: john@franklinsearthmoving.com; stevem@Brasherlorenz.com; mbarrera@fcmds.com; Chris_Rosol@URSCorp.com; CAnderson@fcmds.com; jon@jonandersonarchitect.com; Jarrod Arellano; jmulberry@bhinc.com
Subject: City project # 775482 field change.

Forest City Covington would like to get the excess dirt out of the University Blvd. couplet before they pave all of the way around Tract 23 which sets on the interior of the couplet. Please approve the rough grading of this tract as a field change to the current work order so that Franklin's can remove the dirt.

The attached plan should be sufficient for Franklins to rough grade the tract. I expect to finish it later this week and submit it for building permit. Your reply to this e-mail should be sufficient for all parties to proceed.
(See attached file: bldgAgr01_NTS.pdf)

Doug Hughes
 Senior Land Development
 URS
 6501 Americas Pkwy.
 Suite 900
 Albuquerque, New Mexico 87110
 Office 505-855-7500
 Fax 505-855-7555
 Direct 505-855-7535
 Cell 505-205-8443

This e-mail and any attachments are confidential. If you receive this message in error or are not the intended recipient, you should not retain, distribute, disclose or use any of this information and you should destroy the e-mail and any attachments or copies.

10/30/2007

DRAINAGE MANAGEMENT PLAN

THE SUSTAINABILITY GOAL OF WATER QUALITY IS MET BY CAPTURING ALL STORMWATER FROM ON-SITE AND ADJACENT PUBLIC STREETS IN AN OFF-SITE PRIVATE RETENTION POND (EXISTING) WHICH IS DESIGNED TO INFILTRATE THIS ALSO RECHARGING GROUNDWATER. THE SUSTAINABILITY GOAL OF WATER HARVESTING WILL BE ACCOMPLISHED BY DIRECTING DRAINAGE FROM ROOFS, SIDEWALKS AND PARKING AREAS INTO DEPRESSIONED PLANTER AREAS AND GRASS SWALES. EXCESS RUNOFF FROM LARGE RAIN EVENTS THAT OVERFLOW THE DRAINAGE CAPACITY OF THE LANDSCAPE AREAS WILL OVERFLOW INTO A SUBSURFACE DRAINAGE SYSTEM WHICH CARRIES THE EXCESS TO THE OFF-SITE PRIVATE RETENTION POND WHERE POLLUTANTS ARE ALLOWED TO SETTLE AND THE EXCESS STORM WATER IS ENCOURAGED TO INFILTRATE TO RECHARGE GROUNDWATER. EXCESS RUNOFF WILL FREE DISCHARGE TO THE STORM SEWER SYSTEM CURRENTLY UNDER CONSTRUCTION WITH CITY PROJECT #775482 "UNIVERSITY BLVD. EXTENSION - PHASE 1B" IN ACCORDANCE WITH THE "MESA DEL SOL (REVISED) PHASE 1B DRAINAGE ANALYSIS REPORT", DATED 8-15-07. ON-SITE SURFACE DRAINAGE WILL BE COLLECTED IN ON-SITE STORM PIPES AND CONNECTED TO THE PUBLIC PIPES IN UNIVERSITY BLVD. AND STIRKER RD. AS PLANNED.

HYDROLOGY & HYDRAULICS

DESIGN FLOWS FOR THIS SITE WERE DETERMINED IN THE 8-15-07 REPORT TO BE A PEAK 100 YEAR RATE OF 4.7 CFS/ACRE AND VOLUME OF 0.24 ACFT/AC. TWO 24" PIPES WERE STUBBED TO THIS PROPERTY BY CITY PROJECT #775482 AS SUMMARIZED IN THE FOLLOWING TABLE.

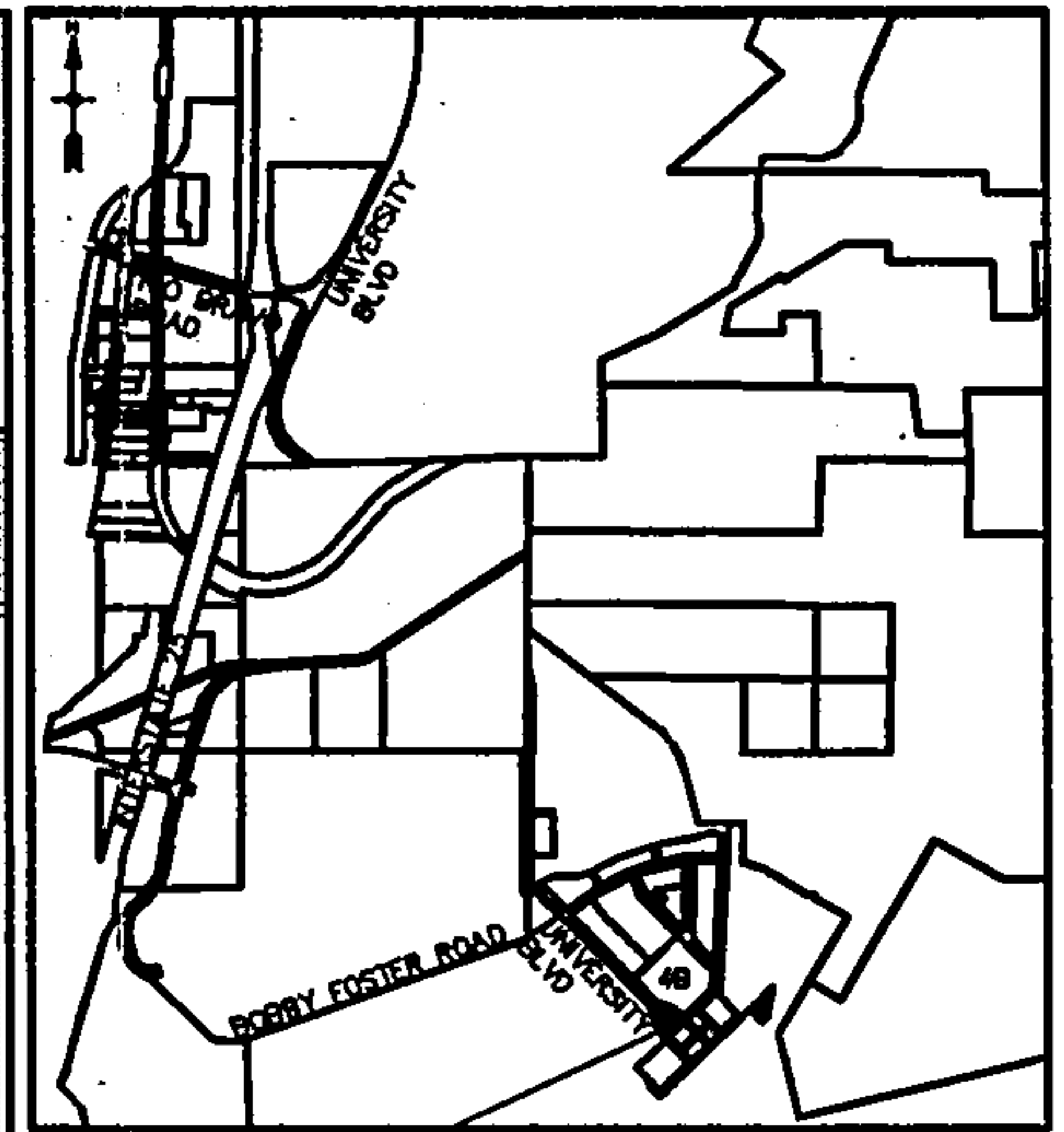
BASIN ID	Q ₁₀₀	AREA	DESCRIPTION
10	10.72 cfs	2.28 ac	BUILDING A AND NEAR PARKING
11	5.82 cfs	1.28 ac	PLAZA/PARK (BOX MAP)

THE HYDRAULIC GRADE LINE IS ABOUT 7' BELOW THE SURFACE AT THE TWO PIPE OUTLETS AND THE ON-SITE FLOWS AND VELOCITIES ARE SO LOW THAT ON-SITE PIPES ONLY FLOW PARTIALLY FULL.

THE FLAT BOTTOM AREA OF THE PARK IS ABOUT 18,000 SQUARE FEET AND MIGHT POND TO ABOUT 10" DEPTH TO CONTAIN THE 100-YR. 10 DAY VOLUME OF 0.28 ACFT FROM AREA A IF THERE IS NO INFILTRATION AND IF THERE IS NO FLOW INTO INLET B. HOWEVER INLET B HAS CAPACITY FOR DRAINING AT A DEPTH OF 0.42' ASSUMING A WIER COEFFICIENT OF 2.7 AND A GRADE PARAMETER OF 10.5'.

NOTICE TO CONTRACTORS

- ALL WORK DETAILED THIS SHEET TO BE PERFORMED UNDER CONTRACT SHALL EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1998 EDITION AS REVISED THROUGH UPDATE No. 7, AMENDMENT #1.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (280-1980) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION REFER TO SECTION 19 OF THE STANDARD SPECIFICATIONS.
- ALL PERMANENT STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO LOCATOR AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- ANY WORK WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE OWNER.
- DRIVE PADS SHALL BE PER DWG 2425 EXCEPT FLARES MODIFIED TO 8" @ 12:1 SLOPE.



PROJECT LOCATION VICINITY MAP

CITY ZONE ATLAS MAP #R-16

LEGAL DESCRIPTION

TRACT 23 OF THE BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK CONTAINING 3.3288 AC. AS RECORDED 9/13/07, BOOK 20072, Pg. 258.

TOWN CENTER MESA DEL SOL

Albuquerque, New Mexico

civil engineer
URS Corporation
ONE PARK SQUARE
8501 AMERICAS PARKWAY, NE
SUITE 900
ALBUQUERQUE, NM 87110
(505) 855-1500

LEGEND

- FF FINISHED FLOOR
- GRADE HINGE LINE
- DRAINAGE DIVIDE
- STORM PIPE EXISTING
- STORM PIPE PROPOSED
- INLETS
- STREET LIGHTS
- SPOT ELEVATIONS
- HEADER CURB
- PLANTER
- PAVERS

CONSTRUCTION DOCUMENTS

GRAPHIC SCALE IN FEET
0 20 40
HORIZONTAL

DATE: OCTOBER 15, 2007

SHEET TITLE:

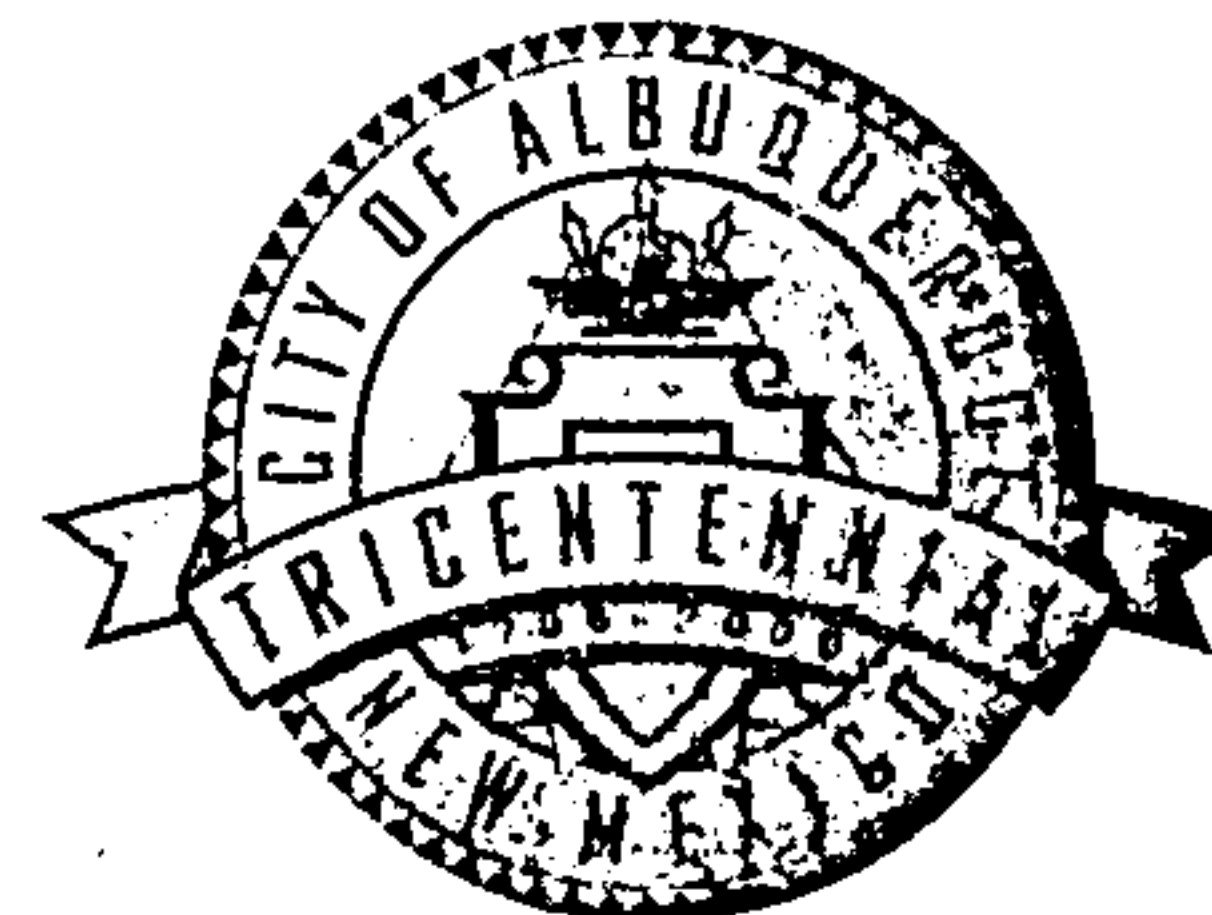
GRADING AND DRAINAGE PLAN

SHEET NUMBER:

NOT FOR
CONSTRUCTION

C-1 of 2

CITY OF ALBUQUERQUE



December 10, 2007

Doug Hughes, PE
URS
6501 Americas Parkway NE #900
Albuquerque, NM 87110

**Re: Mesa Del Sol Community Center Bldg #A Grading and Drainage Plan
Engineer's Stamp dated 11-7-07, (R-16/DA3005)**

Dear Mr. Doug Hughes,

Based upon the information provided in your submittal dated November 7 2007, the above referenced plan is approved for Building Permit action with the constraint that no roof drainage be directed to a public sidewalk.

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:

P.O. Box 1293

Albuquerque

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

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

www.cabq.gov

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

Sincerely,

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

PLO:BLB

C: file

