

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. 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 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 Americas Parkway NE #900 PHONE: 855-7585
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 / Jon Anderson CONTACT: James Arellano
ADDRESS: 912 Roma Ave NW PHONE: 764-8306
CITY, STATE: Albuquerque NM ZIP CODE: 87102

SURVEYOR: Cartesian CONTACT: Will Ploner
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.



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: ☒ 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.

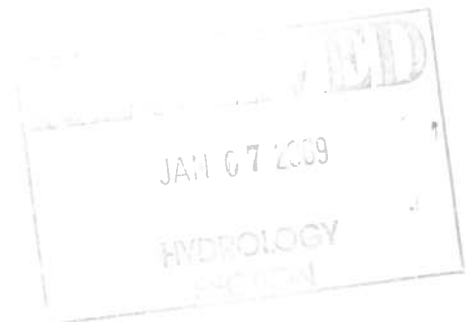
They wish to move in this week.

Sincerely,

URS Corporation

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

CC: n/a



DRAINAGE MANAGEMENT PLAN

THE SUSTAINABILITY GOAL OF WATER QUALITY IS MET BY CAPTURING ALL STORM WATER FROM ON-SITE AND ADJACENT PUBLIC STREETS IN AN OFFSITE 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 DEPRESSED PLANTER AREAS AND GRASS SWALES. EXCESS RUNOFF FROM LARGE RAIN EVENTS THAT OVERWHELM THE DRAINAGE CAPACITY OF THE LANDSCAPE AREAS WILL OVERFLOW INTO A SUBSURFACE DRAINAGE SYSTEM WHICH CARRIES THE EXCESS TO THE OFFSITE PRIVATE RETENTION POND WHERE POLLUTANTS ARE ALLOWED TO SETTLE AND THE EXCESS STORM WATER IS ENCOURAGED TO INFILTRATE TO REPLENISH GROUND WATER. 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 STRYKER RD. AS PLANNED.

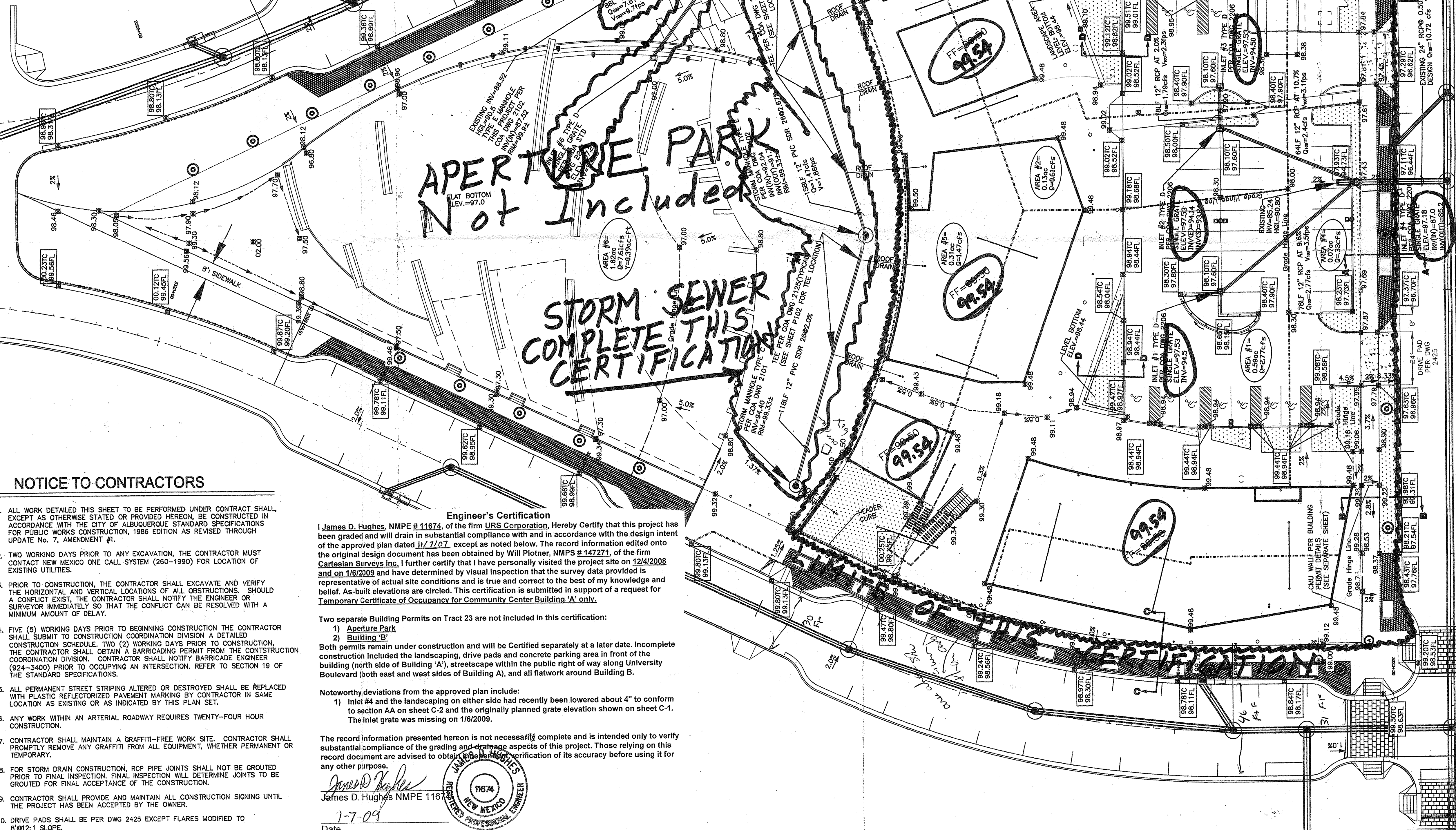
HYDROLOGY & HYDRAULICS

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 AC.FT./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
1G	10.72 cfs	2.28 ac	BUILDING A AND REAR PARKING
1H	5.92 cfs	1.28 ac	PLAZA/PARK (90% IMP)

THE HYDRAULIC GRADE LINE IS ABOUT 7' BELOW THE SURFACE AT THE TWO PIPE OUTLETS AND THE ON-SITE HEAD LOSSES ARE INSIGNIFICANT.

THE FLAT BOTTOM AREA OF THE PARK IS ABOUT 19,000 SQUARE FEET. IF THE FLAT AREA HAS NO DISCHARGE, THE 10 DAY-100 YEAR RETENTION DEPTH WILL BE 10.7" TO CONTAIN 0.39 AC.FT. HOWEVER INLET #6 HAS CAPACITY FOR 7.61cfs AT A DEPTH OF 0.42 ASSUMING A WIER COEFFICIENT OF 2.7 AND A GRATE PERIMETER 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, 1988 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 (280-1990) 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 OCCUPANCY 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 IN SAME LOCATION 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" @ 2:1 SLOPE.

Engineer's Certification

I, James D. Hughes, NMPE # 11674, of the firm URS Corporation, Hereby Certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 11/7/07, except as noted below. The record information edited onto the original design document has been obtained by Will Plotner, NMPS # 147271, of the firm Cartesian Surveys Inc. I further certify that I have personally visited the project site on 12/4/2008 and on 1/6/2009 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. As-built elevations are circled. This certification is submitted in support of a request for Temporary Certificate of Occupancy for Community Center Building 'A' only.

Two separate Building Permits on Tract 23 are not included in this certification:

- Aperture Park
- Building 'B'

Both permits remain under construction and will be Certified separately at a later date. Incomplete construction included the landscaping, drive pads and concrete parking area in front of the building (north side of Building 'A'), streetscape within the public right of way along University Boulevard (both east and west sides of Building 'A'), and all flatwork around Building 'B'.

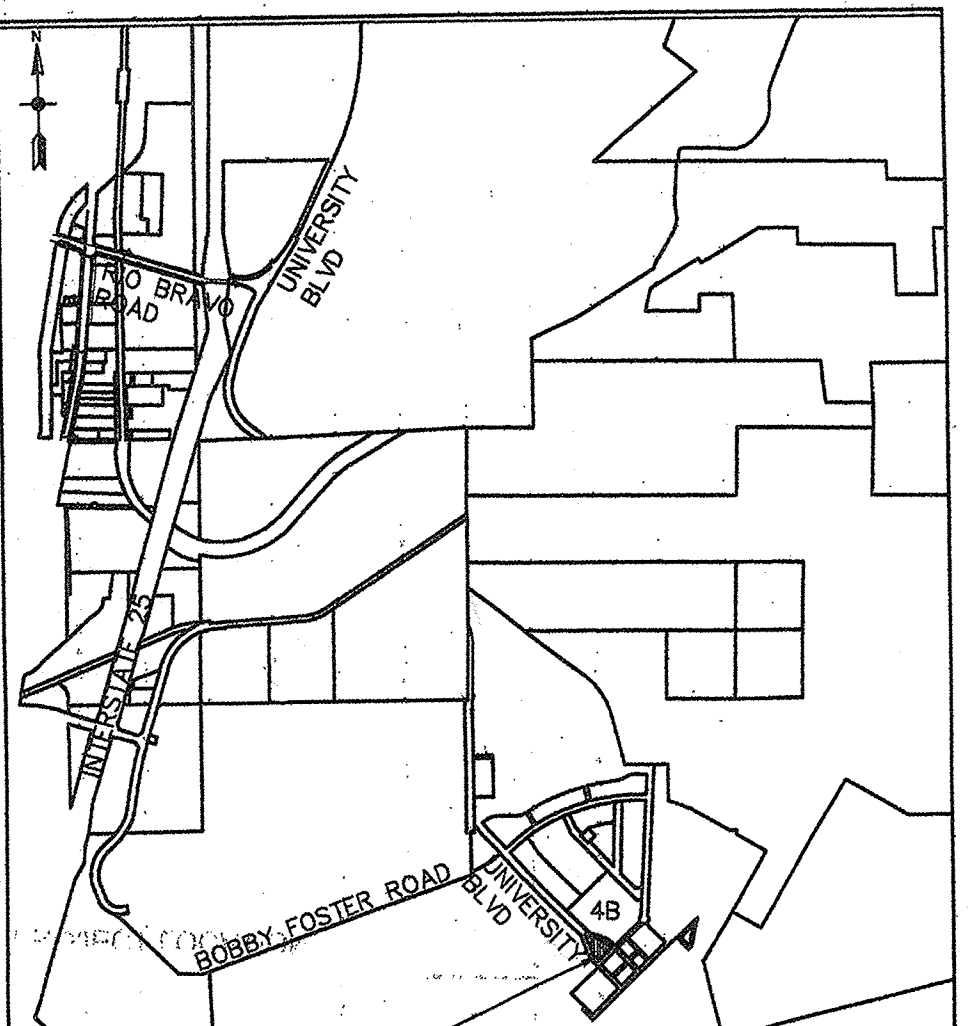
Noteworthy deviations from the approved plan include:

- Inlet #4 and the landscaping on either side had recently been lowered about 4" to conform to section AA on sheet C-2 and the originally planned grate elevation shown on sheet C-1. The inlet grate was missing on 1/6/2009.

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

James D. Hughes
James D. Hughes NMPE 11674

1-7-09
Date



PROJECT LOCATION VICINITY MAP 1
1" = 3000'-0"

CITY ZONE ATLAS MAP #R-16

LEGAL DESCRIPTION

TRACK 23 OF THE BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK CONTAINING 3.3288 Ac. AS RECORDED 9/13/07, BOOK 2007C, Pg. 289.

BENCH MARKS

ACS 3-1/4" ALUMINUM CAP RIVETED TO A TUBE SET IN A CONCRETE BASE IN THE GROUND STAMPED "5-Q-14, 1987" FROM THE RIO BRAVO BLVD AND BROADWAY INTERSECTION GO SOUTH 0.9 MILES AND PROCEED 123' WEST OF THE CENTERLINE STATE PLANE COORDINATES CENTRAL ZONE, NAD83/NAVD88 N=1460471.432, E=1521388.180 (GROUND) ELEVATION=4981.17

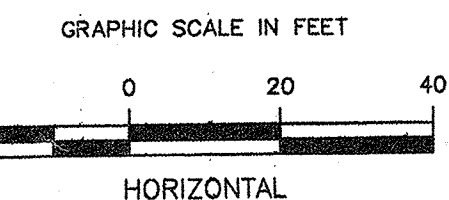
TOWN CENTER MESA DEL SOL Albuquerque, New Mexico

URS Corporation
ONE PARK SQUARE
8501 AMERICAS PARKWAY, NE SUITE 900
ALBUQUERQUE, NM 87110
(505) 855-7500

LEGEND

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

CONSTRUCTION DOCUMENTS



DATE: OCTOBER 15, 2007

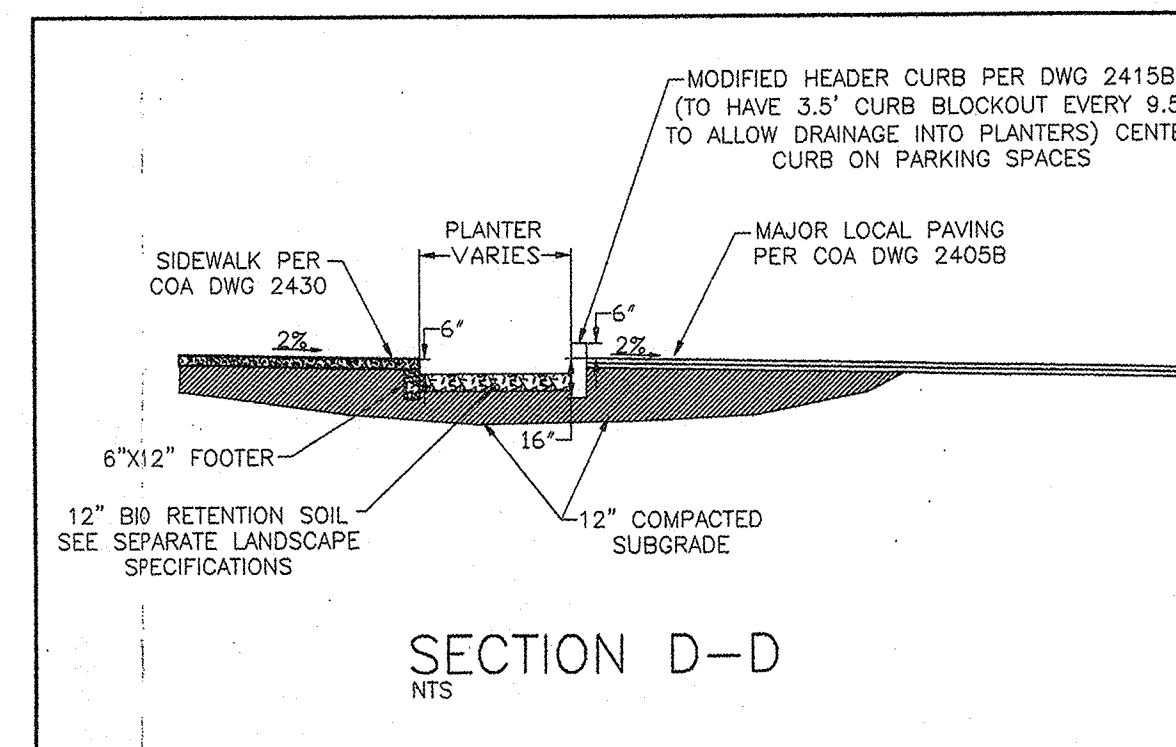
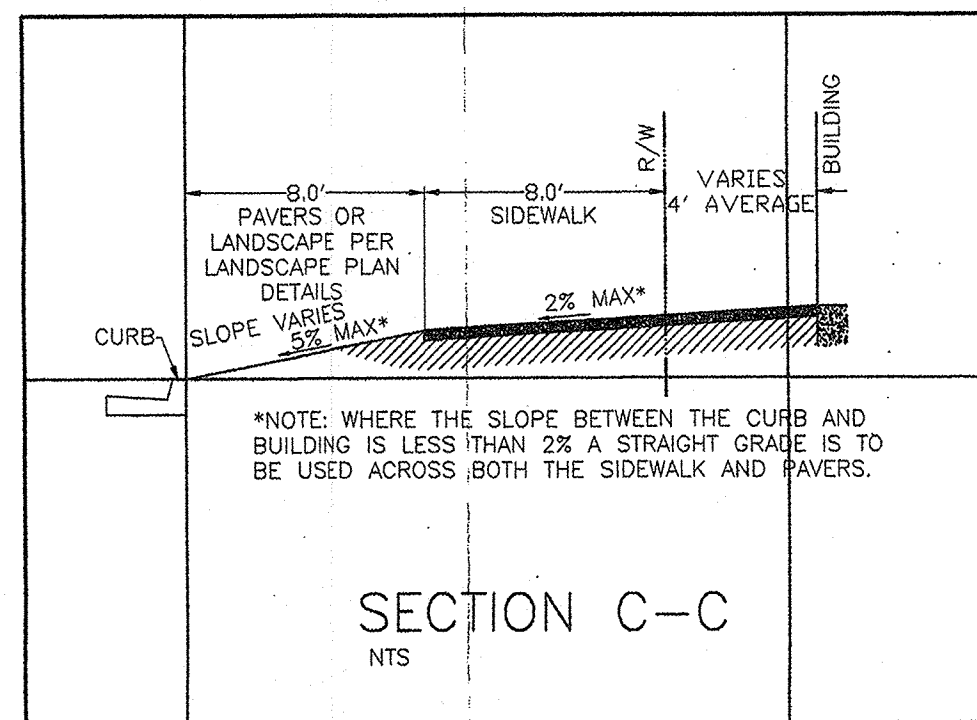
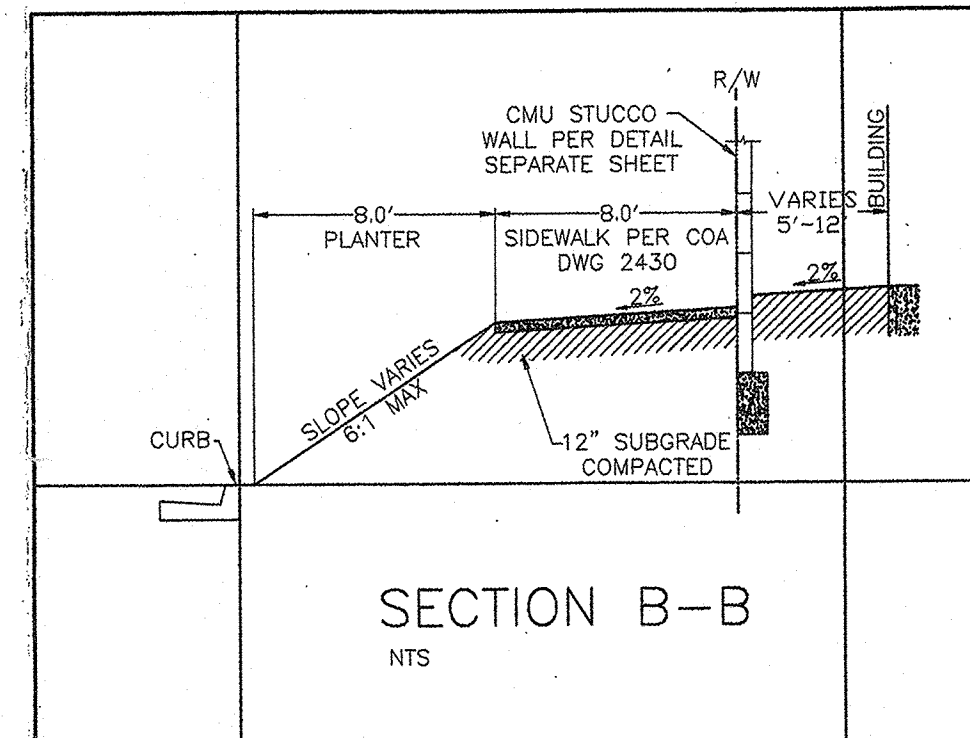
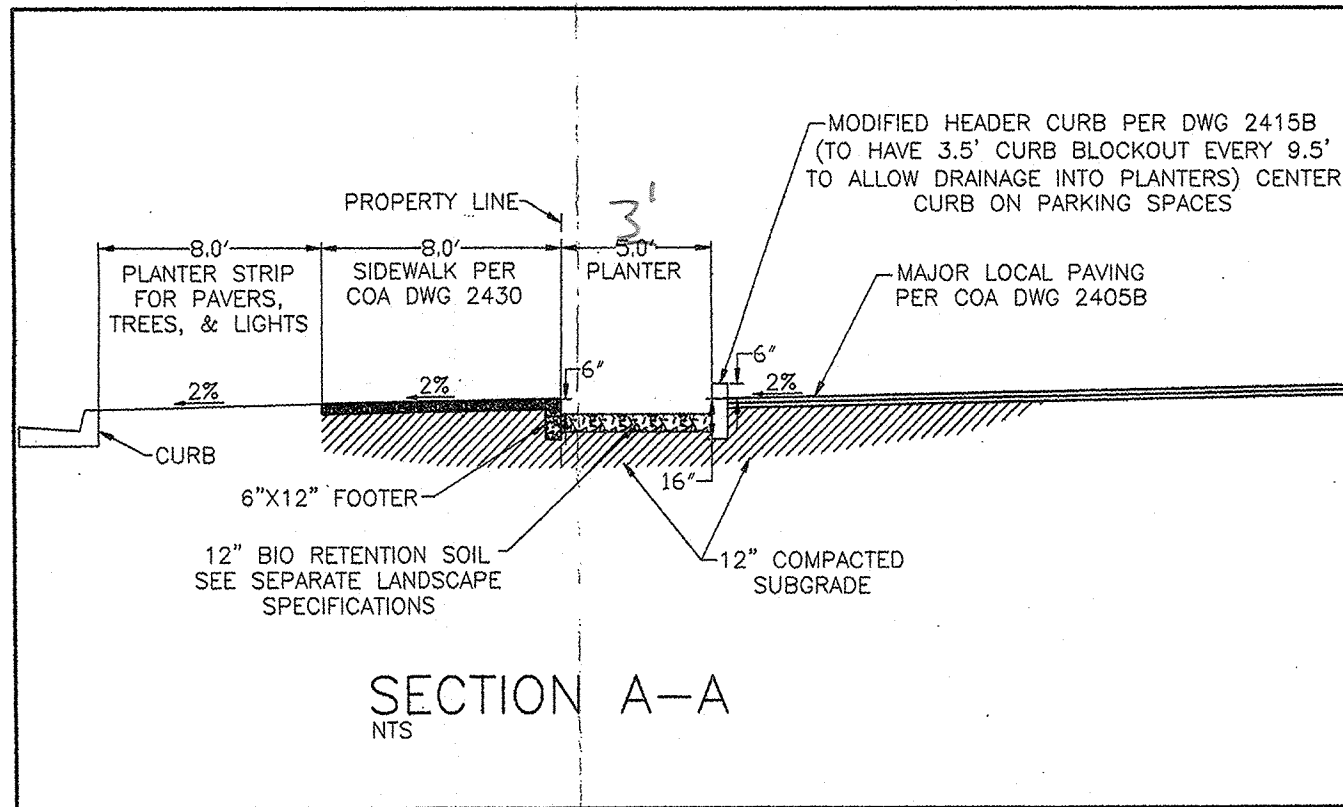
ENGINEER'S CERTIFICATION FOR COMMUNITY CENTER BUILDING 'A' GRADING AND DRAINAGE PLAN

SHEET NUMBER:

NOT FOR CONSTRUCTION

C-1 of 2

24342366.00103



TOWN CENTER MESA DEL SOL Albuquerque, New Mexico

civil engineer
URS Corporation
ONE PARK SQUARE
6501 AMERICAS PARKWAY, NE
SUITE 900
ALBUQUERQUE, NM 87110
(505) 855-7500

Engineer's Certification

I, James D. Hughes, NMPE # 11674, of the firm URS Corporation, Herby Certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 11/7/2007, except as noted below. The record information edited onto the original design document has been obtained by Will Plotner, NMPS # 147271, of the firm Cartesian Surveys Inc. I further certify that I have personally visited the project site on 12/4/2008 and on 1/6/2009 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. As-built elevations are circled. This certification is submitted in support of a request for Temporary Certificate of Occupancy for Community Center Building 'A' only.

Two separate Building Permits on Tract 23 are not included in this certification:

- 1) Aperture Park
- 2) Building 'B'

Both permits remain under construction and will be Certified separately at a later date. Incomplete construction included the landscaping, drive pads and concrete parking area in front of the building (north side of Building 'A'), streetscape within the public right of way along University Boulevard (both east and west sides of Building A), and all flatwork around Building B.

Noteworthy deviations from the approved plan include:

- 1) Inlet #4 and the landscaping on either side had recently been lowered about 4" to conform to section AA on sheet C-2 and the originally planned grate elevation shown on sheet C-1. The inlet grate was missing on 1/6/2009.

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

James D. Hughes NMPE 11674

Date 1-7-09

CONSTRUCTION DOCUMENTS

James D. Hughes
11-07-07
Rev. 1-7-09
J.D.H.

DATE: OCTOBER 15, 2007

ENGINEER'S CERTIFICATION FOR COMMUNITY CENTER BUILDING 'A' GRADING AND DRAINAGE PLAN

SHEET NUMBER:

NOT FOR
CONSTRUCTION

C-2 of 2

JAN 07 2009