

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 ANNEK SITE (TOWN PLAN SCHOOL SHEET) ZONE MAP: R-16DRB#: N/A EPC#: N/A WORK ORDER#: N/ALEGAL DESCRIPTION: TEXT 23 OF THE BULK (AND TRACT FOR MESA DEL SOL FOUNDATION PARK CONTAINING)CITY ADDRESS: 5700 UNIVERSITY WEST BLVD, SE ALBUQUERQUE, NM 87113ENGINEERING FIRM: URS, INC.ADDRESS: 6501 AMERICA'S PARKWAY, SE - SUITE 900CITY, STATE: ALB, NM 87110CONTACT: DOUG HUGHES

PHONE:

ZIP CODE: 855-7535OWNER: MESA TOWN CENTER BUILDING #1, LLC (MESA DEL SOL)ADDRESS: 5700 UNIVERSITY WEST BLVD, SE - SUITE 30CITY, STATE: ALB, NM 87110CONTACT: CHRIS ANDERSON

PHONE:

ZIP CODE: 918-0123ARCHITECT: JOE ANDERSON ARCHITECTSADDRESS: 912 ROMA AVE, NWCITY, STATE: ALB, NM 87102CONTACT: JOE ANDERSON

PHONE:

ZIP CODE: 764-8306SURVEYOR: CARTESIAN SURVEYING, INC.ADDRESS: P.O. BOX 44414CITY, STATE: IRO RANCHO, NM 87174CONTACT: WILL PLOTNER JR.PHONE: 576-7950

ZIP CODE:

CONTRACTOR: KLINGER CONSTRUCTORS, LLCADDRESS: 8701 WASHINGTON ST, NECITY, STATE: ALB, NM 87113CONTACT: SCOTT KINGPHONE: 681-8695

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 PROVIDEDDATE SUBMITTED: Scott King - EM 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.

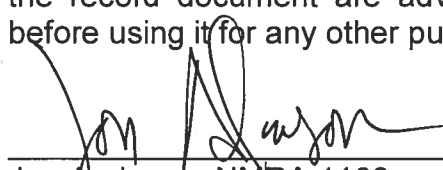
3.3208 ALB AS RECORDED 9.13.07 Book 2007 Page 259.

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.

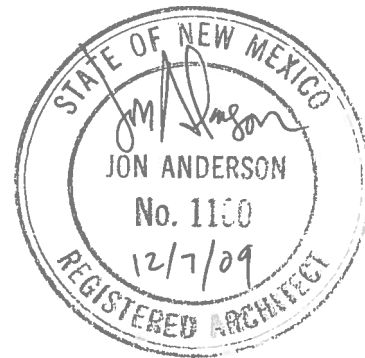
The record information presented heron is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

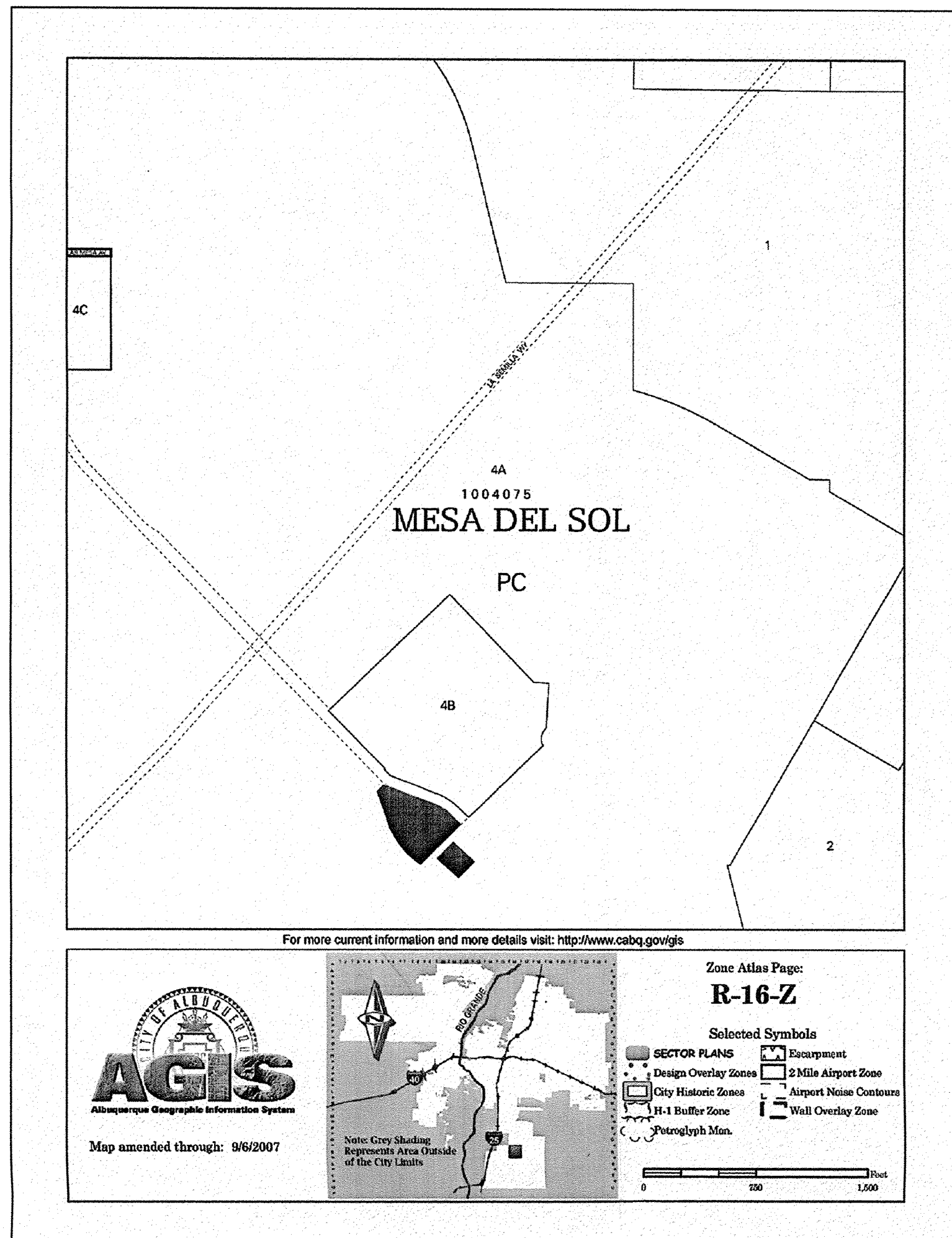


Jon Anderson NMRA 1100

12/7/09

DATE





LEGAL DESCRIPTION

TRACT 23 OF THE BULK LAND PLAT FOR MESA DEL SOL
INNOVATION PARK CONTAINING 3.3268 Ac. AS RECORDED
9/13/07, BOOK 2007C, Pg. 259.

PARKING DATA
CALCULATIONS ARE BASED ON THE MESA DEL SOL LEVEL B PLAN
*BASED ON LEVEL B PLAN -
PROVIDED SPACES ARE BASED ON MARKET DEMAND

AREAS
BUILDING A
TOWN CENTER RETAIL 23,142 SF (net leasable)
TOWN CENTER OFFICE 44,874 SF (net leasable)
BUILDING B
ANNEX - HIGHER EDUCATION 18,748 SF (net leasable)

	PARKING RATIO (PER 1,000 SF)	PARKING SPACES PER MARKET DEMAND
TOWN CENTER RETAIL	4.5	104
TOWN CENTER OFFICE	4.0	179
BLOCK O (FOR BLDG B)	4.0	98
TOTAL		381

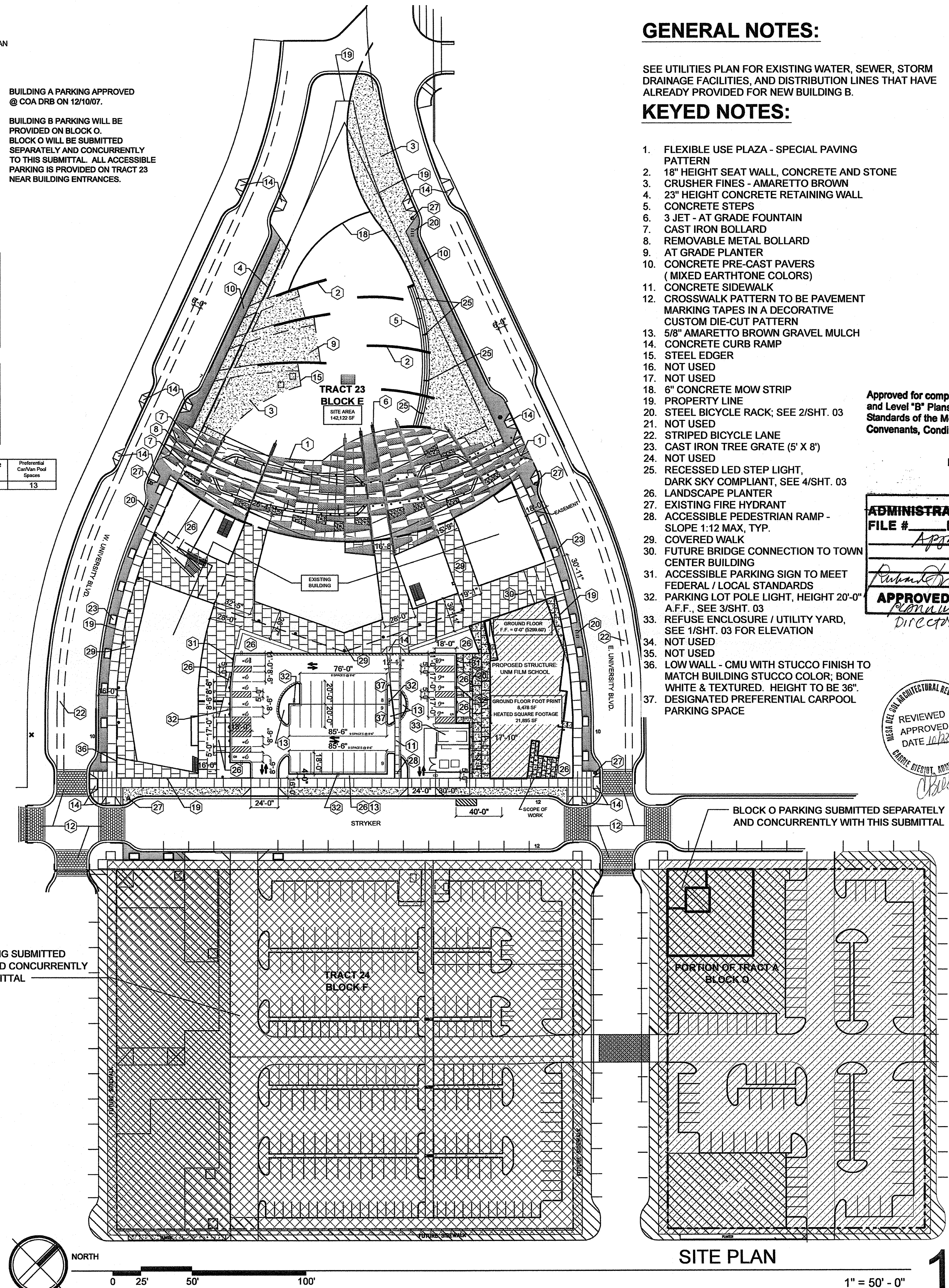
DISTRIBUTION OF SPACES	OFF STREET	ON STREET	TOTAL
TRACT 23	39	46	85
PORTION OF TRACT 24	108	33	141
BLOCK O (FOR BLDG B)	72	24	96
TOTAL			322

FUTURE DEVELOPMENT	OFF STREET	ON STREET	TOTAL
BLOCK F	0	38	38
BLOCK O	0	29	29
TOTAL			67
TOTAL PARKING PROPOSED:			389

REQUIRED ACCESSIBLE SPACES	PROVIDED ACCESSIBLE SPACES	Rq. Bike Spaces	Prov. Bike Spaces	Motorcycle spaces	Preferential Car/Van Pool Spaces
12	12	14	20	8	13

BUILDING A PARKING APPROVED
@ COA DRB ON 12/10/07.

BUILDING B PARKING WILL BE
PROVIDED ON BLOCK O.
BLOCK O WILL BE SUBMITTED
SEPARATELY AND CONCURRENTLY
TO THIS SUBMITTAL. ALL ACCESSIBLE
PARKING IS PROVIDED ON TRACT 23
NEAR BUILDING ENTRANCES.



GENERAL NOTES:

SEE UTILITIES PLAN FOR EXISTING WATER, SEWER, STORM
DRAINAGE FACILITIES, AND DISTRIBUTION LINES THAT HAVE
ALREADY PROVIDED FOR NEW BUILDING B.

KEYED NOTES:

1. FLEXIBLE USE PLAZA - SPECIAL PAVING PATTERN
2. 18" HEIGHT SEAT WALL, CONCRETE AND STONE
3. CRUSHER FINES - AMARETTO BROWN
4. 23" HEIGHT CONCRETE RETAINING WALL
5. CONCRETE STEPS
6. 3 JET - AT GRADE FOUNTAIN
7. CAST IRON BOLLARD
8. REMOVABLE METAL BOLLARD
9. AT GRADE PLANTER
10. CONCRETE PRE-CAST PAVERS (MIXED EARTHTONE COLORS)
11. CONCRETE SIDEWALK
12. CROSSWALK PATTERN TO BE PAVEMENT MARKING TAPES IN A DECORATIVE CUSTOM DIE-CUT PATTERN
13. 5/8" AMARETTO BROWN GRAVEL MULCH
14. CONCRETE CURB RAMP
15. STEEL EDGER
16. NOT USED
17. NOT USED
18. 6" CONCRETE MOW STRIP
19. PROPERTY LINE
20. STEEL BICYCLE RACK; SEE 2/SHT. 03
21. NOT USED
22. STRIPED BICYCLE LANE
23. CAST IRON TREE GRATE (5' X 8')
24. NOT USED
25. RECESSED LED STEP LIGHT, DARK SKY COMPLIANT, SEE 4/SHT. 03
26. LANDSCAPE PLANTER
27. EXISTING FIRE HYDRANT
28. ACCESSIBLE PEDESTRIAN RAMP - SLOPE 1:12 MAX, TYP.
29. COVERED WALK
30. FUTURE BRIDGE CONNECTION TO TOWN CENTER BUILDING
31. ACCESSIBLE PARKING SIGN TO MEET FEDERAL / LOCAL STANDARDS
32. PARKING LOT POLE LIGHT, HEIGHT 20'-0" A.F.F., SEE 3/SHT. 03
33. REFUSE ENCLOSURE / UTILITY YARD, SEE 1/SHT. 03 FOR ELEVATION
34. NOT USED
35. NOT USED
36. LOW WALL - CMU WITH STUCCO FINISH TO MATCH BUILDING STUCCO COLOR; BONE WHITE & TEXTURED. HEIGHT TO BE 36".
37. DESIGNATED PREFERENTIAL CARPOOL PARKING SPACE

Approved for compliance with PC Zoning Level "A" and Level "B" Plans and compliance with the Design Standards of the Mesa del Sol Employment Center Covenants, Conditions & Restrictions.

Architectural Review Committee
Mesa del Sol Employment Center

By: *Carrie Blesiot*, Administrator
Carrie Blesiot, Administrator

ADMINISTRATIVE AMENDMENT
FILE # *10/23/08* PROJECT # *10/23/08*

Approved

APPROVED BY *10/23/08* **DATE**

Director

Observed

REVIEWED ☒ APPROVED ☒ DATE *10/23/08*

ARCHITECTURAL REVIEW COMMITTEE

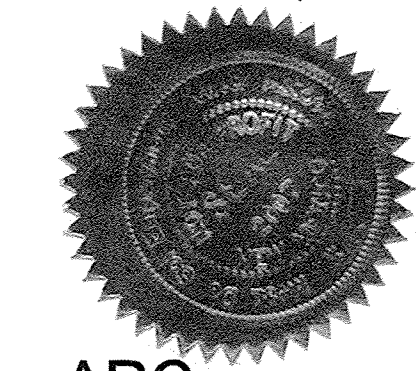
design architect
antoine predock architect PC
300 12th street nw
albuquerque, nm 87102
505 843 7390 p
505 243 6254 f

executive architect
jon anderson architect
912 roma avenue nw
albuquerque, nm 87102
505 764 8306 p
505 764 2879 f

landscape architect
edaw inc
1809 blake street
suite 200
denver, co 80202
303 595 4522 p
303 595 4434 f

civil
us
6501 americas parkway ne
suite 900
albuquerque, nm 87110
505 855 7500 p
505 855 7555 f

MESA DEL SOL
BUILDING B
ALBUQUERQUE, NEW MEXICO



ARC
SUBMITTAL



DATE: SEPTEMBER 9, 2008

SHEET TITLE: SITE PLAN

SHEET NUMBER:

01