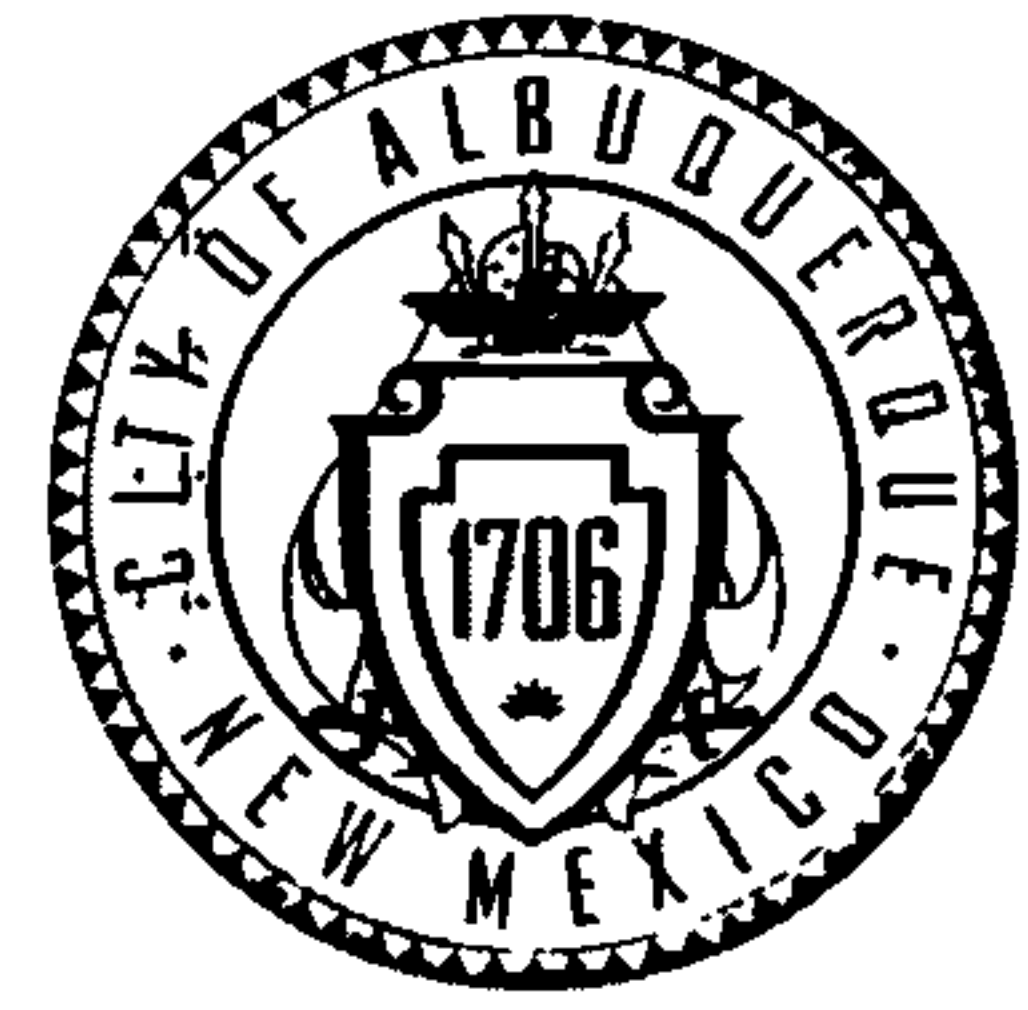


CITY OF ALBUQUERQUE



May 23, 2014

Graeme Means, PE
High Mesa Consulting Group
6010-B Midway Park Blvd NE
Albuquerque, NM 87109

**Re: Southwest Capital Bank, 1410 Central Ave SW
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 5-21-14 (J13D093)
Certification dated: 5-22-14**

Dear Mr. Read,

Based on the Certification received 5/22/2014, the site is acceptable for release of a Certificate of Occupancy by Hydrology.

PO Box 1293

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to: rrael@cabq.gov.

Albuquerque

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

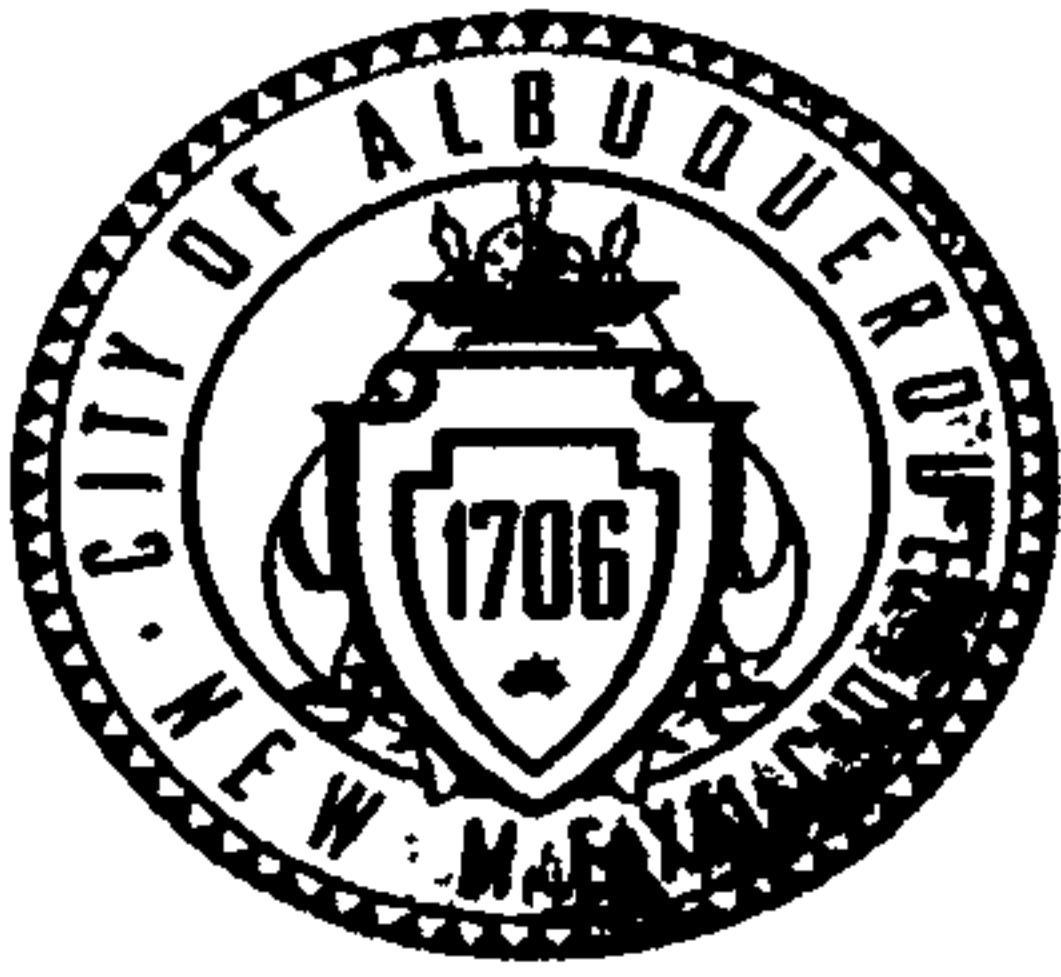
New Mexico 87103

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development and Review Services

RR/RH
C: CO Clerk—Katrina Sigala
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Southwest Capital Bank Building Permit #: _____ City Drainage #: J13/D093
 DRB#: 1009118 EPC#: 12EPC-40002 Work Order#: N/A
 Legal Description: Tract 349-A, MRGCD Map #38 (Unplatted)
 City Address: 1410 West Central Avenue

Engineering Firm: High Mesa Consulting Group Contact: Graeme Means #13676
 Address: 6010-B Midway Park Blvd NE Albuquerque, NM 87109
 Phone#: 505-345-4250 Fax#: _____ E-mail: gmeans@highmesacg.com

Owner: Southwest Capital Bank Contact: Architect
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

Architect: Rohde May Keller McNamara Architecture Contact: Steve Teeters
 Address: 400 Gold Avenue SW, Studio 1100, Albuquerque, NM 87102
 Phone#: 243-5454 Fax#: _____ E-mail: steeters@rmkmarch.com

Surveyor: High Mesa Consulting Group Contact: Chuck Cala, #11184
 Address: 6010-B Midway Park Blvd NE Albuquerque, NM 87109
 Phone#: 505-345-4250 Fax#: _____ E-mail: ccala@highmesacg.com

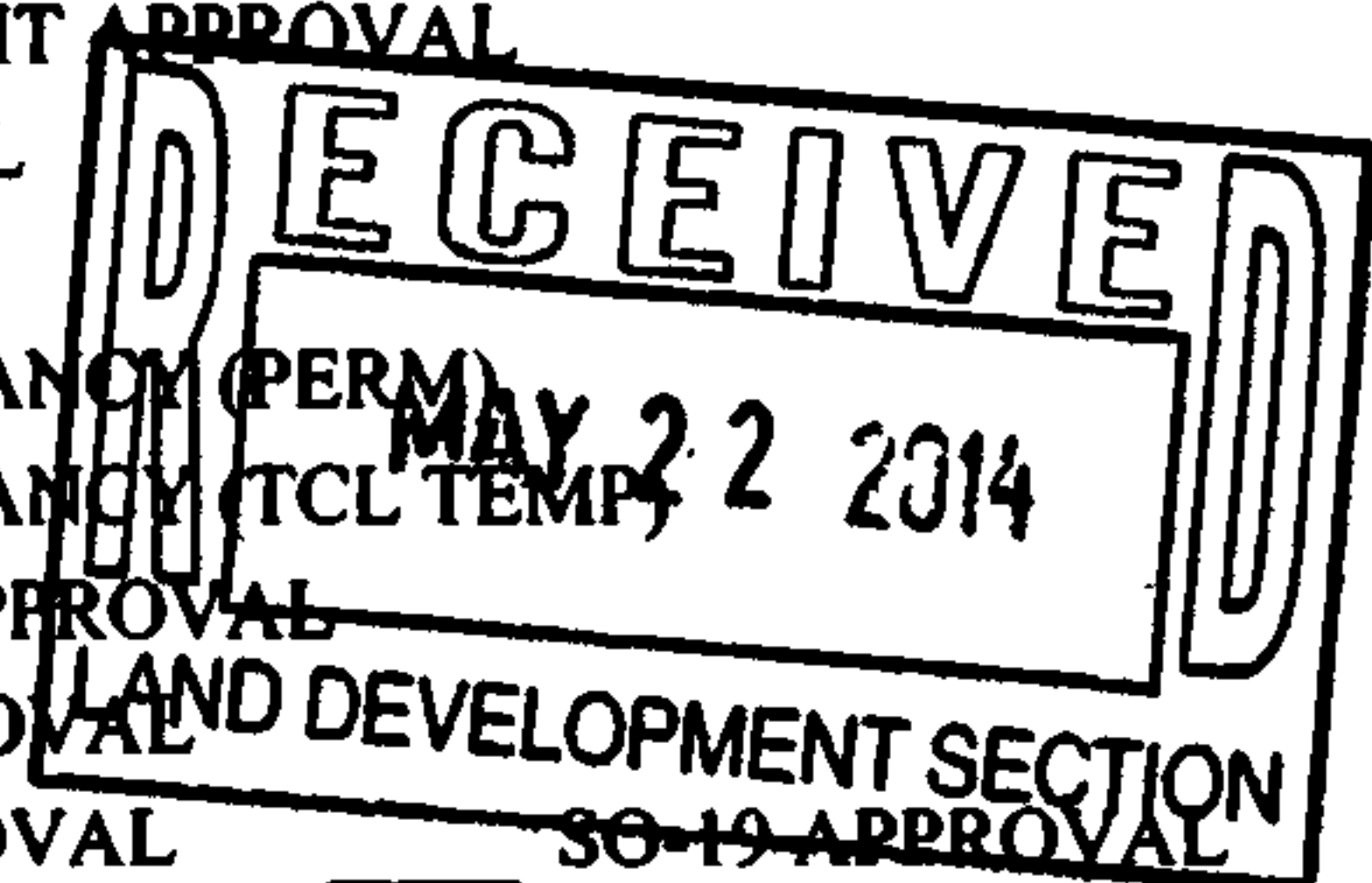
Contractor: HB Construction Contact: Larry Perry, Jr.
 Address: 5301 Beverly Hills NE, Albuquerque, NM 87113
 Phone#: 856-0404 Fax#: _____ E-mail: typ@hbconstruction.com

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☒ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ ENGINEER'S CERT (ESC)
☐ SO-19
☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

DATE SUBMITTED: 5/22/14 By: Justin Schara

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Michel, Racquel M.

From: Michel, Racquel M.
Sent: Friday, May 16, 2014 4:54 PM
To: Connor, Francis; Sigala, Katrina M.; Quintana, Carol S.
Cc: 'Ty Perry'; 'JSchara@highmesacg.com'; 'GMeans@highmesacg.com'; Sims, Timothy E.; Ortiz, Monica
Subject: RE: Extend Certificate of Occupancy for 1410 Central SW for 60 days

This is in regards to the Hydrology approval for 60 day extension of Temporary CO.
Thanks,

Racquel M. Michel, P.E.
City of Albuquerque
Transportation Development
505-924-3630
rmichel@cabq.gov

From: Michel, Racquel M.
Sent: Friday, May 16, 2014 4:52 PM
To: Connor, Francis; Sigala, Katrina M.; Quintana, Carol S.
Cc: 'Ty Perry'; 'JSchara@highmesacg.com'; 'GMeans@highmesacg.com'; Sims, Timothy E.; Ortiz, Monica
Subject: Extend Certificate of Occupancy for 1410 Central SW for 60 days

Francis,
Can you please extend the Temp CO for 1410 Central SW (SW Capital Bank) for an additional 60 days Per Bryan Wolfe. Let me know if you have any questions.
Thanks,

Racquel M. Michel, P.E.
City of Albuquerque
Transportation Development
505-924-3630
rmichel@cabq.gov

From: Ty Perry [<mailto:typ@hbconstruction.com>]
Sent: Friday, May 16, 2014 4:43 PM
To: Michel, Racquel M.
Subject: Fwd: Proceed with 30-day Certificate of Occupancy for 1410 Central SW

Larry (Ty) Perry II
HB Construction
General Superintendent
505-228-7919
typ@hbconstruction.com

Begin forwarded message:

From: Justin Schara <JSchara@highmesacg.com>
Date: May 16, 2014 at 2:25:53 PM MDT
To: Ty Perry <typ@hbconstruction.com>
Subject: FW: Proceed with 30-day Certificate of Occupancy for 1410 Central SW

FYI



Justin D. Schara, E.I.

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesacg.com

Phone: 505.345.4250
Fax: 505.345.4254
jschara@highmesacg.com

From: Wolfe, Bryan K. [<mailto:BWolfe@cabq.gov>]
Sent: Friday, May 16, 2014 2:23 PM
To: Sims, Timothy E.; Cherne, Curtis
Cc: Justin Schara; Ortiz, Monica; Graeme Means; Biazar, Shahab
Subject: RE: Proceed with 30-day Certificate of Occupancy for 1410 Central SW

Tim and/or Curtis,
Please give another 60-day temp for the above-mentioned project.
Any questions, let me know.
Thank you,
Bryan

From: Graeme Means [<mailto:GMeans@highmesacg.com>]
Sent: Friday, May 16, 2014 11:57 AM
To: Wolfe, Bryan K.
Cc: Justin Schara; Sims, Timothy E.; Ortiz, Monica; Cherne, Curtis
Subject: RE: Proceed with 30-day Certificate of Occupancy for 1410 Central SW

Brian

The contractor has addressed their deficiencies, we have re-surveyed and verified, and we are working to have the plan drafted and submitted sometime next week. In the meantime, the 30-Day temp will expire on Sunday. Could we please have an extension?

Call me if you have any questions or comments, or if you need any additional information.

Thanks,

Graeme



•
•
•
•

J. Graeme Means, P.E.
Principal

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesacg.com

Phone: 505.345.4250
Fax: 505.345.4254
gmeans@highmesacg.com

We invite you to visit our updated website at www.highmesacg.com

From: Wolfe, Bryan K. [<mailto:BWolfe@cabq.gov>]
Sent: Friday, April 18, 2014 1:43 PM
To: Sims, Timothy E.; Ortiz, Monica
Cc: Graeme Means
Subject: Proceed with 30-day Certificate of Occupancy for 1410 Central SW

Tim and Monica,
You may proceed with a 30-day temporary Certificate of Occupancy for 1410 Central SW.
Thank you,

Bryan Wolfe, P.E.
City Engineer

Development Review Services Division
Planning Department
City Of Albuquerque
600 2nd Street NW
Albuquerque, New Mexico 87102
(505) 924-3999

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

April 18, 2014

Mark Rhode, R.A.
RMKM Architecture P.C.
400 Gold Ave. SW, Studio 1100
Albuquerque, NM 87102


Re: South West Capital Bank, 1410 Central Ave
Certificate of Occupancy – Transportation Development
Architect's Stamp dated 5-11-12 (J13-D093)
Certification dated 4-17-14

Dear Mr. Rohde,

Based upon the information provided in your submittal received 04-17-14, 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.

Transportation is asking for an electronic copy, in PDF format, of this certification for our records. This PDF file can be e-mailed to rmichel@cabq.gov. If you have any questions, please contact me at (505)924-3630.

Sincerely,


Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: SW CAPITAL BANK NEW HUNTING CIRCLE BRANCH BUILDING Building Permit #: _____ City Drainage #: J13D093

DRB#: 12DRB-70133 EPC#: 12EPC-40002 Work Order#: _____

Legal Description: _____

City Address: 1410 CENTRAL AVE, ALBUQUERQUE NM 87053

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: (MARK ROLDE) RMKM ARCHITECTURE P.C. Contact: MARK ROLDE

Address: 400 GOLD AVE SW, SUITE 1100, ALBUQUERQUE NM 87102

Phone#: 243-5854 Fax#: 243-5858 E-mail: myrolde@rmkmarch.com

E-mail: stectors@rmkmarch.com

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

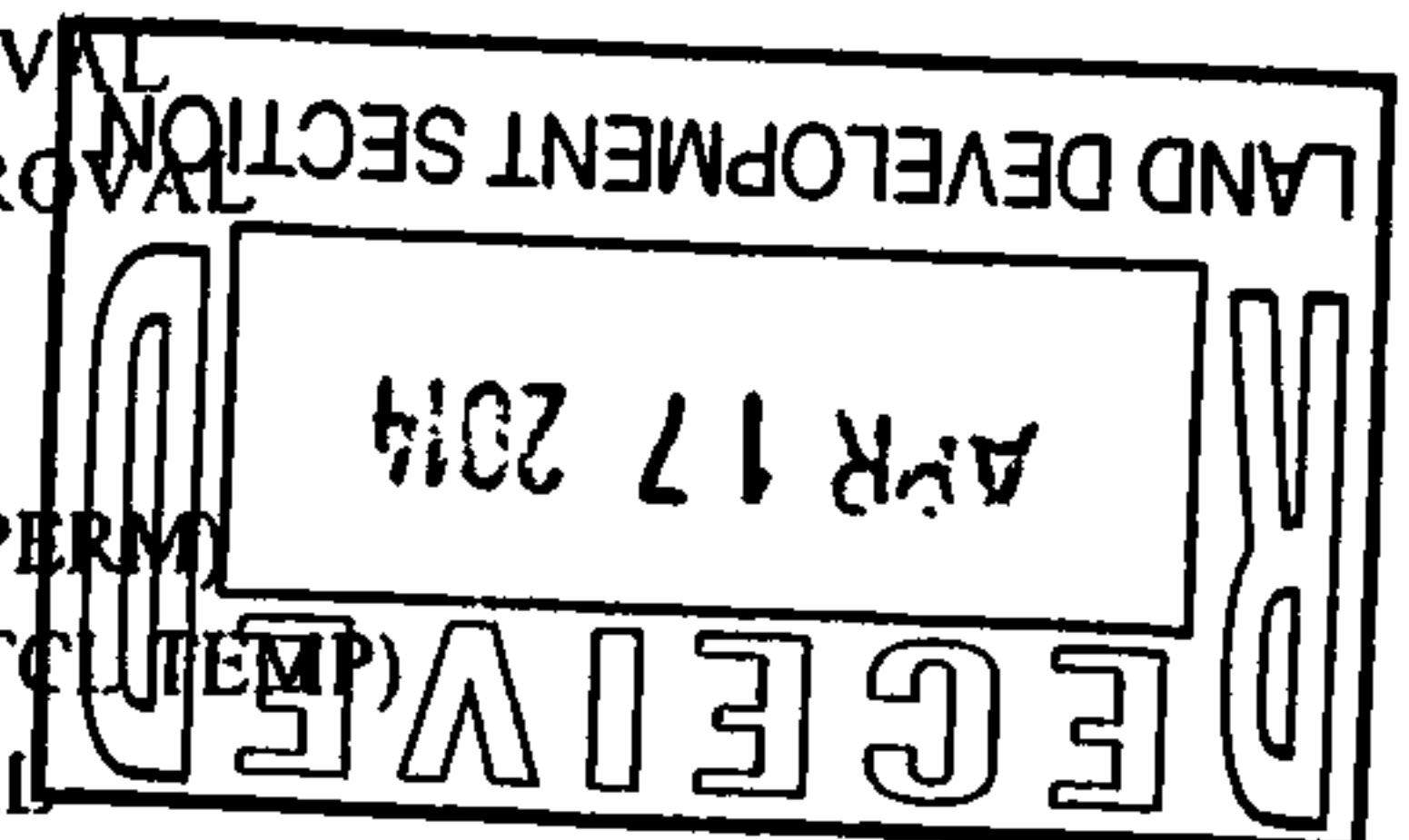
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL/TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes _____ No _____ Copy Provided _____

DATE SUBMITTED: 4-17-14 By: [Signature]

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
- 4 **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

RMKM

CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY – 1410 CENTRAL AVENUE,
ALBUQUERQUE, NM 87104.

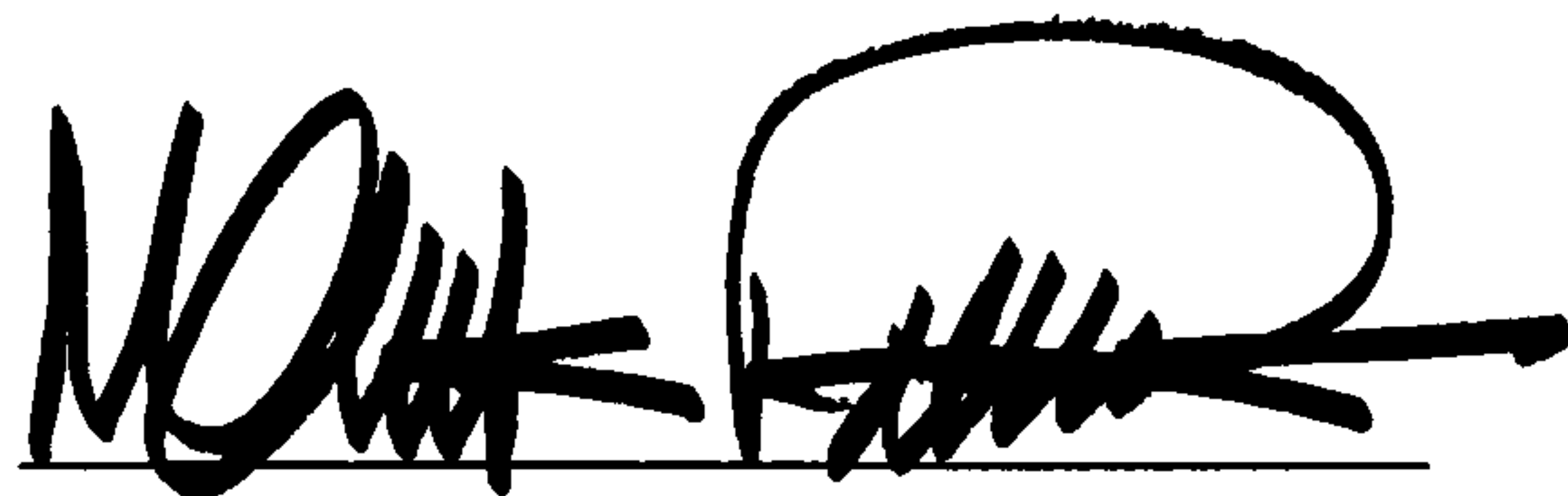
TRAFFIC CERTIFICATION

I, MARK ROHDE, NMRA #1465, OF THE FIRM RMKM ARCHITECTURE, P.C., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 05-11-2012. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY MARTIN LOVATO OF THE FIRM HB CONSTRUCTION. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 04-17-2014 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE 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 PERMANENT CERTIFICATE OF OCCUPANCY.

<LIST EXCEPTIONS, IF ANY

See attached plan with comments in red.>

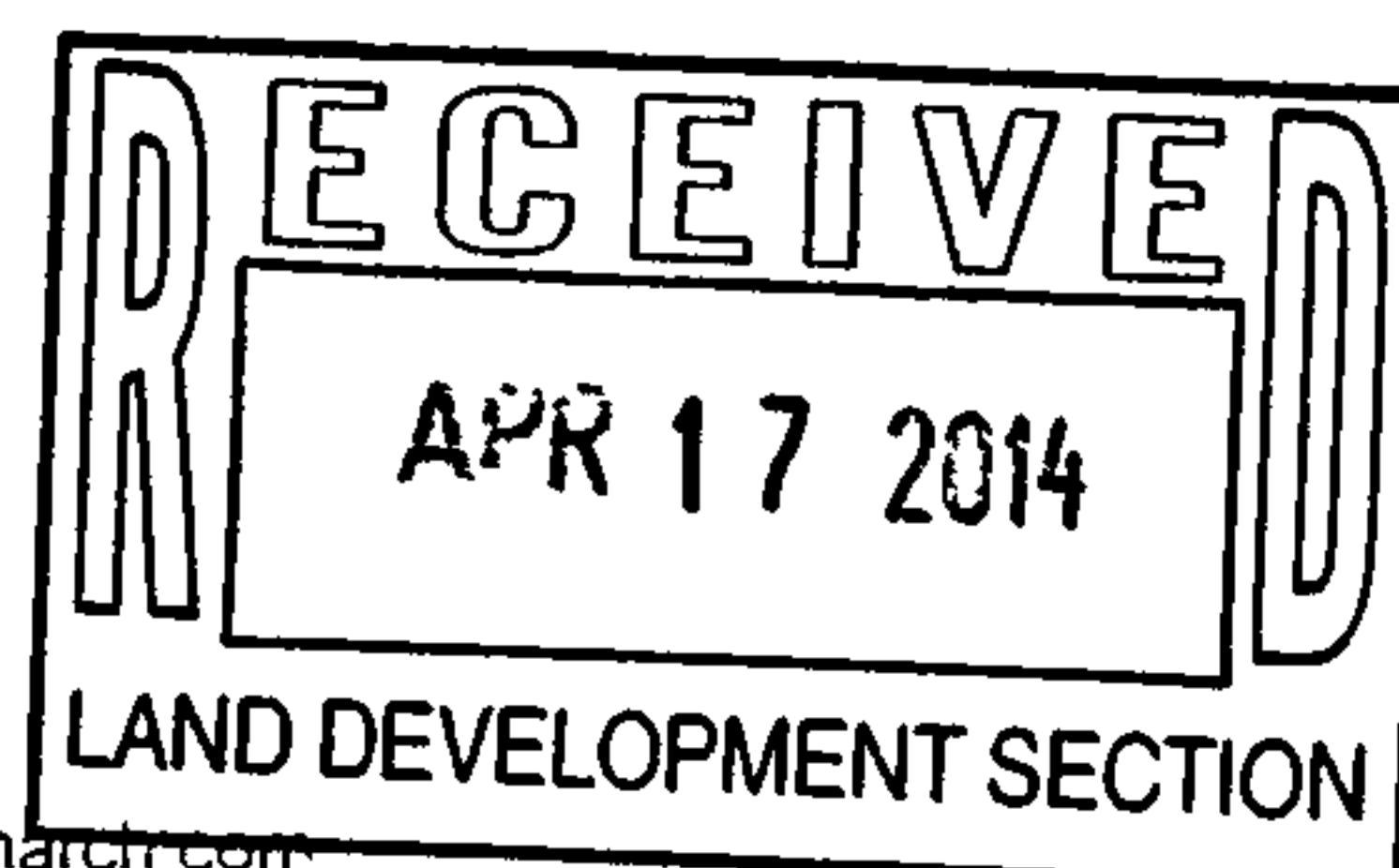
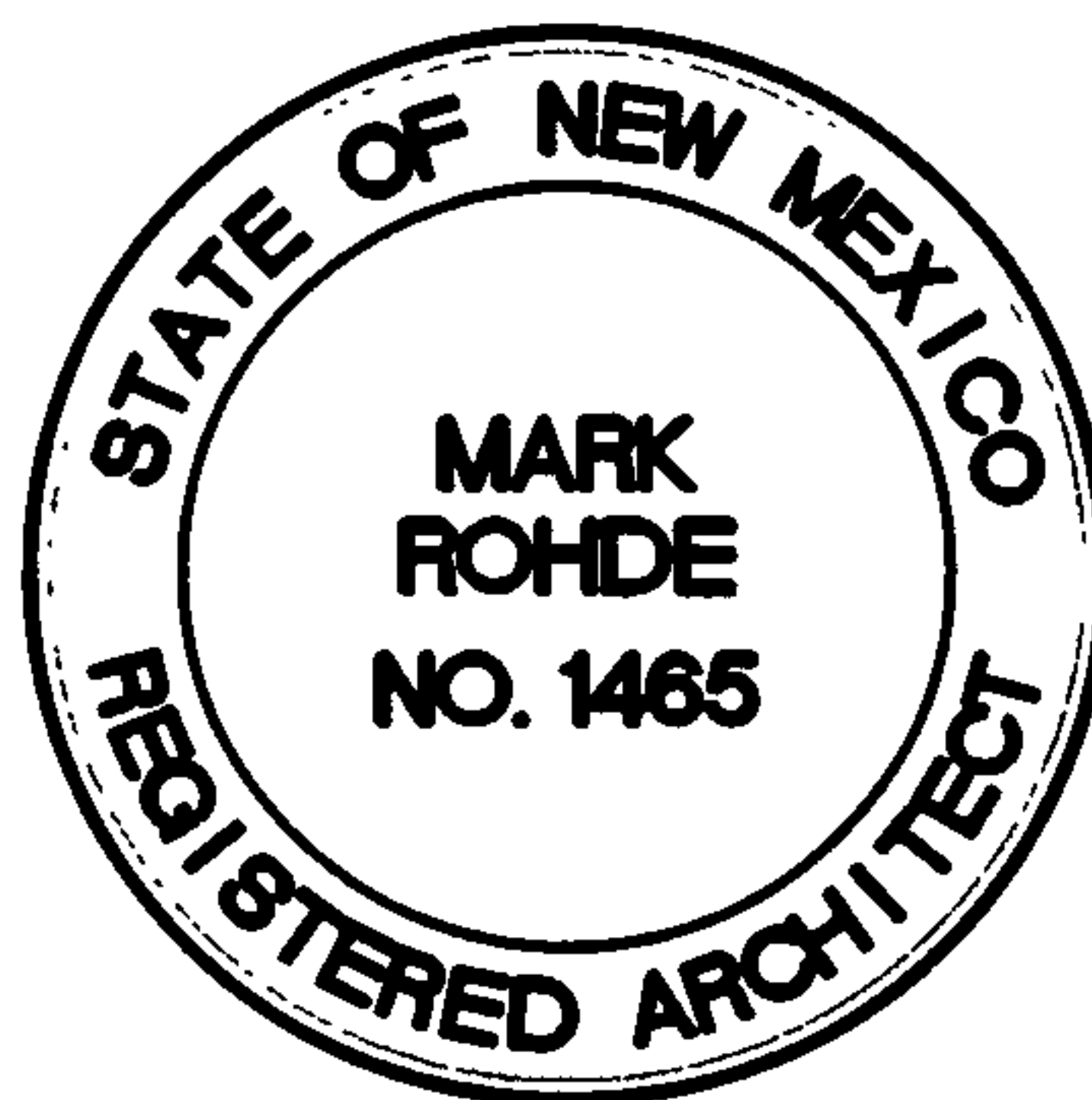
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



Signature of Engineer or Architect

17 APR. 2014

Date



CITY OF ALBUQUERQUE



February 12, 2013

J. Graeme Means, P.E.
High Mesa Consulting Group
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

**Re: Southwest Capital Bank,
Grading & Drainage Plan
Engineer's Stamp dated 1/21/13 (J13/D093)**

Dear Mr. Means,

Based upon the information provided in your submittal received 1-24-13, the above referenced plan is approved for Building Permit and SO-19 permit. This project requires a Topsoil Disturbance Permit since it is disturbing $\frac{3}{4}$ of an acre or more.

To obtain a permanent Certificate of Occupancy, the storm drain work (individualize) in the City ROW must be inspected and accepted. Please contact Jason Rodriguez, 235-8016, to schedule an inspection.

Please attach a copy of this approved plan to the construction sets when submitting for a building permit. If the approved plan is not attached to the construction set, Hydrology will reject the construction set for building permit.

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 or Rudy Rael at 924-3977.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

RR/SB
C: Antoinette Baldonado, Excavation and Barricading
e-mail

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/06 - KDM)

PROJECT TITLE: Southwest Capital Bank ZONE ATLAS/DRNG. FILE #: J-13 / 1093
 DRB #: 1009118 EPC #: 12EPC-40002 WORK ORDER #:

LEGAL DESCRIPTION: Tract 349-A, MRGCD Map #38 (Unplatted)
 CITY ADDRESS: 1410 West Central Avenue

ENGINEERING FIRM: High Mesa Consulting Group CONTACT: Graeme Means, NMPE 13676
 ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Southwest Capital Bank CONTACT: Architect
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Rohde May Keller McNamara Architecture CONTACT: Stephen Teeters
 ADDRESS: 400 Gold Ave SW, Studio 1100 PHONE: (505) 243-5454
 CITY, STATE: Albuquerque, NM ZIP CODE: 87102

SURVEYOR: High Mesa Consulting Group CONTACT: Charles Cala, NMPS 11184
 ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

CONTRACTOR: HB Construction CONTACT: Mike Brown
 ADDRESS: 5301 Beverly Hills NE PHONE: (505) 856-0404
 CITY, STATE: Albuquerque, NM ZIP CODE: 87113

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st 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: SECTOR PERMIT)

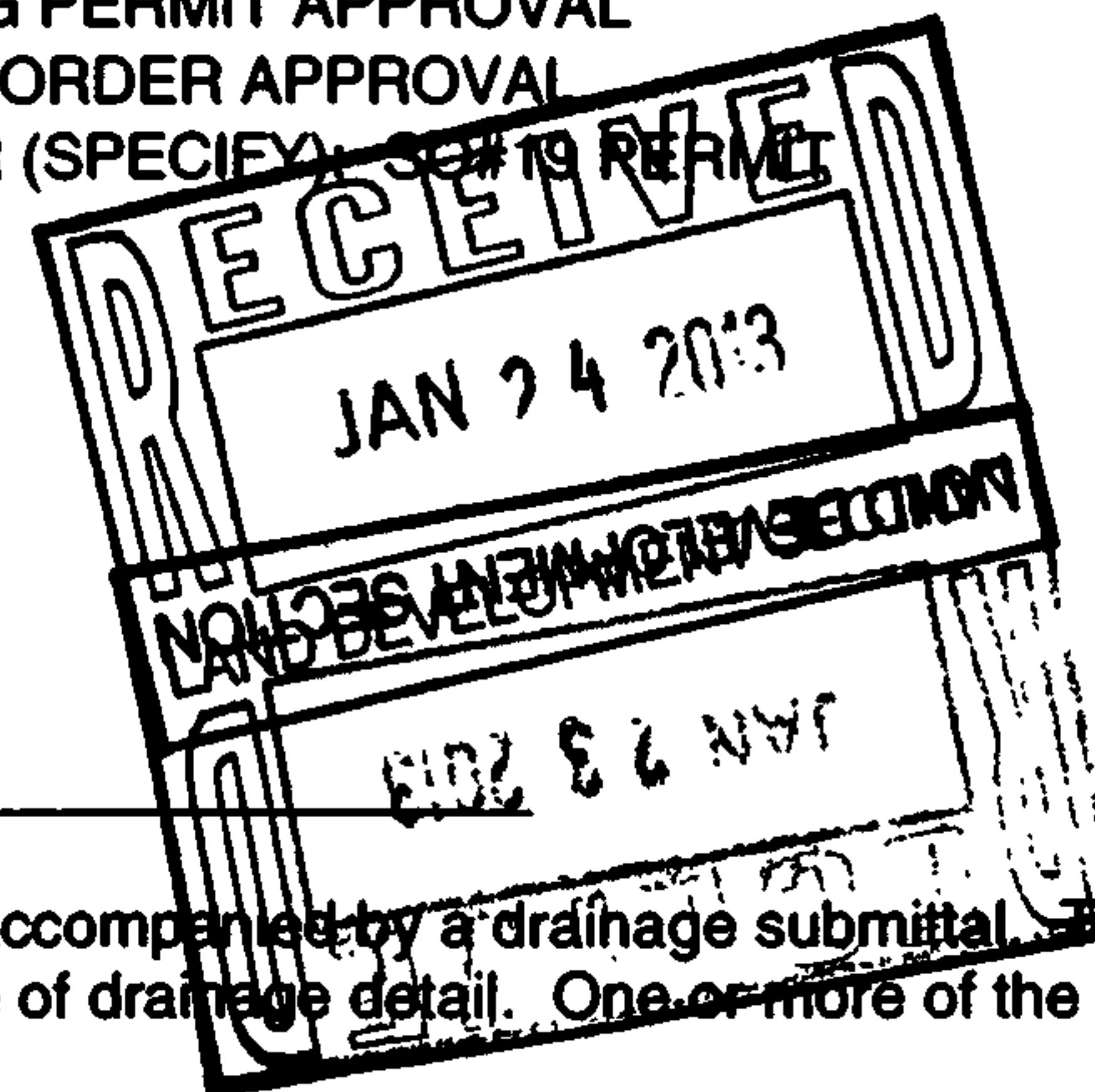
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 01-21-13 BY: Justin Schara

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.



Sims, Timothy E.

From:	Wolfe, Bryan K.
Sent:	Friday, April 18, 2014 1:43 PM
To:	Sims, Timothy E.; Ortiz, Monica
Cc:	Graeme Means (gmeans@highmesacg.com)
Subject:	Proceed with 30-day Certificate of Occupancy for 1410 Central SW

Tim and Monica,
You may proceed with a 30-day temporary Certificate of Occupancy for 1410 Central SW.
Thank you,

Bryan Wolfe, P.E.
City Engineer

Development Review Services Division
Planning Department
City Of Albuquerque
600 2nd Street NW
Albuquerque, New Mexico 87102
(505) 924-3999

Rael, Rudy E.

From: Rodriguez, Jason T.
Sent: Tuesday, April 15, 2014 2:47 PM
To: Rael, Rudy E.
Cc: Biazar, Shahab; Sims, Timothy E.
Subject: RE: SO-19 (J13/D093)

Southwest Capital Bank, I talked with Mr. Parry the on site PM and his night crew is going to tack weld the bolts and paint the plate. The culvert is built out to the R.O.W. line and is a pass. If you need any thing more let mw know

Jason C.O.A. Storm Maintenance

From: Rael, Rudy E.
Sent: Tuesday, April 15, 2014 11:50 AM
To: Rodriguez, Jason T.
Subject: RE: SO-19 APPROVAL.

Sounds good.

Rudy E. Rael, CE
Engineer Assistant, Planning Dept.
Development & Review Services
600 2nd St. NW Suite 201
Albuquerque NM 87102
(505) 924-3977

From: Rodriguez, Jason T.
Sent: Tuesday, April 15, 2014 11:49 AM
To: Rael, Rudy E.
Subject: RE: SO-19 APPROVAL.

OK I will go this afternoon

From: Rael, Rudy E.
Sent: Tuesday, April 15, 2014 11:46 AM
To: Rodriguez, Jason T.
Subject: RE: SO-19 APPROVAL.

I believe it is complete. I have not gone out and checked the site, I was waiting on your reply.

Rudy E. Rael, CE
Engineer Assistant, Planning Dept.
Development & Review Services
600 2nd St. NW Suite 201
Albuquerque NM 87102
(505) 924-3977

From: Rodriguez, Jason T.
Sent: Tuesday, April 15, 2014 11:45 AM
To: Rael, Rudy E.
Subject: RE: SO-19 APPROVAL.

Hi Rudy no I have not seen the culvert I talked with a Dave Feld Kamp about 2 weeks ago he was the concrete foremen and he had his forms set but did not have them to the R.O.W. line so I told him he can extend it later and dowel in at the sidewalk. Is the culvert complete?

From: Rael, Rudy E.
Sent: Tuesday, April 15, 2014 8:39 AM
To: Rodriguez, Jason T.
Subject: SO-19 APPROVAL.

Hello Jason. Did you approve the SO-19 permit for Southwest Capital Bank located at 1410 Central Ave SW?

Rudy E. Rael, CE
Engineer Assistant, Planning Dept.
Development & Review Services
600 2nd St. NW Suite 201
Albuquerque NM 87102
(505) 924-3977

HIGH MESA Consulting Group

2011.034.2
January 21, 2013

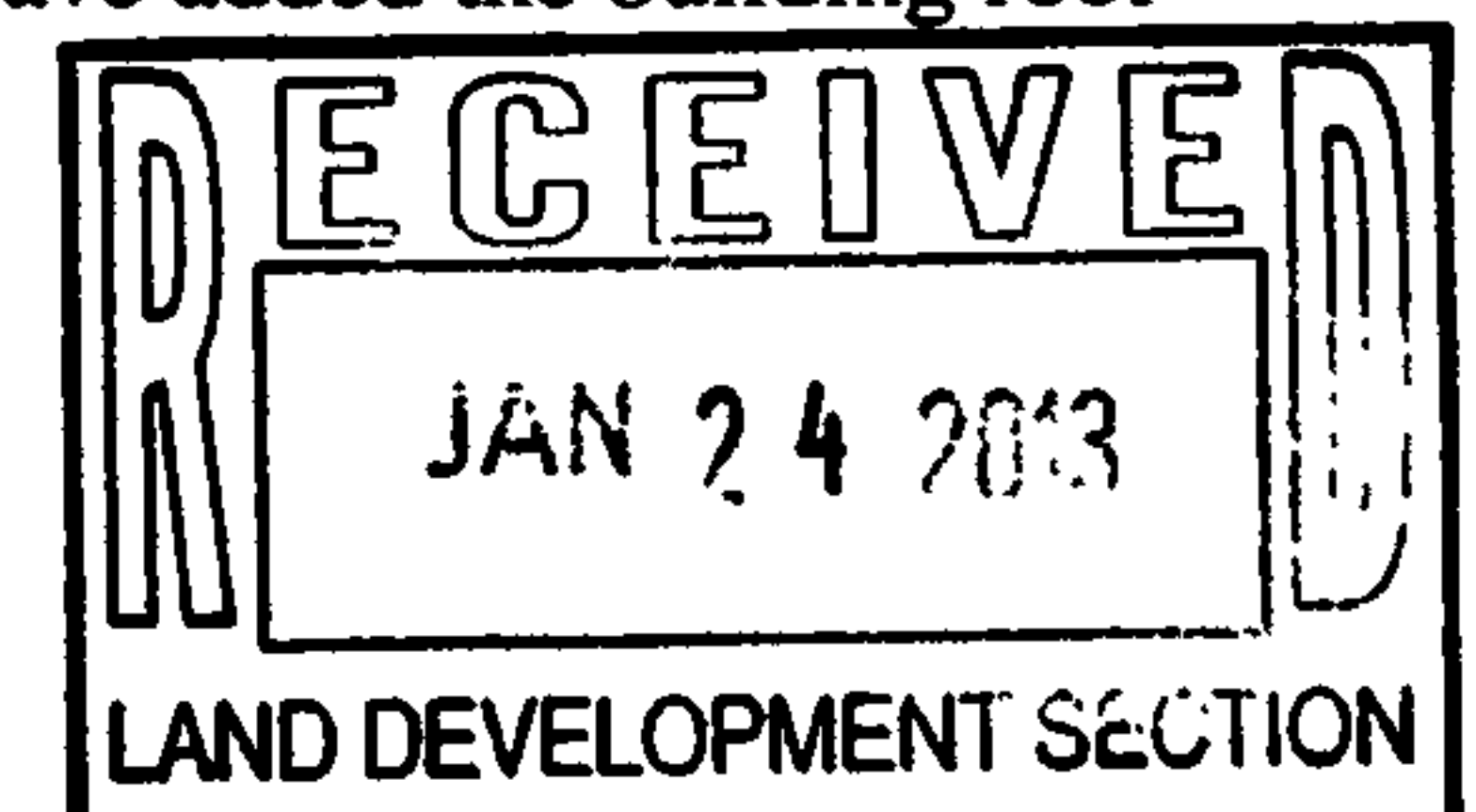
Mr. Shahab Biazar, P.E.
Senior Engineer
Planning Department
Development and Building Services
City of Albuquerque

Re: Southwest Capital Bank Grading & Drainage Plan – Hydrology Comments (J13/D093)

Dear Shahab,

We have addressed your comments received January 16, 2013 in regards to the Southwest Capital Bank Grading & Drainage Plan submitted for Building Permit and SO-19. We have copied your comments here in red, with our responses immediately following each comment.

- All landscape areas are to be depressed. At the NW corner why not get rid of the berm, depress the landscape and move the basin line to the back of curb and add a sidewalk culvert.
 - This berm was provided to satisfy a zoning and EPC requirement to screen drive-through vehicle headlights from Central. We have attached the EPC comments from April 16, 2012 for your reference.
 - We have depressed the landscaped area in Basin 1 between the public sidewalk and the private sidewalk to create a small water harvesting area. In addition, we depressed the landscaped area between the SE corner of the building and the parking lot to increase water harvesting potential.
- Flows are not allowed to exit the site over a public sidewalk. The flows from basin 1 and part of basin 2 seem to be flowing over the public sidewalk.
 - We have depressed the landscaped area in Basin 1 to water harvest the runoff that falls in this area. The runoff from this area will be negligible due to the small size of the basin and the landscaped nature of the basin.
- Are the flows in basin 2 retained or detained? If retained, where is the emergency over flow and at what rate? If detained, what are the roof drain bubblers attached to for exiting flows? Would the roof drain bubblers function better if surrounded by gravel and not concrete?
 - The flows in Basin 2 are retained. We have added a 2' curb opening to serve as an emergency overflow from the pond in Basin 2 that will have a release rate of 2.1 cfs, greater than the Q100 = 0.7 cfs of Basin 2
 - The concrete collars around the roof drain bubblers were a design feature for maintenance requested by the owner and architect. The remaining pond will be gravel lined to promote infiltration.
- Are the roof drains attached directly to the drainage system?
 - Yes, the roof drains will connect directly to the drainage system. We have added the building roof drain locations for clarity.



Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E.

- The second graph shows that the first flows are existing at $t = 0$ hrs and retaining at $t = .15$ hrs. Is the table labeled wrong?
 - The second graph is for a detention pond in Basin 3. The water will freely release at $t = 0$ hrs and will begin to be detained at $t = 0.15$ hrs when the controlled discharge capacity of the curb opening is reached and runoff begins to be detained within the parking lot.
- Provide pond volume calculations.
 - We have provided average end-area calculations for the retention and detention ponds onsite. There are several small depressed areas that will also retain a minor amount of runoff, but the calculations for this project do not include these areas.

Please review these responses to your comments at your earliest convenience. If you should have any questions or other concerns on any aspect of this project, please do not hesitate to contact me.

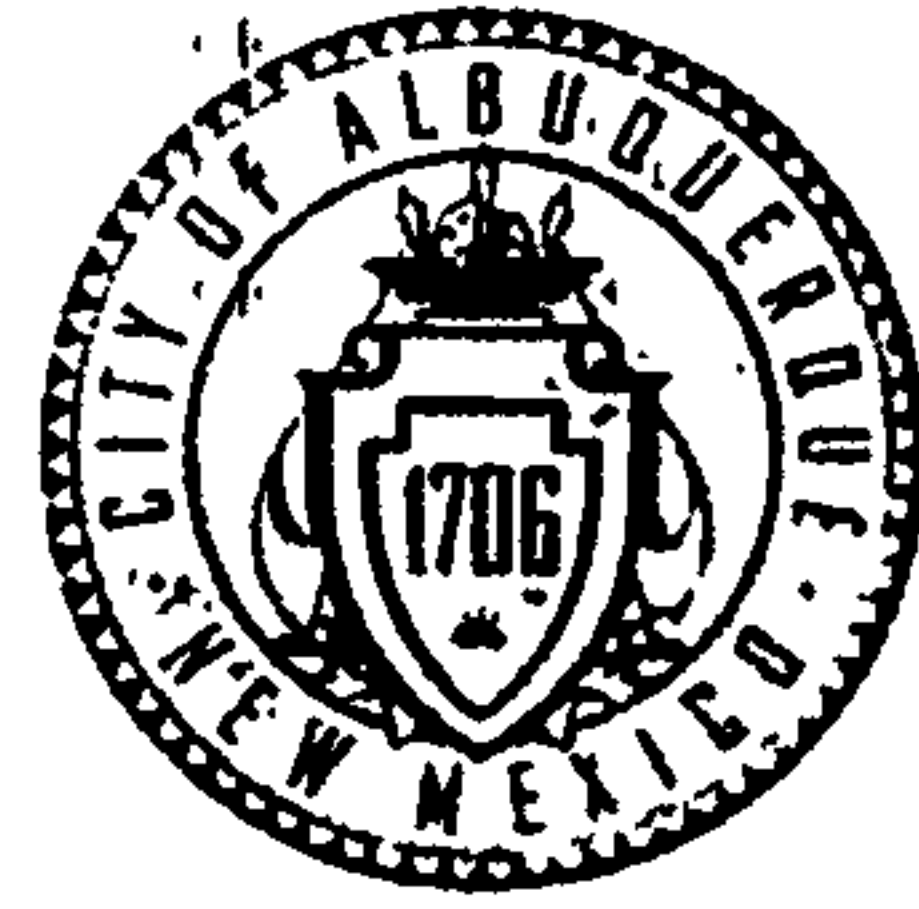
Sincerely,

HIGH MESA CONSULTING GROUP


Justin Schara, EI

Xc: Stephen Teeters, RMKM Architecture

CITY OF ALBUQUERQUE



January 16, 2013

J. Graeme Means, P.E.
High Mesa Consulting Group
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

**Re: Southwest Capital Bank,
Grading & Drainage Plan
Engineer's Stamp dated 1/11/13 (J13/D093)**

Dear Mr. Means,

Based upon the information provided in your submittal received 1-1-13, the above referenced plan can not be approved for Building Permit or SO-19 until the following comments are addressed.

- All landscape areas are to be depressed. At the NW corner why not get rid of the berm, depress the landscape and move the basin line to the back of curb and add a sidewalk culvert.
- Flows are not allowed to exit the site over a public sidewalk. The flows from basin 1 and part of basin 2 seem to be flowing over the public sidewalk.
- Are the flows in basin 2 retained or detained. If retained where is the emergency over flow and at what rate? If detained what are the roof drain bubblers attached to for exiting flows? Would the roof drain bubblers function better if surrounded by gravel and not concrete?
- Are the roof drains attached directly to the drainage system?
- The second graph shows that the first flows are exiting at time $t = 0$ hrs and retaining at $t = .15$ hrs. Is the table labeled wrong?
- Provide pond volume calculations.

PO Box 1293

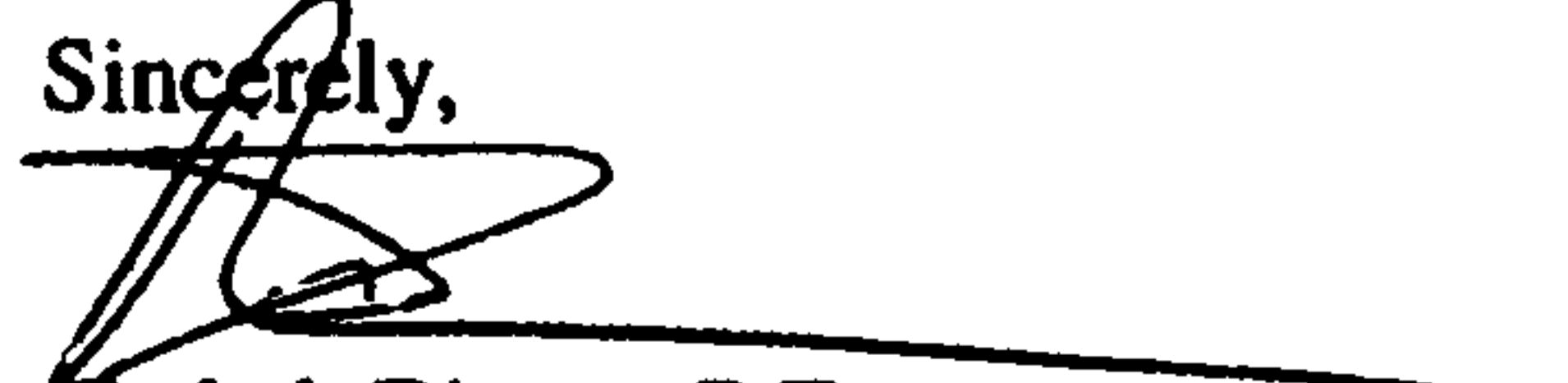
Albuquerque

NM 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,


Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

RR/SB
C: e-mail

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

April 16, 2012

Greg Levensen
622 Douglas Ave
Las Vegas, NM 87701

Project # 1009118
12EPC-40002 Site Development Plan for
Building Permit

LEGAL DESCRIPTION:

Mark Rohde, agent for Greg Levensen, requests the above action for all or a portion of Tract 349-A, MRGCD Map 38, located on 15th Street between Central Avenue and San Cristobal Road, containing approximately 1 acre. Randall Falkner, Staff Planner

PO Box 1293

Albuquerque

On April 12, 2012, the Environmental Planning Commission voted to **APPROVE** Project 1009118 / 12EPC-40002, a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

NM 87103

FINDINGS:

www.cabq.gov

1. This is a request for a site development plan for building permit for Tract 349-A, MRGCD Map 38, a site of approximately 1 acre, located on 15th Street, between Central Avenue and San Cristobal Road N.W.
2. The applicant intends to build a two-story 8,200 square foot bank building on the vacant lot at the southeast corner of Central and 15th Street.
3. The subject site is zoned SU-2 CLD (Commercial/Low Density Apartment). The proposed use (bank) is listed as a permissive use under the zoning description in the Huning Castle and Raynolds Addition Sector Development Plan (HCRASDP)
4. The EPC is hearing the case because the Huning Castle and Raynolds Addition Sector Development Plan states that "a site development plan and preliminary landscaping plan shall be submitted for approval by the Planning Commission for

OFFICIAL NOTICE OF DECISION

Project #1009118

April 12, 2012

Page 2 of 7

new development on any site in this zone." The applicant has provided a site development plan for building permit and a landscaping plan.

5. The site is located within the Established Urban Area of the Comprehensive Plan and within the boundaries of the Huning Castle and Raynolds Addition Sector Development Plan, and the Central Avenue Streetscape Urban Design Master Plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the Huning Castle and Raynolds Addition Sector Development Plan, the Central Avenue Streetscape Urban Design Master Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers applicable policies of the Comprehensive Plan and the Huning Castle and Raynolds Addition Sector Development Plan, including the following:
 - a. Established Urban Policy II.B.5d – The location, intensity, and design of the new development respects existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern. The building does not exceed 46 feet and falls within the 25 degree angle plane as required by the HCRASDP. The proposed bank building is a similar height (41 feet) to the neighboring three-story apartment building directly to the west (40'8"). Abundant landscaping and a 3' 6" tall earth berm are being provided to shield the building, the drive-through lane and drive-up window from the street.
 - b. Established Urban Policy II.B.5i – The request will complement residential areas and has been designed to minimize the adverse effects of noise, lighting, pollution, and traffic on residential environments.
 - c. Established Urban Policy II.B.5j – The request will provide commercial development in an area that is already zoned (SU-2 CLD) for commercial uses and permissively allows a bank. The request will provide access for pedestrians, bicyclists, and mass transit users via a connection to Central Avenue from 15th Street.
 - d. Established Urban Policy II.B.5o – The request would allow for redevelopment and rehabilitation of an older neighborhood in the Established Urban Area. The subject site has been vacant since 2009. The request will redevelop a vacant property with a quality development, and will help to redevelop an older neighborhood while having a minimum impact on the adjacent neighborhood.

OFFICIAL NOTICE OF DECISION

Project #1009118

April 12, 2012

Page 3 of 7

- e. **Developed Landscape Policy II.C.8d** – The request would provide low water use and native vegetation that would control water erosion and dust, and create a pleasing visual environment.
 - f. **Economic Development Policies II.D.6a, II.D.6b & II.D.6c** – The request will accommodate a wide range of occupational skills and salary levels and place new jobs convenient to an area of need. The request would aid in the development of local business enterprises, and would provide opportunities for improvement in occupational skills and advancement.
 - g. **Social Services Objective 2 of the HCRASDP** – The request provides a commercial business on a vacant portion of land along Central Avenue. The result will be infill development and more eyes on the street, which would help to reduce crime in the area.
 - h. **Housing and Neighborhood Maintenance Objective 1 of the HCRASDP** – The zone change request would help to improve the overall appearance of the area by allowing a quality development on vacant land along Central Avenue.
8. A facilitated meeting was held on February 10, 2012 at the Harwood Art Center. The greatest concern was the height of the building. Since the facilitated meeting, the site development plan for building permit has been revised by lowering the building to a maximum height of 41 feet, removing the bi-directional circular drive and sculpture, screening the drive-up window and drive-through lane with extensive landscaping and a 3' -6' earth berm, lowering the walls abutting residential neighborhoods to 6 feet in height, and moving the building to the street.
9. There are some concerns by the neighbors to the request. The Huning Castle Neighborhood Association submitted a letter stating that the HCNA Board reviewed the revised site plan and did not have any objection to the proposed site plan.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC

OFFICIAL NOTICE OF DECISION

Project #1009118

April 12, 2012

Page 4 of 7

conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The applicant shall provide outdoor space for the public at the primary entrance (south side) of the building (Section 14-16-3-18)(C)(3)).
4. Landscaping:
 - a. The applicant shall meet the Zoning Code requirement (Section 14-16-3-10) (G)(1)(d) that "At least 75% of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy diameter of at least 25 feet."
 - b. The Plant Schedule on the Landscaping Plan shall contain a category for Water Use for all plants. Landscaping which is high water use shall be avoided.
 - c. The ground cover referred to as "Dward plumbago" shall be spelled "Dwarf plumbago."
 - d. The number of Street Trees "required" and "provided" shall be shown on the Landscaping Plan.
 - e. Two additional evergreen trees shall be added to the east side landscaping strip next to the alley, in between the proposed Afghan Pine and Shumard Oaks.
5. The "common name" colors of the building shall be shown on the Elevations Sheet.
6. Conditions of Approval from City Engineer, Municipal Development, and NMDOT:
 - a. Provide a sight distance exhibit at the existing curb cut along Central. The proposed wall may need to be lowered in this area.
 - b. Pavement markings and signage must be provided for the drive through exit.
 - c. Define the maximum allowable clearance where the building overhangs into the drive through. Signs must be provided.
 - d. Provide a legend defining all hatching and linetypes.
 - e. Is the sidewalk flush with the parking lot? If not, ramps will be required.

OFFICIAL NOTICE OF DECISION

Project #1009118

April 12, 2012

Page 5 of 7

- f. Site plan shall comply and be designed per current DPM standards/requirements.**
- g. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).**
- h. All easements need to be shown and labeled on Site Plan.**
- i. The engineer is aware of the discharge restrictions for this site. An approved Conceptual Grading and Drainage is required for DRB approval.**

7. Conditions of Approval from Public Service Company of New Mexico:

- a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.**
- b. Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.**
- c. Existing electric distribution facilities are located west of 15th Street NW and fronting on Central Avenue. An electric transmission line is located east of the alley. As a condition, it is necessary for the applicant to coordinate with PNM's New Service Delivery Department regarding the proposed tree species noted on the Landscape Plan, tree placement and height at maturity, sign location and height, and lighting height in order to ensure sufficient safety clearances and to avoid interference with the existing facilities. PNM's standard is for trees to be planted outside the PNM easement. PNM recommends shorter tree selections along Central Avenue and to locate trees outside of PNM easements.**
- d. As a condition, adequate clearance for electric utilities must be provided for operation and maintenance purposes. Any relocation, changes or realignment regarding existing electric utilities will be the developer's expense. In some cases, relocation or changes to existing facilities may not be feasible due to physical, use or safety clearance constraints. PNM will review all technical needs, issues and safety clearances for its electric power systems.**

- 8. The stucco walls on the east and south side of the site may be increased from 6 to 8 feet in height.**

OFFICIAL NOTICE OF DECISION

Project #1009118

April 12, 2012

Page 6 of 7

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY APRIL 27, 2012 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

OFFICIAL NOTICE OF DECISION

Project #1009118

April 12, 2012

Page 7 of 7

Sincerely,



Deborah L. Stover
Planning Director

DS/RF/mc

cc: Mark Rohde, RMKM Architecture PC, 400 Gold Avenue SW, Albuquerque, NM 87102
Greg Levenson, 622 Douglas Avenue, Las Vegas, NM 87701
Rex Throckmorton, Huning Castle N.A., 201 Laguna SW, Albuquerque, NM 87104
Paul Mondragon, Huning Castle N.A., 1612 Escalante SW, Albuquerque, NM 87104
Jacqueline Wright, Downtown N.A., 509 11th Street NW, Albuquerque, NM 87102
Robert Bello, Downtown N.A., 1424 Roma NW, Albuquerque, NM 87104

CITY OF ALBUQUERQUE



January 16, 2013

J. Graeme Means, P.E.
High Mesa Consulting Group
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

**Re: Southwest Capital Bank,
Grading & Drainage Plan
Engineer's Stamp dated 1/11/13 (J13/D093)**

Dear Mr. Means,

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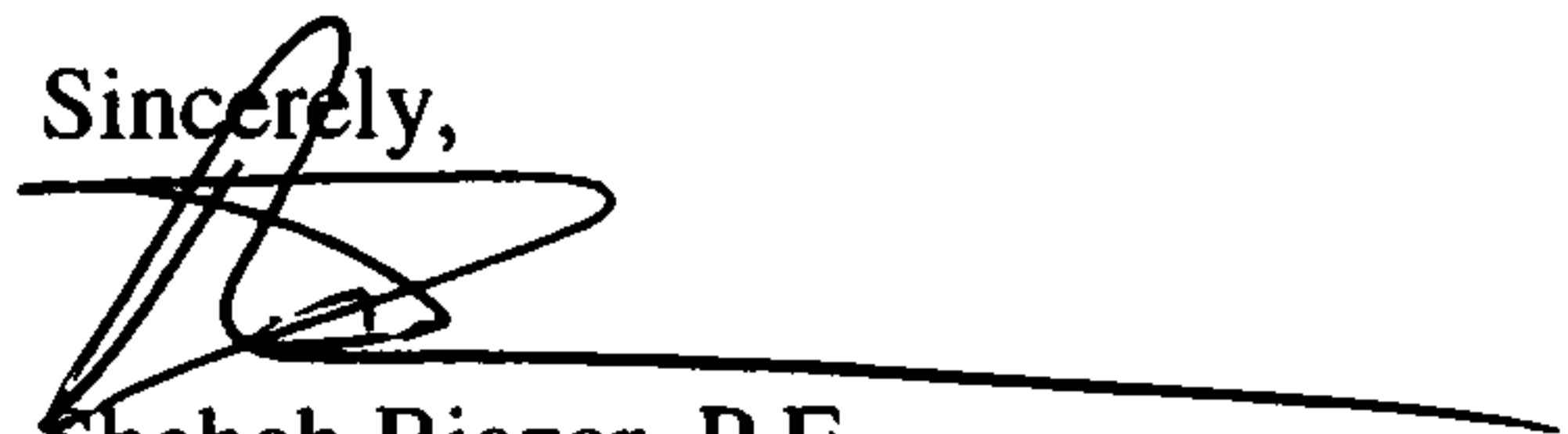
Albuquerque

NM 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,


Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

RR/SB
C: e-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/06 - KDM)

PROJECT TITLE: Southwest Capital Bank ZONE ATLAS/DRNG. FILE #: J-13 10093
 DRB #: 1009118 EPC #: 12EPC-40002 WORK ORDER #:

LEGAL DESCRIPTION: Tract 349-A, MRGCD Map #38 (Unplatted)
 CITY ADDRESS: 1410 West Central Avenue

ENGINEERING FIRM: High Mesa Consulting Group CONTACT: Graeme Means, NMPE 13676
 ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Southwest Capital Bank CONTACT: Architect
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Rohde May Keller McNamara Architecture CONTACT: Stephen Teeters
 ADDRESS: 400 Gold Ave SW, Studio 1100 PHONE: (505) 243-5454
 CITY, STATE: Albuquerque, NM ZIP CODE: 87102

SURVEYOR: High Mesa Consulting Group CONTACT: Charles Cala, NMPS 11184
 ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

CONTRACTOR: HB Construction CONTACT: Mike Brown
 ADDRESS: 5301 Beverly Hills NE PHONE: (505) 856-0404
 CITY, STATE: Albuquerque, NM ZIP CODE: 87113

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st 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

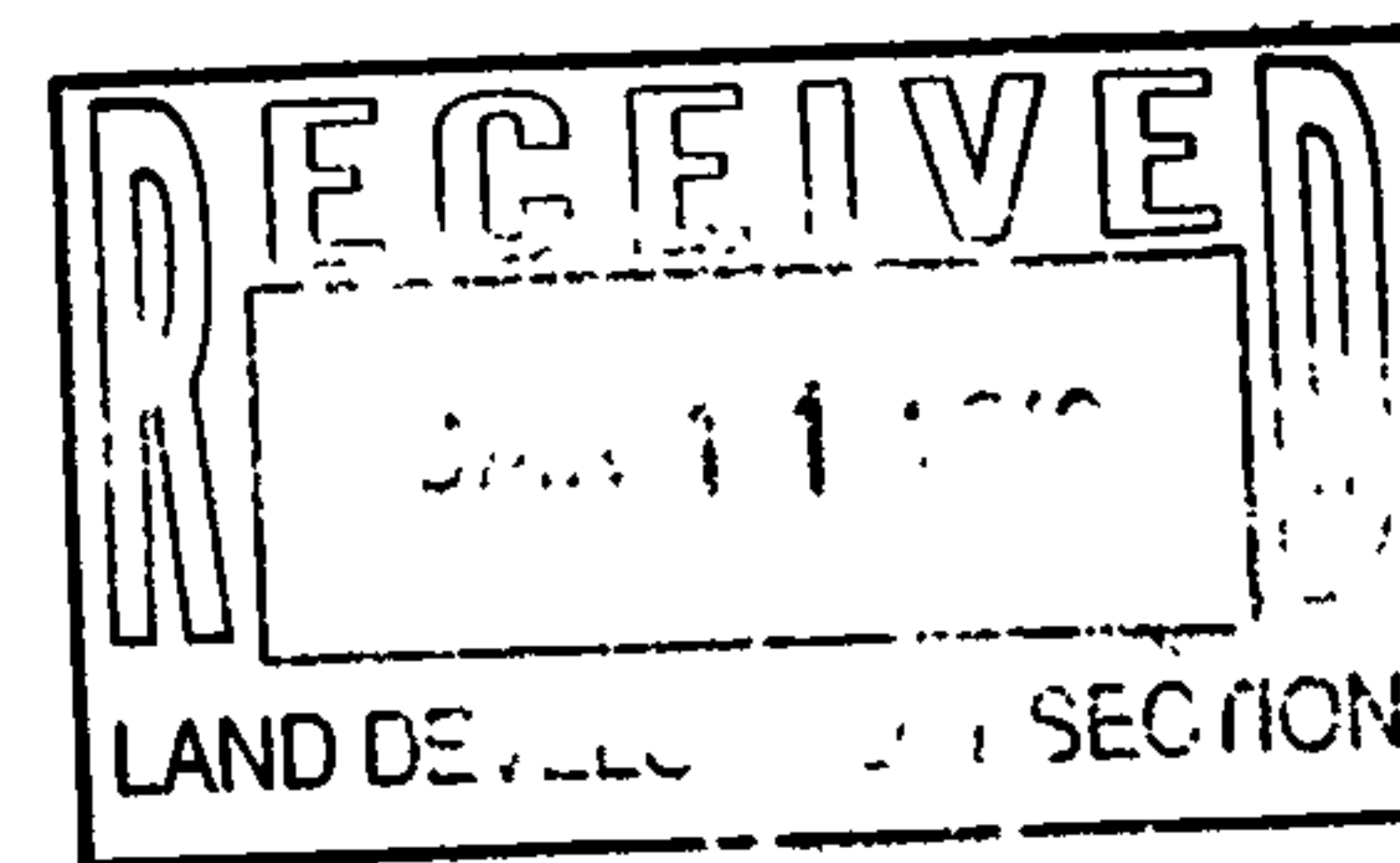
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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): SO#19 PERMIT

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

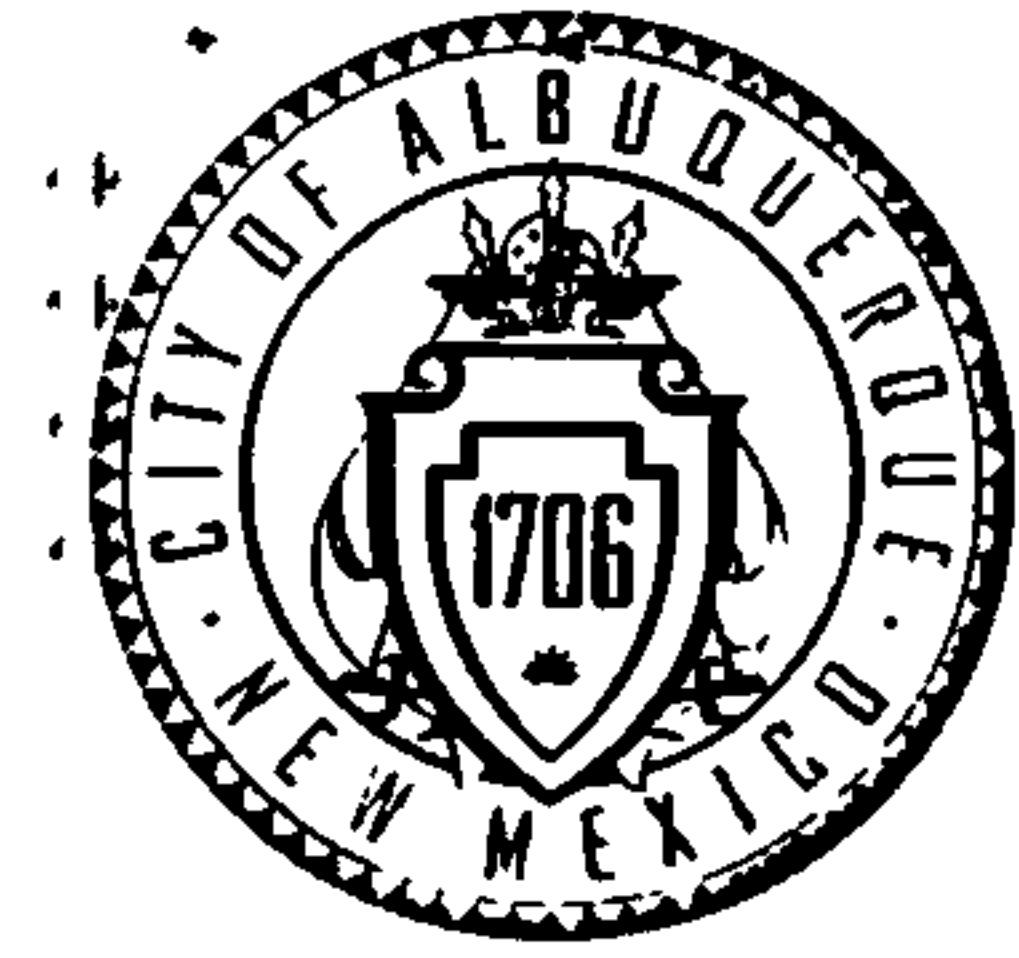
DATE SUBMITTED: 01-10-13 BY: Justin Schara



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.

CITY OF ALBUQUERQUE



May 7, 2012

J. Graeme Means, P.E.
High Mesa Consulting Group
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: Southwest Capital Bank, Conceptual Grading Plan
Engineer's Stamp dated 4-26-12 (J13/D093)

Dear Mr. Means,

Based upon the information provided in your submittal received 4-26-12, the above referenced plan is approved for Site Plan for Building Permit action by the DRB.

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

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

C: e-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 – KDM)

PROJECT TITLE: Southwest Capital Bank – New Huning Castle Branch Bank ZONE MAP: J-13/D093
 DRB#: 1009118 EPC#: 12EPC-40002 WORK ORDER#: N/A
 LEGAL DESCRIPTION: Tract 349-A, MRGCD Map #38 (Unplatted)
 CITY ADDRESS: 1410 West Central Avenue

ENGINEERING FIRM: High Mesa Consulting Group CONTACT: Graeme Means #13676
 ADDRESS: 6010-B Midway Park Blvd NE PHONE: 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Southwest Capital Bank CONTACT: Architect
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Rohde May Keller McNamara Architecture CONTACT: Steve Teeters
 ADDRESS: 400 Gold Avenue SW, Studio 1100 PHONE: 243-5454
 CITY, STATE: Albuquerque NM ZIP CODE: 87102

SURVEYING FIRM: High Mesa Consulting Group LICENSED SURVEYOR: Chuck Cala, #11184
 ADDRESS: 6010-B Midway park Blve NE PHONE: 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

CONTRACTOR: HB Construction CONTACT: Mike Brown
 ADDRESS: 5301 Beverly Hills NE PHONE: 856-0404
 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

CHECK TYPE OF APPROVAL SOUGHT:

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☐ 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
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ OTHER SO# _____ APPROVAL
☐ OTHER RELEASE OF EASEMENT

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 04/27/2012 BY: Graeme Means

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.
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