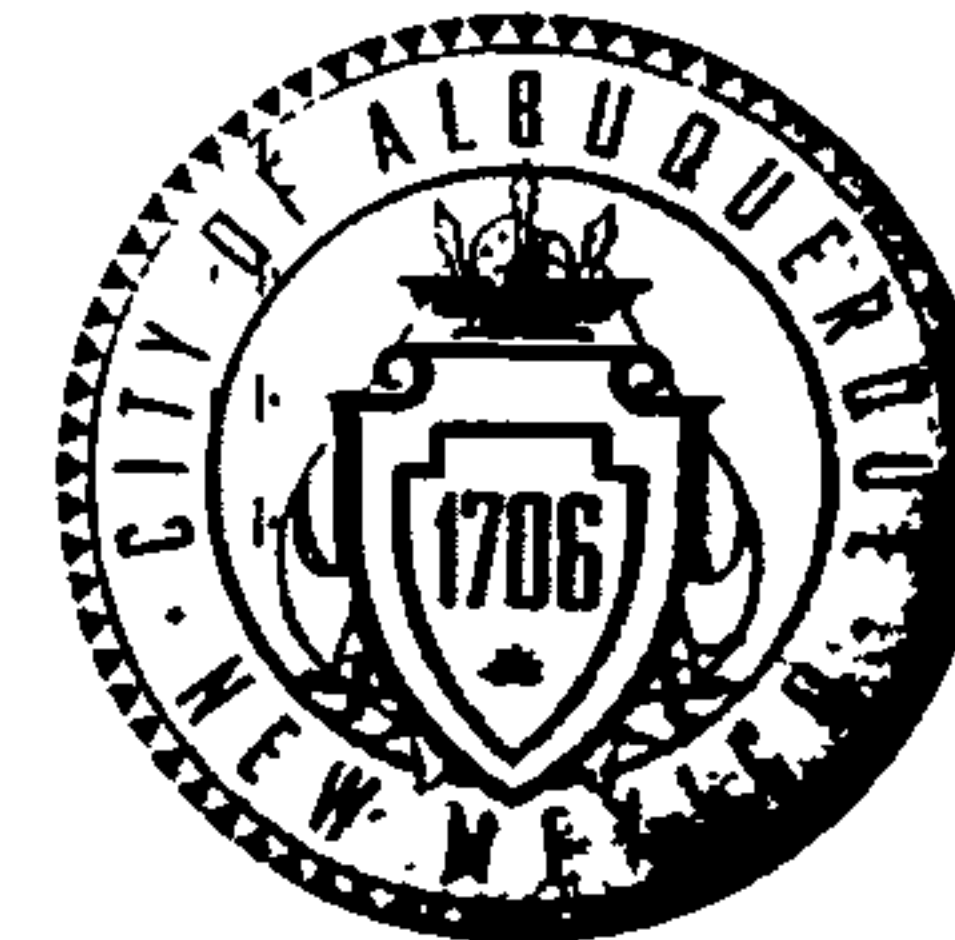


# CITY OF ALBUQUERQUE



November 16, 2010

David Aube, P.E.  
The Design Group  
202 Central Ave. SE Suite 200  
Albuquerque, NM 87102

**Re: Design Group Office Building, 120 Vassar Street Se**  
**Permanent Certificate of Occupancy – Transportation Development**  
**Engineer's Stamp dated 11-16-10 (K16-D076)**  
**Certification dated 11-16-10**

Dear Mr. Aube,

Based upon the information provided in your submittal received 11-15-10, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, you can contact me at 924-3630.

Sincerely,

Nino Salgado-Fernandez, P.E.  
Senior Traffic Engineer, Planning Dept.  
Development and Building Services

C: CO Clerk  
File

PO Box 1293

Albuquerque

NM 87103

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

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Design Gourp Office Building  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_

ZONE MAP/DRG. FILE #: K-16-Z / D076  
WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: PLots 9, 10, 11, and 12, Block 25 University Heights  
CITY ADDRESS: 120 Vassar Street SE.

ENGINEERING FIRM: Design Group  
ADDRESS: 202 Central Avenue Suite 200  
CITY, STATE: Albuquerque, NM

CONTACT: David Aube  
PHONE: 242-6880  
ZIP CODE: 87102

OWNER: Design Group  
ADDRESS: 202 Central Avenue Suite 200  
CITY, STATE: Albuquerque, NM

CONTACT: \_\_\_\_\_ 463-4503  
PHONE: \_\_\_\_\_  
ZIP CODE: 87102

ARCHITECT: The Design Group  
ADDRESS: 202 Central Avenue Suite 200  
CITY, STATE: Albuquerque, NM

CONTACT: Gregory Hartman  
PHONE: 242-6880  
ZIP CODE: 87102

SURVEYOR: Doug Smith Surveying  
ADDRESS: 2121 San Mateo Boulevard NE  
CITY, STATE: Albuquerque NM

CONTACT: Jason Smith  
PHONE: 255-5577  
ZIP CODE: 87110

CONTRACTOR: Rock Solid Construction  
ADDRESS: \_\_\_\_\_  
CITY, STATE: Albuquerque

CONTACT: Luke Anderson  
PHONE: 463-4578  
ZIP CODE: 871

## CHECK TYPE OF SUBMITTAL:

## CHECK TYPE OF APPROVAL SOUGHT:

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

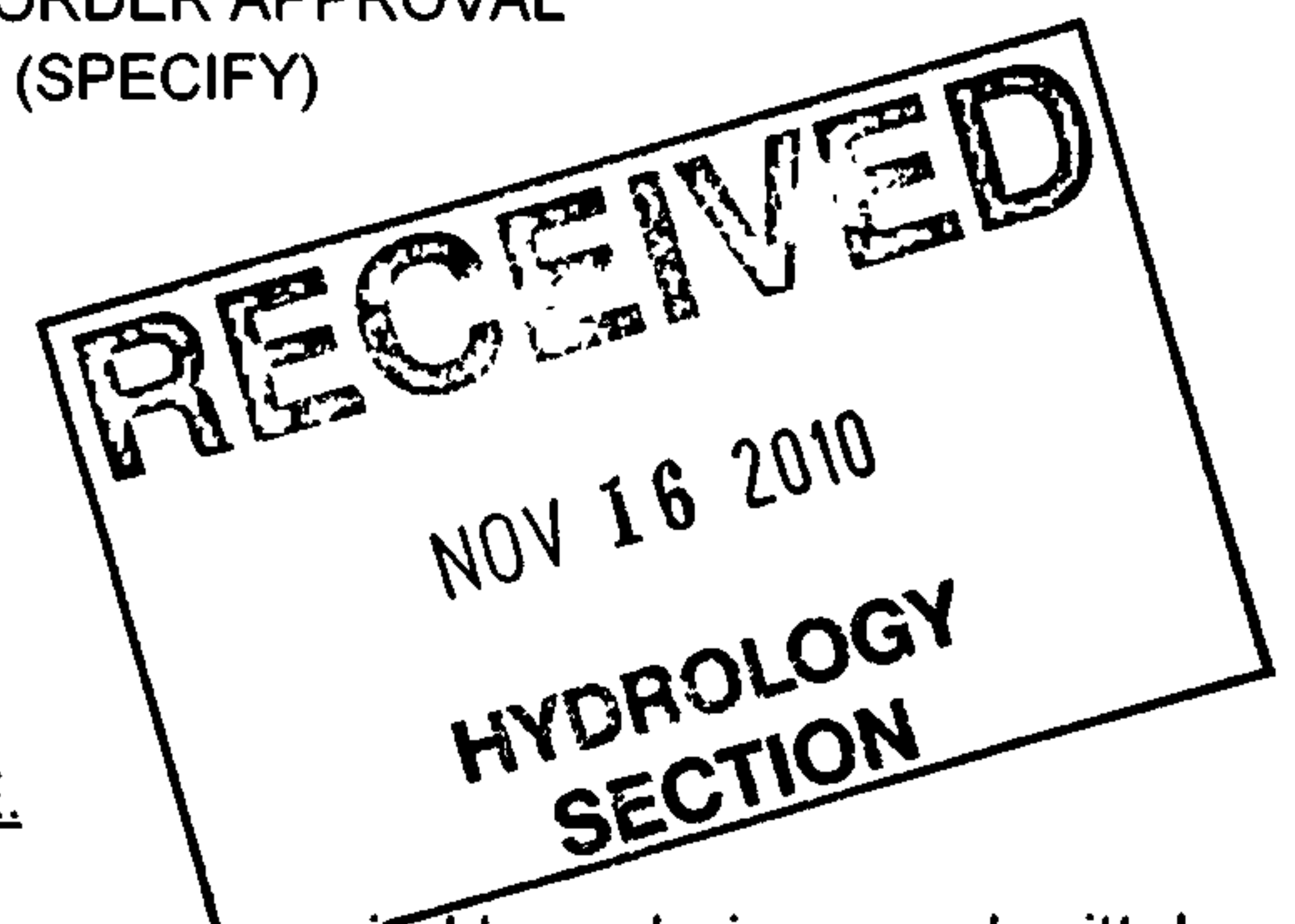
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE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

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 11-16-10

BY: David Aube P.E.



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

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (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.

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Design Gourp Office Building  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_

ZONE MAP/DRG. FILE #: K-16-7 DD76  
WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: PLots 9, 10, 11, and 12, Block 25 University Heights  
CITY ADDRESS: 120 Vassar Street SE.

ENGINEERING FIRM: Design Group  
ADDRESS: 202 Central Avenue Suite 200  
CITY, STATE: Albuquerque, NM

CONTACT: David Aube  
PHONE: 242-6880  
ZIP CODE: 87102

OWNER: Design Group  
ADDRESS: 202 Central Avenue Suite 200  
CITY, STATE: Albuquerque, NM

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: 87102

ARCHITECT: The Design Group  
ADDRESS: 202 Central Avenue Suite 200  
CITY, STATE: Albuquerque, NM

CONTACT: Gregory Hartman  
PHONE: 242-6880  
ZIP CODE: 87102

SURVEYOR: Doug Smith Surveying  
ADDRESS: 2121 San Mateo Boulevard NE  
CITY, STATE: Albuquerque NM

CONTACT: Jason Smith  
PHONE: 255-5577  
ZIP CODE: 87110

CONTRACTOR: Rock Solid Construction  
ADDRESS: \_\_\_\_\_  
CITY, STATE: Albuquerque

CONTACT: Luke Anderson  
PHONE: 463-4578  
ZIP CODE: 871

## CHECK TYPE OF SUBMITTAL:

## CHECK TYPE OF APPROVAL SOUGHT:

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

- ☐ 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)

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

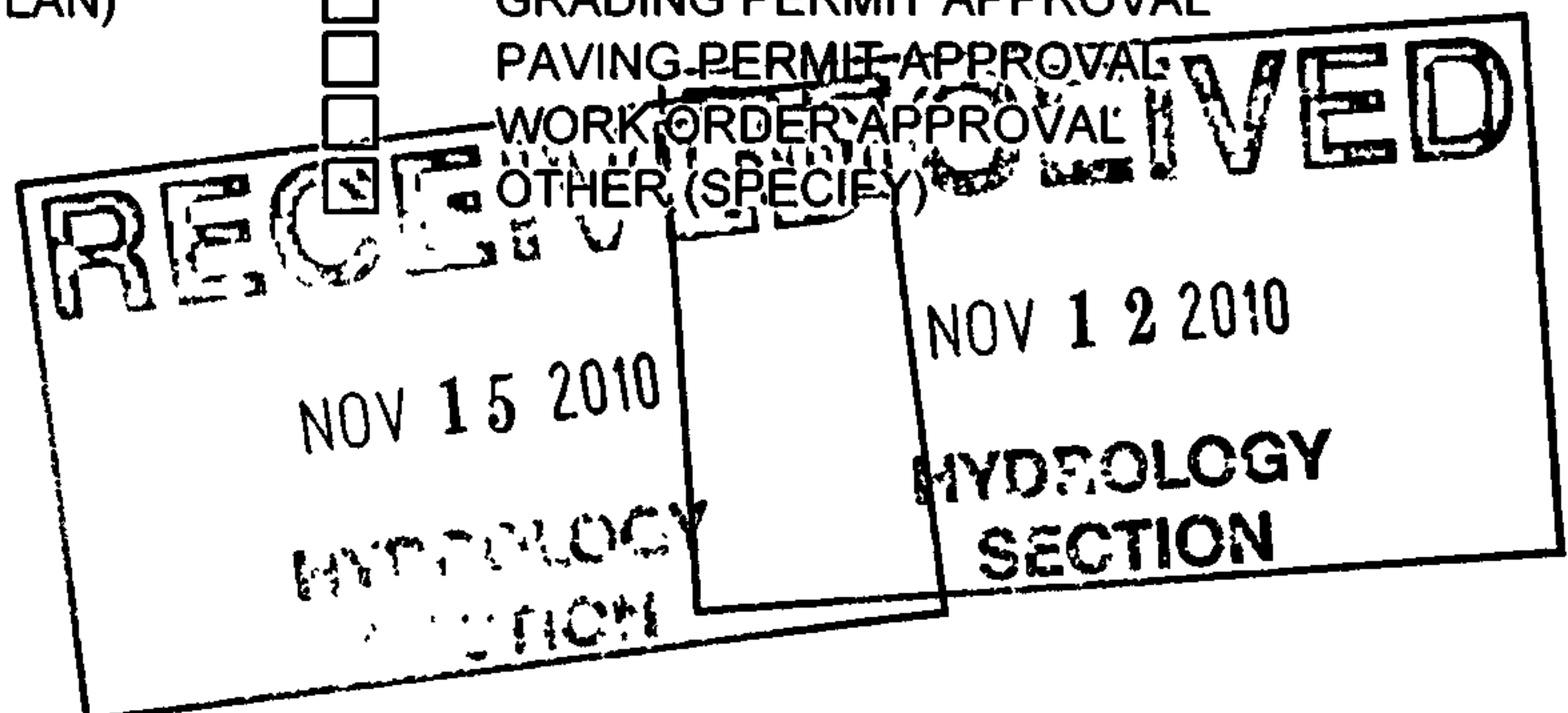
- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 11-15-10

BY: David Aube P.E.

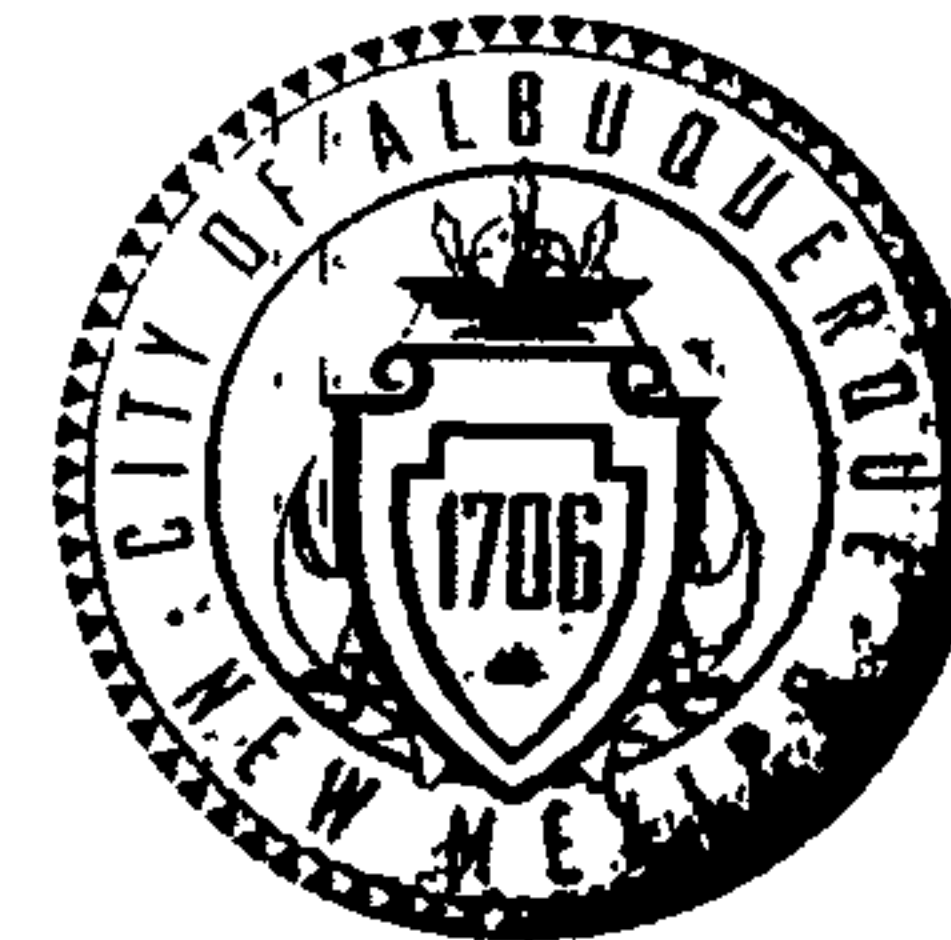
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# CITY OF ALBUQUERQUE



October 20, 2010

David Aube, P.E.  
The Design Group  
202 Central Ave. SE Suite 200  
Albuquerque, NM 87102

**Re: Design Group Office Building, 120 Vassar Street Se**  
**Temporary Certificate of Occupancy – Transportation Development**  
**Engineer's Stamp dated 02-22-10 (K16-D076)**  
**Certification dated 10-20-10**

Dear Mr. Aube,

Based upon the information provided in your submittal received 10-20-10, Transportation Development has no objection to the issuance of a 120-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 120-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, you can contact me at 924-3991.

Sincerely,

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

C: CO Clerk  
File

PO Box 1293

Albuquerque

NM 87103

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

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Design Gourp Office Building  
DRB #:      EPC#:     

ZONE MAP/DRG. FILE #: K-16-Z  
WORK ORDER#:     

LEGAL DESCRIPTION: PLots 9, 10, 11, and 12, Block 25 University Heights  
CITY ADDRESS: 120 Vassar Street SE.

ENGINEERING FIRM: Design Group  
ADDRESS: 202 Central Avenue Suite 200  
CITY, STATE: Albuquerque, NM

CONTACT: David Aube  
PHONE: 242-6880  
ZIP CODE: 87102

#1

OWNER: Design Group  
ADDRESS: 202 Central Avenue Suite 200  
CITY, STATE: Albuquerque, NM

CONTACT: David Aube  
PHONE: 463-4503  
ZIP CODE: 87102

ARCHITECT: The Design Group  
ADDRESS: 202 Central Avenue Suite 200  
CITY, STATE: Albuquerque, NM

CONTACT: Gregory Hartman  
PHONE: 242-6880  
ZIP CODE: 87102

SURVEYOR: Doug Smith Surveying  
ADDRESS: 2121 San Mateo Boulevard NE  
CITY, STATE: Albuquerque NM

CONTACT: Jason Smith  
PHONE: 255-5577  
ZIP CODE: 87110

CONTRACTOR: rock Solid Construction  
ADDRESS:       
CITY, STATE: Albuquerque

CONTACT: Like Anderson  
PHONE: 463-4578  
ZIP CODE: 871

## CHECK TYPE OF SUBMITTAL:

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- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, **REQUIRES TCL or equal**
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- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

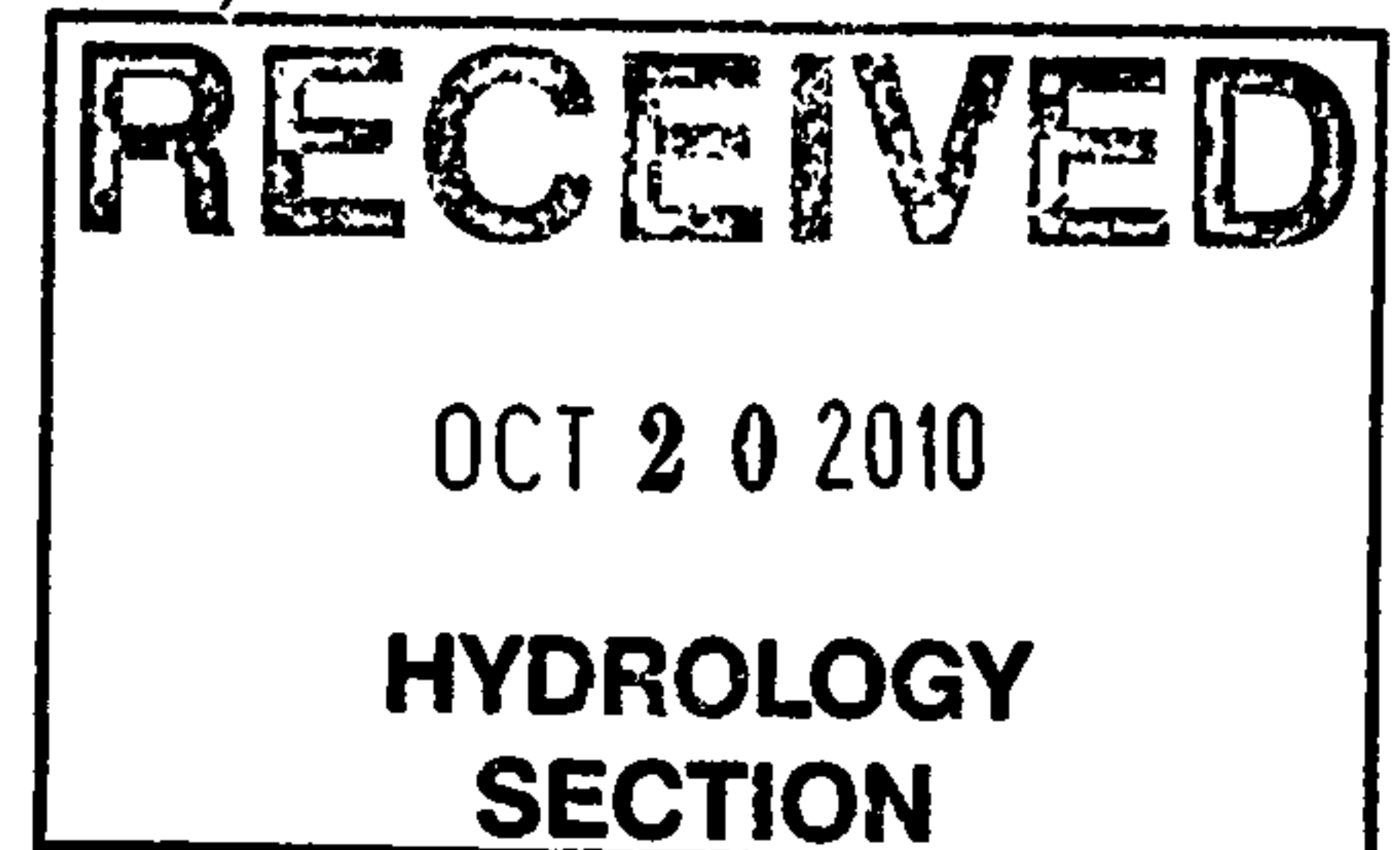
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
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- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY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

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 10-20-10

BY: David Aube P.E.



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

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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

•  
•  
•  
•

### **RECIPROCAL EASEMENTS FOR COMMON ACCESS**

This Easement Agreement is entered into between DG Headquarters, LLC owner of Lot 9, Block 25, University Heights, City of Albuquerque, County of Bernalillo, State of New Mexico, DG Headquarters, LLC owner of Lot 10, Block 25, University Heights Addition, City of Albuquerque, County of Bernalillo, State of New Mexico, DG Headquarters, LLC owner of Lot 11, Block 25, University Heights Addition, City of Albuquerque, County of Bernalillo, State of New Mexico and of DG Headquarters, LLC owner of Lot 12, Block 25, University Heights Addition, City of Albuquerque, County of Bernalillo, State of New Mexico.

The parties have an interest in adjoining real estate situated in the City of Albuquerque, County of Bernalillo, State of New Mexico and described as follows:

DG Headquarters, Lots 9, 10, 11, and 12, Block 25, University Heights an Addition to the City of Albuquerque, New Mexico, filed in the Office of County Clerk of Bernalillo county, New Mexico, on February 7, 1916, in Map Book D, folio 27.

The parties desire to create a common access easement between the above-described adjoining lots providing access, from two common access points on the abutting street, to said lots owned by them for the benefit of each of them; and therefore agree as follows.

An easement for a common access is granted by Lots 9, 10, 11, and 12, Block 25, University Heights Addition, owned by DG Headquarters, LLC, over each entire lot, in favor of Lots 9, 10, 11, and 12, Block 25, University Heights Addition, owned by DG Headquarters, LLC, for the purpose of creating a common access for the benefit of all parties of the above described lots.

This easement is superior and paramount to the rights of any of the parties hereto in the respective servient estates so created, and the parties further agree that it is a covenant that shall run with the land.

The maintenance of the easement areas are the responsibility of the respective property owners.

**Doc# 2010104960**

10/18/2010 03:58 PM Page: 1 of 4  
EASE R:\$13.00 M Toulouse Oliver, Bernalillo County



**ACKNOWLEDGED:**

Date 10-18, 2010

\_\_\_\_\_  
DG Headquarters, LLC (owner of Lot 11)

**WITNESSED:**

**STATE OF NEW MEXICO )**  
**COUNTY OF BERNALILLO )**

On this 18 day of October, 2010, before me personally appeared Greg Hartman, and to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.

[Signature]  
Notary 3rd Party

My Commission Expires

10-17-11:

**ACKNOWLEDGED:**

Date 10-18, 2010

\_\_\_\_\_  
DG Headquarters, LLC (owner of Lot 12)

**WITNESSED:**

**STATE OF NEW MEXICO )**  
**COUNTY OF BERNALILLO )**

On this 18 day of October, 2010, before me personally appeared Greg Hartman, and to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.

[Signature]  
Notary 4th Party

My Commission Expires

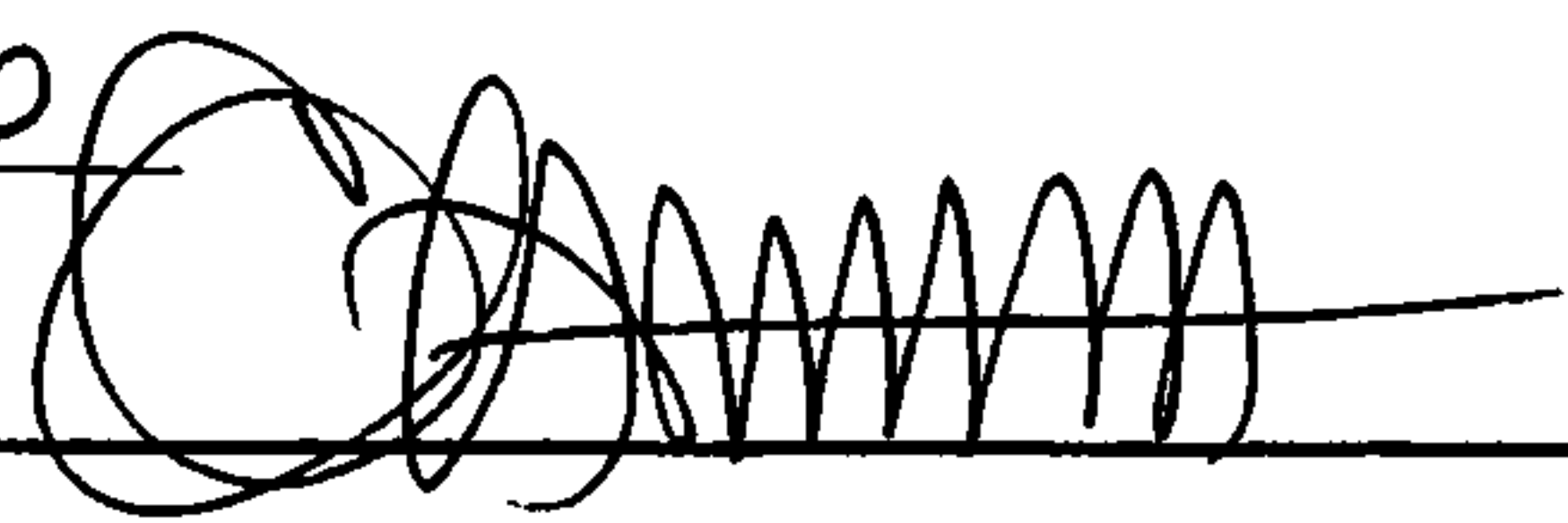
10-17-11:



In witness whereof, the parties hereto have executed this agreement as follows:

**ACKNOWLEDGED:**

Date 10-18, 2010

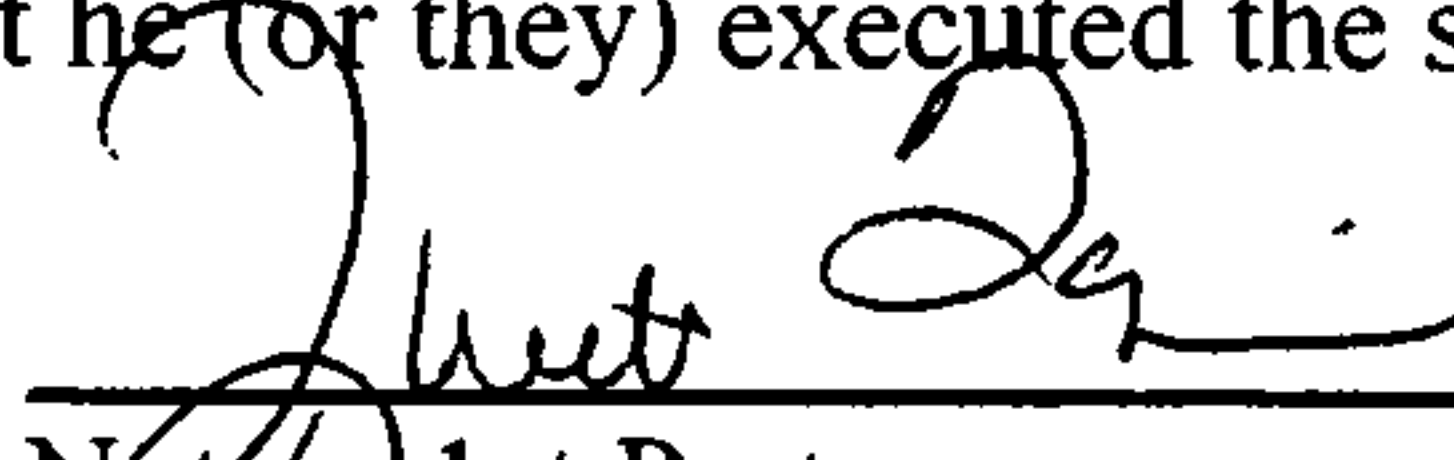
  
\_\_\_\_\_

DG Headquarters, LLC (owner of Lot 9)

**WITNESSED:**

**STATE OF NEW MEXICO )**  
**COUNTY OF BERNALILLO )**

On this 18 day of October, 2010, before me personally appeared Greg Hartman, and to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.

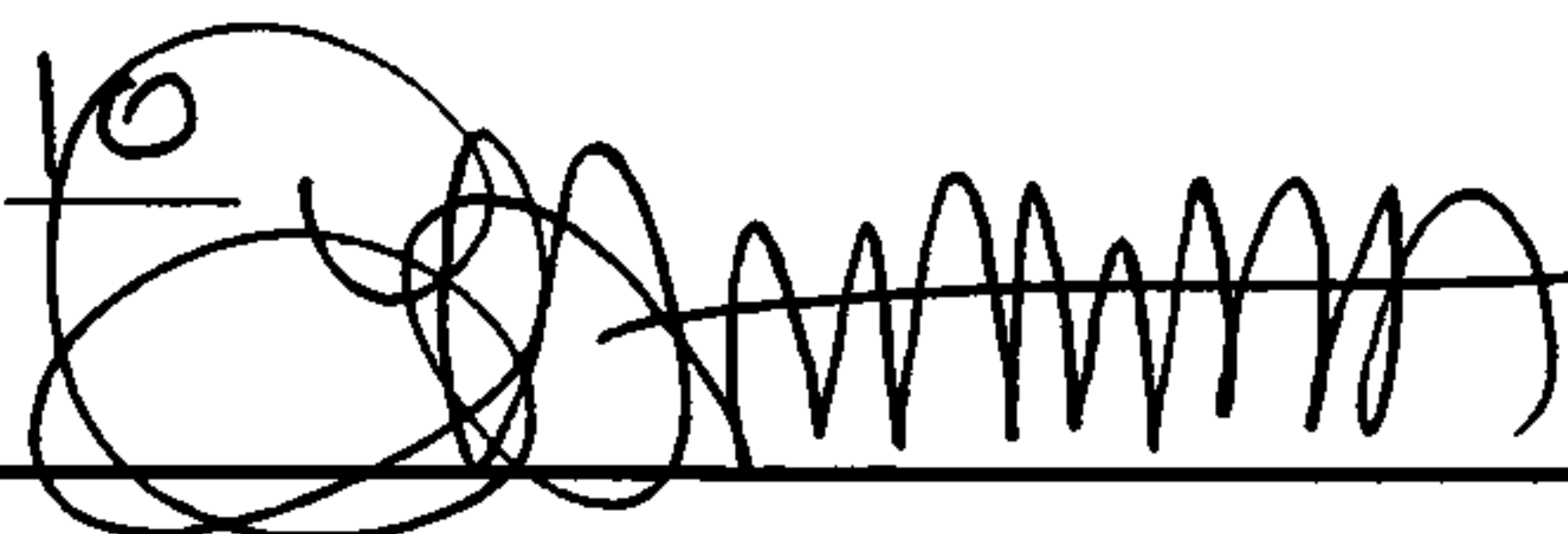
  
\_\_\_\_\_  
Notary 1st Party

My Commission Expires

10-17-11:

**ACKNOWLEDGED:**

Date 10-18, 2010

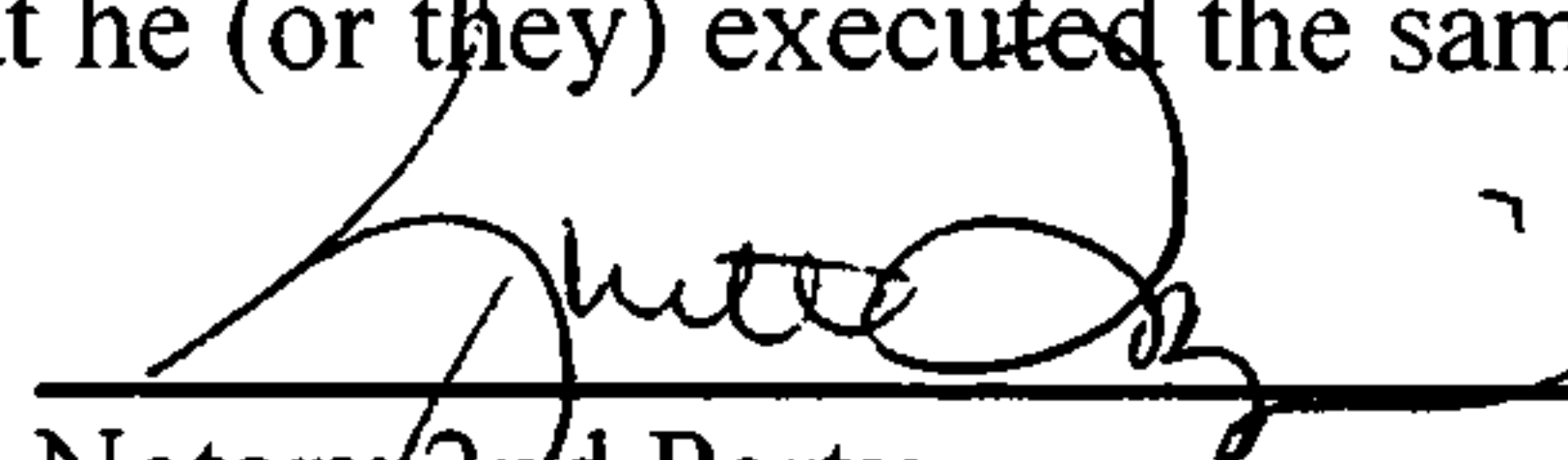
  
\_\_\_\_\_

DG Headquarters, LLC (owner of Lot 10)

**WITNESSED:**

**STATE OF NEW MEXICO )**  
**COUNTY OF BERNALILLO )**

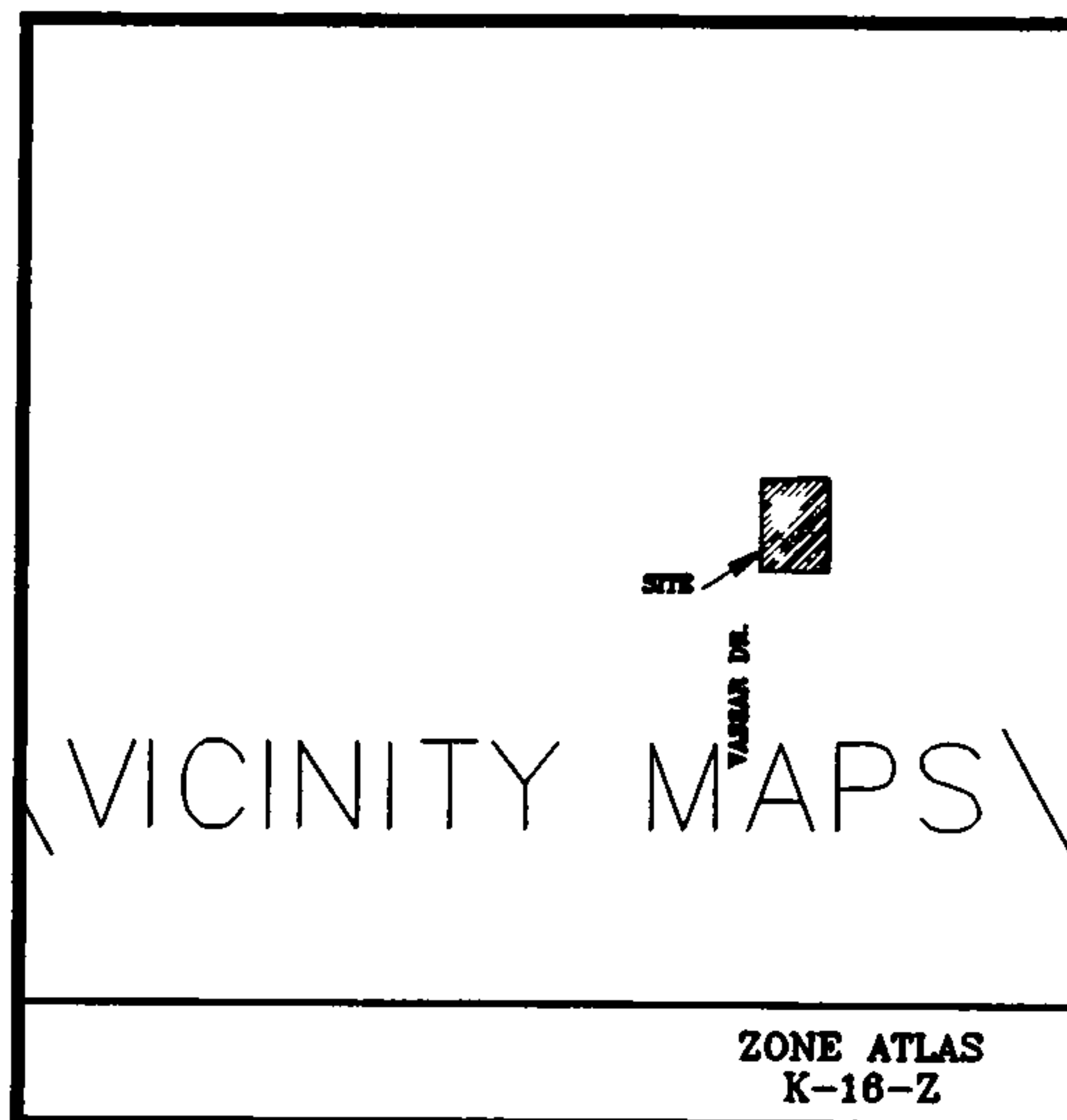
On this 18 day of October, 2010, before me personally appeared Greg Hartman, and to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.

  
\_\_\_\_\_  
Notary 2nd Party

My Commission Expires

10-17-11:





VICINITY MAP  
NOT TO SCALE

#### LEGAL DESCRIPTION:

LOTS NUMBERED NINE (9), TEN (10) ELEVEN (11) AND TWELVE (12), IN BLOCK NUMBERED TWENTY-FIVE (25), OF UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 7, 1916, IN MAP BOOK D, FOLIO 27

#### DOCUMENTS OF RECORD USED:

1. PLAT OF UNIVERSITY HEIGHTS, FILED 2/17/1916, BK. D, FOLIO 27.

#### SURVEYOR NOTES:


1. CONTROL STATIONS USED:

CITY OF ALBUQUERQUE CONTROL STATION "5\_K16A" DATA:  
BRASS TABLET (FOUND IN PLACE)  
STAMPED "5\_K16A"  
NEW MEXICO STATE PLANE NAD 83 GRID  
COORDINATES (CENTRAL ZONE)  
N=1,485,016.971 FEET E=1,530,495.993 FEET  
GROUND TO GRID FACTOR = 0.999670253  
DELTA ALPHA = (-)00°12'40.205"

2. FIELD SURVEY PERFORMED IN OCTOBER 2009.

3. BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID NORTH

4. ALL DISTANCES SHOWN ARE GROUND DISTANCES

5. CORNERS IDENTIFIED AS "SET", ARE 1/2" REBAR WITH CAP STAMPED "LS 17122", DEPICTED AS, , UNLESS OTHERWISE INDICATED.

6. BEARINGS AND GROUND DISTANCES SHOWN IN PARENTHESIS ( ) ARE PER RECORDED PLAT.

7. SURVEYED TRACT CONTAINS ±0.6524 ACRES.

#### SITE DATA:

1. SITE ADDRESS: 120 VASSAR DRIVE S.E.  
ALBUQUERQUE, N.M.

2. PARKING INFORMATION:

NO. OF REGULAR SPACES: UNABLE TO IDENTIFY

NO. OF HANDICAP SPACES: 2

3. FLOOD CERTIFICATION:

ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), AS SHOWN ON FIRM FLOOD MAP NO.35001C0 353, EFFECTIVE DATE: SEPTEMBER 26, 2006.

4. SUBJECT PROPERTY IS IMPROVED.

#### TITLE COMMITMENT NOTES (SCHEDULE B):

1. COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE OF ALBUQUERQUE L.L.C., COMPANY FILE NUMBER: 9100068CSD, EFFECTIVE DATE OCTOBER 5, 2009. (NOTE: SUBJECT PROPERTY BEING DESIGNATED AS LOTS 9-12, BLOCK 25 IN THE TITLE COMMITMENT)

2. PROPERTY IS SUBJECT TO RESERVATIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA RECORDED IN BOOK 22, PAGE 477 RECORDS BERNALILLO COUNTY, NEW MEXICO. (EXCEPTION NO 11 IN TITLE COMMITMENT)

#### STATEMENT OF ENCROACHMENTS:

A. A COMMERCIAL BUILDING LIES WITHIN THE RIGHT-OF-WAY OF VASSAR DRIVE S.E. BY 0.1'±.

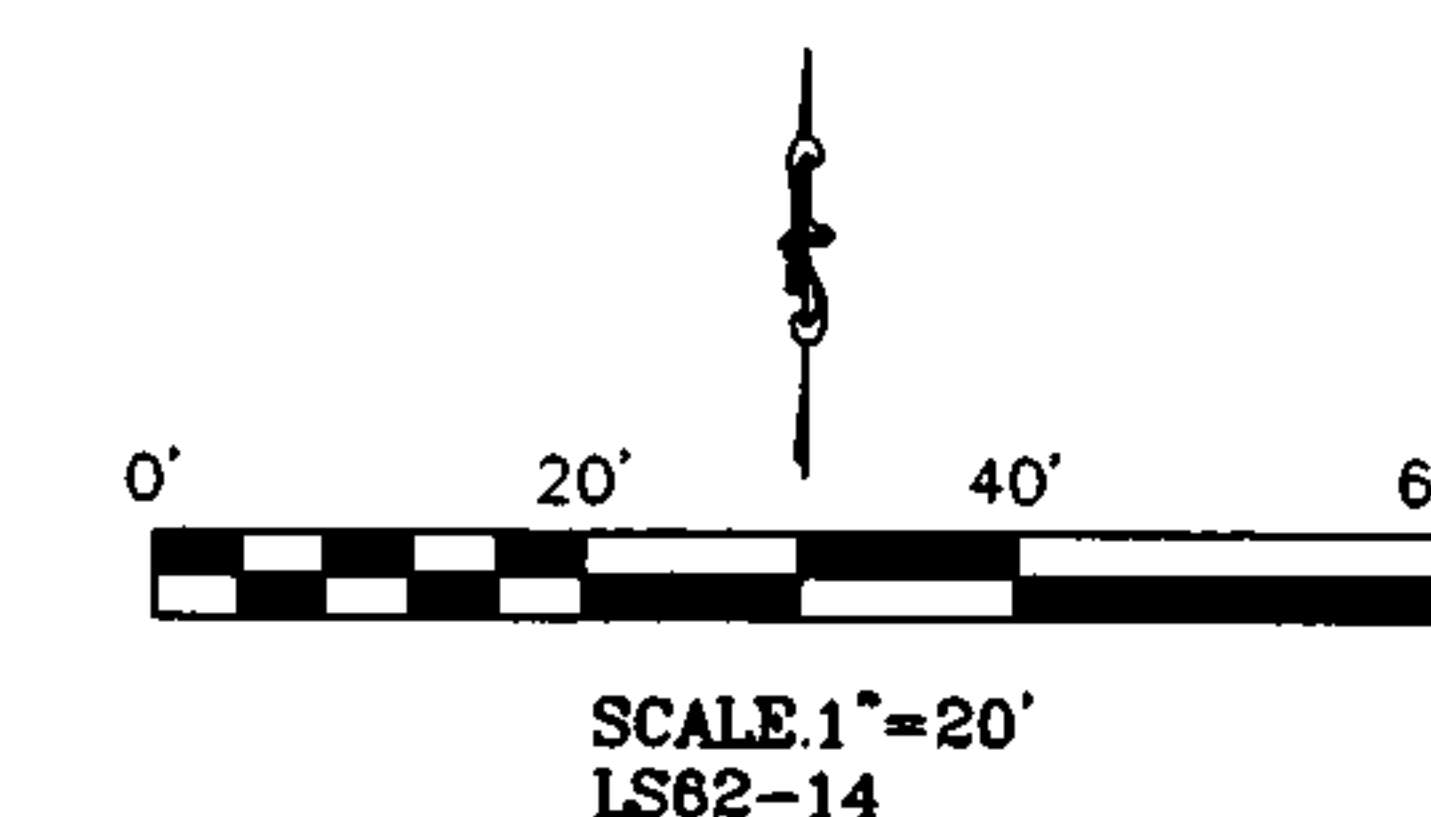
B. A RETAINING WALL/CONCRETE RUNNER LIE WITHIN LOT 9, AS NOTED OWNERSHIP UNKNOWN.

## ALTA/ACSM LAND TITLE SURVEY OF LOTS 9, 10, 11 AND 12, BLOCK 25 UNIVERSITY HEIGHTS ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO OCTOBER 2009

## LEGEND

These standard symbols will be found in the drawing.

- GAS METER
- ELECTRIC METER
- POWER LINES
- FENCE
- RETAINING WALL/CONCRETE RUNNER
- LIGHT POLE
- SIGN
- ANCHOR
- POWER POLE
- WATER METER
- ▨ ASPHALT
- ▩ CONCRETE



#### SURVEYOR CERTIFICATION

TO: HARTMAN AND MAJEWSKI DESIGN GROUP, INC.  
TZE-YAO CHU AND MARGARET SZE-TAI CHU, TRUSTEES OF THE TZE-YAO CHU AND MARGARET SZE-TAI CHU REVOCABLE TRUST, AND MARTHA S. MENG AND CHING I MENG, TRUSTEES OF THE MARTHA S. MENG TRUST, DATED FEBRUARY 23, 2000, AND SZE-FOO CHU, MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AS THEIR INTERESTS MAY APPEAR.  
STEWART TITLE OF ALBUQUERQUE L.L.C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR A.L.T.A./A.C.S.M. LAND TITLE SURVEYS, "JOINTLY ESTABLISHED AND ADOPTED BY A.L.T.A. AND N.S.P.S. IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 10 AND 11A OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY A.L.T.A., N.S.P.S. AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, I FURTHER CERTIFY THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED HEREIN.

DATE: \_\_\_\_\_

SIGNED: JASON D. SMITH PLS#17122



THE HARTMAN & MAJEWSKI  
**DESIGN GROUP**  
ARCHITECTS PLANNERS INTERIOR DESIGN  
LANDSCAPE ARCHITECTS

202 CENTRAL AVENUE SE SUITE 200  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE 505 242 6880 FAX 505 242 6881

CONSULTANT

STAMP

PROJECT NAME

Design Group  
Vasser Building  
Albuquerque NEW MEXICO

REVISIONS		
No.	DATE	DESCRIPTION

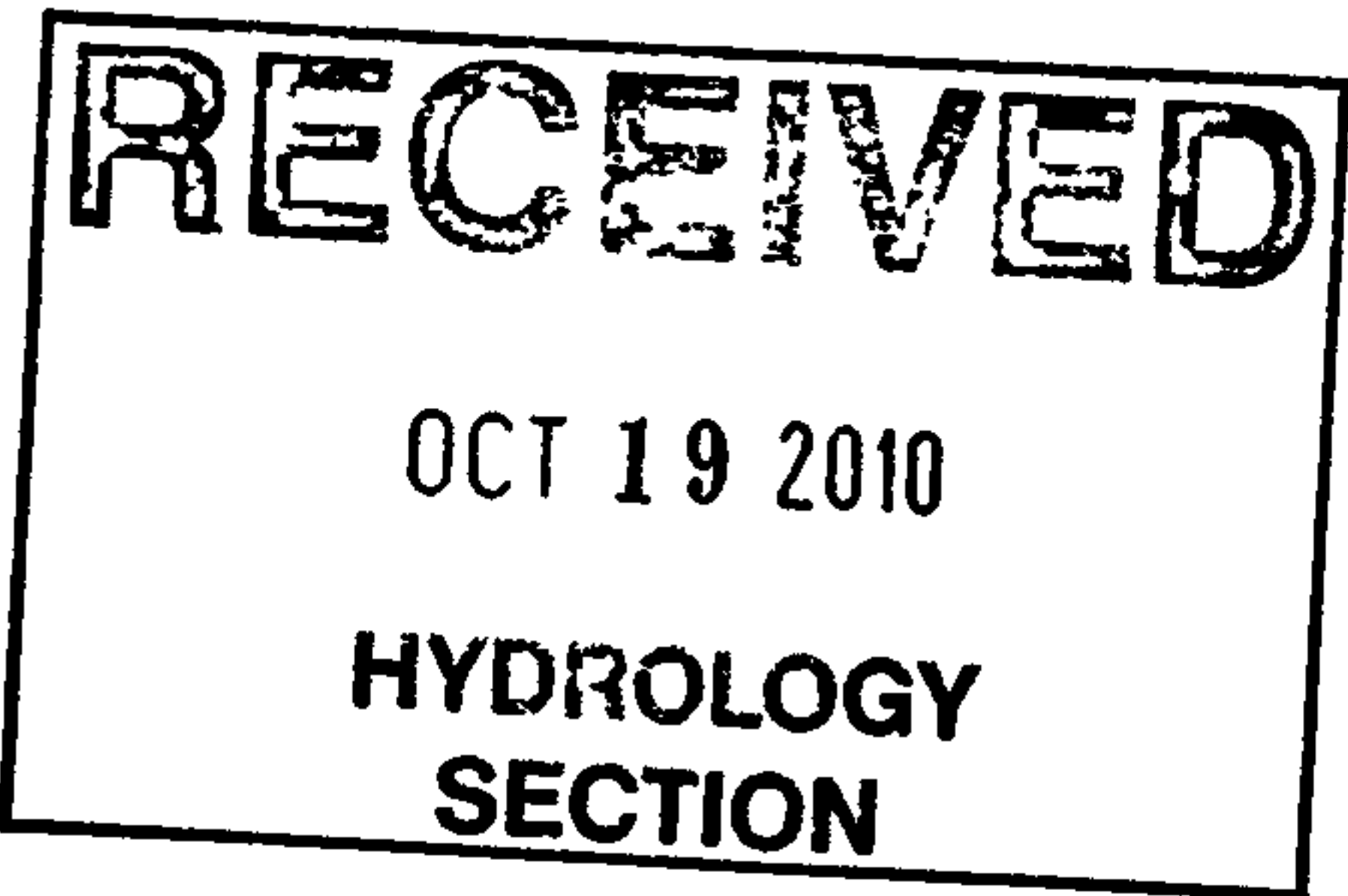
DESIGNER DAA	
CHECKED DAA	
DATE 08OCT2010	
SCALE VARIES	
JOB NO 2400	
CAD FILE 2400-C101 MASTER PLAN	

SHEET TITLE  
SITE  
LANDSCAPING  
PLAN

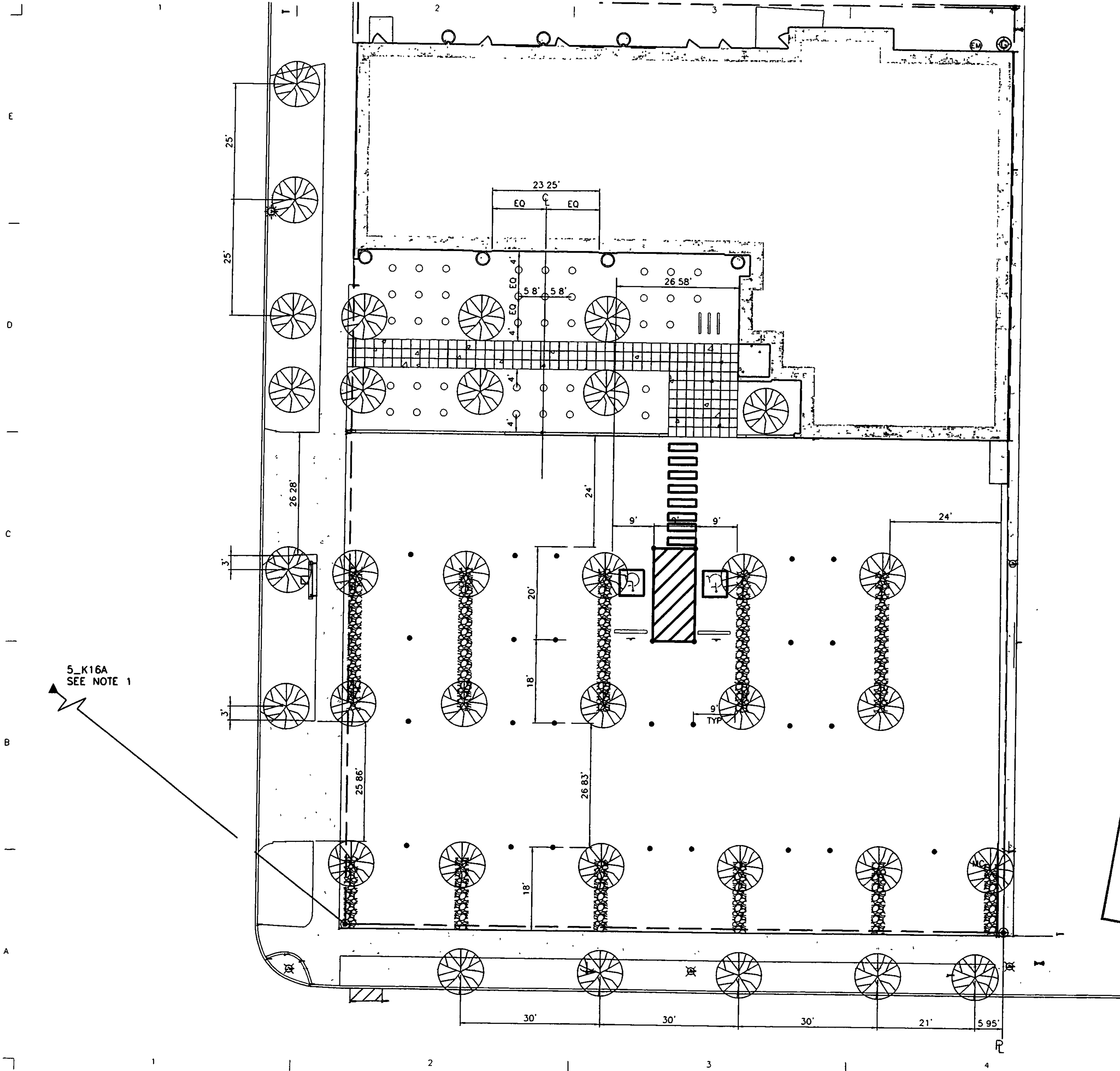
SHEET NUMBER

**L101**

5\_K16A  
SEE NOTE 1







THE HARTMAN + MAJEWSKI  
**DESIGN GROUP**  
ARCHITECTS • INTERIORS • LANDSCAPE ARCHITECTS • PLANNERS • URBAN DESIGNERS • AFFILIATE

202 CENTRAL AVENUE SUITE 200  
ALBUQUERQUE NEW MEXICO 87102  
PHONE 505.242.6880 FAX 505.242.6881

CONSULTANT

STAMP

PROJECT NAME

Design Group  
Vasser Building  
Albuquerque NEW MEXICO

REVISIONS		
No.	DATE	DESCRIPTION

DESIGNER		DAA
CHECKED		DAA
DATE		05/OCT/2010
SCALE		VARIES
JOB NO.		2405
CAD FILE		2400-C101 MASTER PLAN

SHEET TITLE  
SITE  
LANDSCAPING  
PLAN

SHEET NUMBER

**L101**



THE HARTMAN + MAJEWSKI  
**DESIGN GROUP**  
ARCHITECTS • PLANNERS • INTERIOR DESIGN  
PLANNERS • LANDSCAPE ARCHITECTS • CIVIL ENGINEERS

202 CENTRAL AVENUE SUITE 200  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE 505.242.6880 FAX 505.242.6881

CONSULTANT

STAMP

PROJECT NAME

Design Group  
Vasser Building  
Albuquerque NEW MEXICO

REVISIONS		
No	DATE	DESCRIPTION

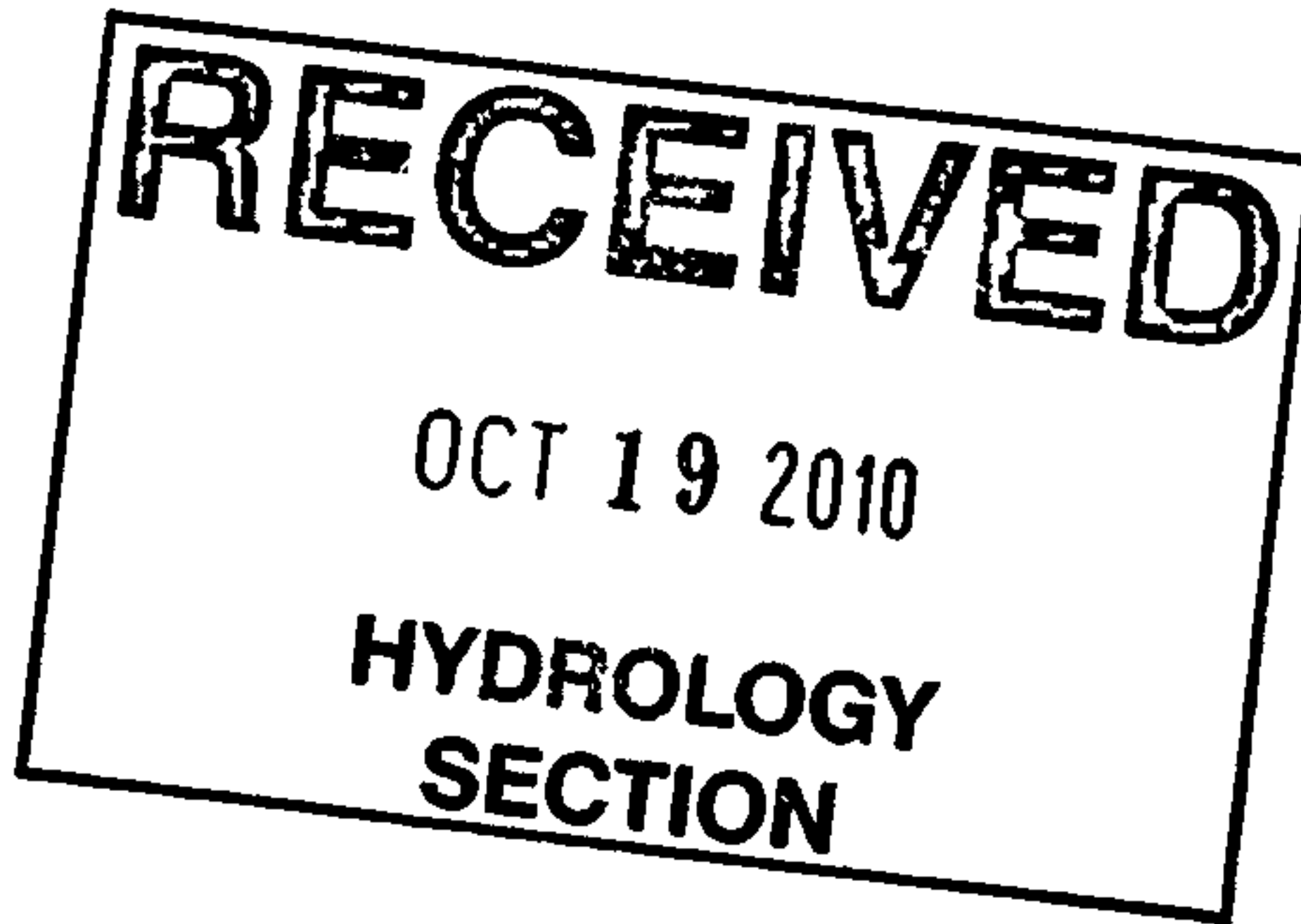
DESIGNER: BAA	
CHECKED: BAA	
DATE: 05OCT2010	
SCALE: VARIES	
JOB NO.: 2400	
CAD FILE: 2400-C101 MASTER PLAN	

SHEET TITLE:  
SITE  
LANDSCAPING  
PLAN

SHEET NUMBER

**L101**

5\_K16A  
SEE NOTE 1





# CITY OF ALBUQUERQUE



February 25, 2010

David Aube, P.E.  
The Design Group  
202 Central Ave. SE Suite 200  
Albuquerque, NM 87102

Re: Design Group Office Building, 120 Vassar Street SE, Traffic Circulation Layout  
Engineer's Stamp dated 02-22-10 (~~0-20/0047~~)  
(K-16/D076)

Dear Mr. Aube,

The TCL submittal received 02-25-10 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.

**Prior to any certificate of occupancy approval, the following item must be completed:**

- **Provide a copy of the cross access easement between lots 9, 10, 11, and 12. If an easement does not exist, one must be provided. Please refer to Figure 23.6.3 of the *Development Process Manual*.**

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

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

C: File

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Design Gourp Office Building  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_

ZONE MAP/DRG. FILE #: K-16-21 DD76  
WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: PLots 9, 10, 11, and 12, Block 25 University Heights  
CITY ADDRESS: 120 Vassar Street SE.

ENGINEERING FIRM: Design Group  
ADDRESS: 202 Central Avenue Suite 200  
CITY, STATE: Albuquerque, NM

CONTACT: David Aube  
PHONE: 242-6880  
ZIP CODE: 87102

OWNER: Design Group  
ADDRESS: 202 Central Avenue Suite 200  
CITY, STATE: Albuquerque, NM

CONTACT: David Aube  
PHONE: 463-4503  
ZIP CODE: 87102

ARCHITECT: The Design Group  
ADDRESS: 202 Central Avenue Suite 200  
CITY, STATE: Albuquerque, NM

CONTACT: Gregory Hartman  
PHONE: 242-6880  
ZIP CODE: 87102

SURVEYOR: Doug Smith Surveying  
ADDRESS: 2121 San Mateo Boulevard NE  
CITY, STATE: Albuquerque NM

CONTACT: Jason Smith  
PHONE: 255-5577  
ZIP CODE: 87110

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: Albuquerque

CONTACT: \_\_\_\_\_  
PHONE: 898-8698  
ZIP CODE: 871

## CHECK TYPE OF SUBMITTAL:

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

## CHECK TYPE OF APPROVAL SOUGHT:

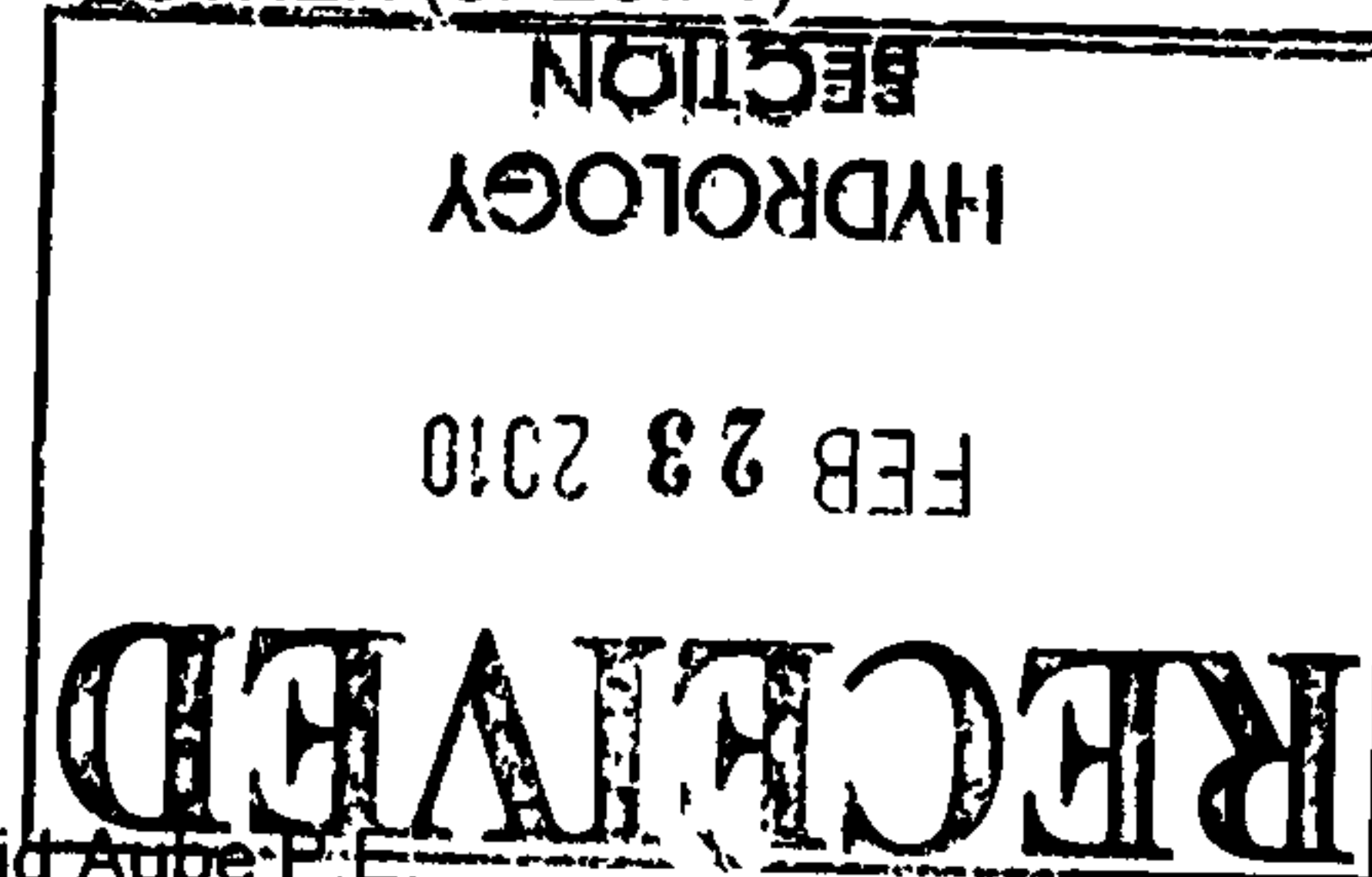
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE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

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 2-23-10

BY: David Aube P.E.



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

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (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.