

## Abiel X. Carrillo

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**From:** Abiel X. Carrillo  
**Sent:** Wednesday, February 03, 2016 10:22 AM  
**To:** Abiel X. Carrillo  
**Subject:** RE: E18D59 - San Antonio Commons - Stamp Date: 1-26-2016

Larry, I forgot to add that the plan referenced below is approved for platting action by DRB for the relocation of lot lines, just for your file.

Thanks,

Abiel

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**From:** Abiel X. Carrillo  
**Sent:** Tuesday, February 02, 2016 5:20 PM  
**To:** 'Larry Read'  
**Cc:** Olson, Paul L.  
**Subject:** E18D59 - San Antonio Commons - Stamp Date: 1-26-2016

Mr. Read:

This email is being sent in lieu of an attached comment letter in order to expedite the response for intermediate reviews. Responses to comments should continue to be included in a re-submittal. A reply to this email with responses to comments will not be considered a re-submittal.

Based upon the information provided in your re-submittal received 1-28-2016, the above referenced Grading and Drainage Plan cannot be approved for Grading Permit or Paving Permit until the following comments are addressed:

1. The comment provided by Hydrology on January 20, 2016, requested that the first flush storage tank shown for Lot 5A be replaced with a trash screen to ensure that the ground is not saturated. This submittal shows the pond removed, but a trash screen is not called out. The "Area Plan" aerial exhibit shows a trash screen approximately located at the corner of lot 4A. The trash screen needs to be drawn in at the exact location of the outfall of the valley gutters to ensure that the contractor builds it as intended.
2. The previous submittal, which showed the first flush pond, would have removed a segment of the existing valley gutters that have low spots (Elevations 44.97 and 44.98 along the valley gutter, but outfall is at 45.02). These segments (and any asphalt adjacent to them that may also be low) will need to be corrected to best comply with the Environmental Health Department's request to prevent any ponding on this site. *Will create an outlet to the rip rap channel.*
3. Minor comment: The keyed notes (such as 12 and 15) appear to be shifted away from the improvements they are pointing to.

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

## Abiel Carrillo, P.E.

Principal Engineer - Hydrology  
Planning Department  
Development Review Services Division  
City of Albuquerque

505-924-3986

[acarrillo@cabq.gov](mailto:acarrillo@cabq.gov)

600 2<sup>nd</sup> Street NW

Albuquerque, NM 87102

## Abiel X. Carrillo

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**From:** Abiel X. Carrillo  
**Sent:** Tuesday, February 02, 2016 5:20 PM  
**To:** 'Larry Read'  
**Cc:** Olson, Paul L.  
**Subject:** E18D59 - San Antonio Commons - Stamp Date: 1-26-2016

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Based upon the information provided in your re-submittal received 1-28-2016, the above referenced Grading and Drainage Plan cannot be approved for Grading Permit or Paving Permit until the following comments are addressed:

1. The comment provided by Hydrology on January 20, 2016, requested that the first flush storage tank shown for Lot 5A be replaced with a trash screen to ensure that the ground is not saturated. This submittal shows the pond removed, but a trash screen is not called out. The "Area Plan" aerial exhibit shows a trash screen approximately located at the corner of lot 4A. The trash screen needs to be drawn in at the exact location of the outfall of the valley gutters to ensure that the contractor builds it as intended.
2. The previous submittal, which showed the first flush pond, would have removed a segment of the existing valley gutters that have low spots (Elevations 44.97 and 44.98 along the valley gutter, but outfall is at 45.02). These segments (and any asphalt adjacent to them that may also be low) will need to be corrected to best comply with the Environmental Health Department's request to prevent any ponding on this site.
3. Minor comment: The keyed notes (such as 12 and 15) appear to be shifted away from the improvements they are pointing to.

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

### **Abiel Carrillo, P.E.**

**Principal Engineer - Hydrology**

**Planning Department**

Development Review Services Division

City of Albuquerque

505-924-3986

[acarrillo@cabq.gov](mailto:acarrillo@cabq.gov)

600 2<sup>nd</sup> Street NW

Albuquerque, NM 87102

14

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: San Antonio Office/Retail  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_

ZONE MAP/DRG. FILE #: E-18/D-59  
WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 5, J Group Addition  
CITY ADDRESS: 5700 San Antonio Drive NE

ENGINEERING FIRM: LARRY READ & ASSOCIATES, INC  
ADDRESS: 2430 Midtown Place NE Suite C  
CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: LARRY READ  
PHONE: 237-8421  
ZIP CODE: 87107

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

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

ARCHITECT: TAFFAZUL HUSSAIN  
ADDRESS: 2501 YALE BLVD. SE SUITE 102  
CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: TAFFAZUL HUSSAIN  
PHONE: 315-1482  
ZIP CODE: 87106

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

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

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

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

**CHECK TYPE OF SUBMITTAL:**

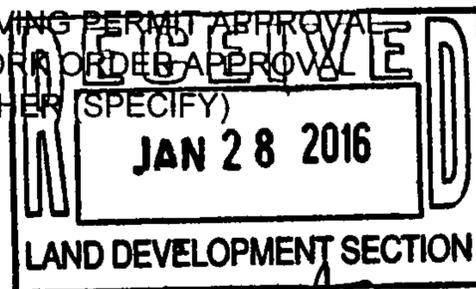
- DRAINAGE REPORT
- DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEERS CERTIFICATION (TCL)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



1/26/16

DATE SUBMITTED: Jan 26, 2016

BY: LARRY D. READ PE.

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.

# CITY OF ALBUQUERQUE



March 10, 2016

Richard J. Berry, Mayor

Larry Read, P.E.  
Larry Read & Associates  
2430 Midtown Place NE Suite C  
Albuquerque, NM, 87107

**RE: San Antonio Commons  
Grading and Drainage Plan  
Engineer's Stamp Date 2-18-2016 (File: E18D059)**

Dear Mr. Read:

Based upon the information provided in your submittal received 2-24-2016, the above-referenced plan is approved for Grading Permit and Paving Permit.

We understand that you have reached a site design that is satisfactory to the City's Environmental Health Department. Landfill conditions make it impossible to manage the first flush volume on site.

PO Box 1293

After completion of the project please submit Engineer Certification per the DPM checklist for our records.

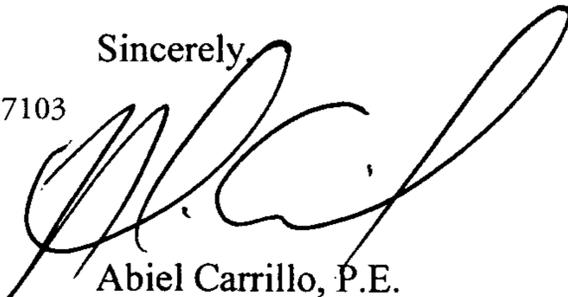
Albuquerque

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

Sincerely,

New Mexico 87103

www.cabq.gov

  
Abiel Carrillo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

Cc: Paul Olson, Environmental Health

Orig: Drainage File

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: San Antinio Office/Retail  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_

ZONE MAP/DRG. FILE #: E-18/D-59  
WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 5, J Group Addition  
CITY ADDRESS: 5700 San Antonio Drive NE

ENGINEERING FIRM: LARRY READ & ASSOCIATES, INC  
ADDRESS: 2430 Midtown Place NE Suite C  
CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: LARRY READ  
PHONE: 237-8421  
ZIP CODE: 87107

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

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

ARCHITECT: TAFFAZUL HUSSAIN  
ADDRESS: 2501 YALE BLVD. SE SUITE 102  
CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: TAFFAZUL HUSSAIN  
PHONE: 315-1482  
ZIP CODE: 87106

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

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

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

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

## CHECK TYPE OF SUBMITTAL:

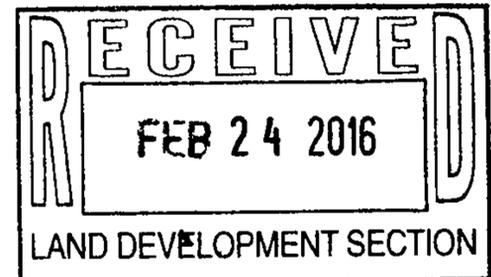
- DRAINAGE REPORT
- DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, **REQUIRES TCL or equal**
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEERS CERTIFICATION (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
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- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- OTHER (SPECIFY)

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED



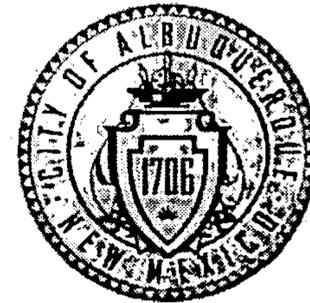
DATE SUBMITTED: Feb 24, 2016

BY: LARRY D. READ PE.

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.

# CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

January 20, 2016

Lawrence D. Read  
Larry Read & Associates  
2430 Midtown Place NE Suite C  
Albuquerque, NM, 87107

**RE: San Antonio Commons (Office / Retail)  
Grading and Drainage Plan (Stamp Date 12-14-15)  
Hydrology File: E18D59**

Dear Mr. Read:

Based upon the information provided in your submittal received 12-15-15, the above-referenced plan cannot be approved for Grading Permit and Paving Permit until the following item is addressed:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

The effort made on the plan to address the City's first flush is greatly appreciated. However, the Environmental Health Department of the City has advised against retaining any Stormwater on this site. The concern is related to the old landfill site that exists in the area and settling that has been observed along the San Antonio corridor. Instead of constructing a retention pond, the City requests that a water quality feature is considered, that removes debris and floatables, and oil if practicable.

If you'd like to coordinate options before making a submittal, or if you have any other question, feel free to contact me at [acarrillo@cabq.gov](mailto:acarrillo@cabq.gov), or 924-3986.

Sincerely,

Abiel Carrillo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

Orig: Drainage file

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: San Antinio Office/Retail  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_

ZONE MAP/DRG. FILE #: E-18/D-59  
WORK ORDER#: \_\_\_\_\_

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ENGINEERING FIRM: LARRY READ & ASSOCIATES, INC  
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CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: LARRY READ  
PHONE: 237-8421  
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CITY, STATE: \_\_\_\_\_

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ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
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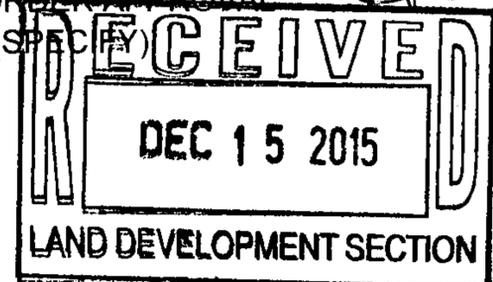
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- DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, **REQUIRES TCL or equal**
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL GRADING & DRAINAGE PLAN
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- ENGINEER'S CERTIFICATION (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEERS CERTIFICATION (TCL)
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- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- OTHER (SPECIFY)

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED



DATE SUBMITTED: Dec 10, 2015

BY: LARRY D. READ PE

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.

# CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

January 20, 2016

Lawrence D. Read  
Larry Read & Associates  
2430 Midtown Place NE Suite C  
Albuquerque, NM, 87107

**RE: San Antonio Commons (Office / Retail)  
Grading and Drainage Plan (Stamp Date 12-14-15)  
Hydrology File: E18D59**

Dear Mr. Read:

Based upon the information provided in your submittal received 12-15-15, the above-referenced plan cannot be approved for Grading Permit and Paving Permit until the following item is addressed:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

The effort made on the plan to address the City's first flush is greatly appreciated. However, the Environmental Health Department of the City has advised against retaining any Stormwater on this site. The concern is related to the old landfill site that exists in the area and settling that has been observed along the San Antonio corridor. Instead of constructing a retention pond, the City requests that a water quality feature is considered, that removes debris and floatables, and oil if practicable.

If you'd like to coordinate options before making a submittal, or if you have any other question, feel free to contact me at [acarrillo@cabq.gov](mailto:acarrillo@cabq.gov), or 924-3986.

Sincerely,

Abiel Carrillo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

Orig: Drainage file

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION  
DEVELOPMENT REVIEW BOARD MEMO**

**DRB PROJECT NO: 1002455**

**AGENDA ITEM NO: 5**

**SUBJECT:**

Plat approval

**ENGINEERING COMMENTS:**

Hydrology has no comments on the plat, but provides a comment for Certificate of Occupancy.

Per the approved grading plan a rip-rap swale was to be built to the side inlet 495 feet to the west. About 70 feet of the rip-rap swale was constructed.

The erosion potential from this site is to be mitigated for release of CO.

*cc 4-23-13*

**RESOLUTION/COMMENTS:**

**SIGNED:**

Curtis Cherne  
Hydrology Section  
City Engineer Designee  
AMAFCA Designee  
924-3986

**DATE:** 4-24-13

# CITY OF ALBUQUERQUE



June 3, 2014

Larry Read, PE  
Larry Read & Associates, Inc.  
2430 Midtown Pl NE  
Albuquerque, NM 87107

**Re: San Antonio Office/Retail, 5500 San Antonio Dr. NE  
Request Permanent C.O. - Accepted  
Engineer's Stamp dated: 9-04-08 (E18D059)  
Certification dated: 6-02-14**

Dear Mr. Read,

Based on the Certification received 6/02/2014, 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](mailto: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](http://www.cabq.gov)

Sincerely,

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

RR/RH  
C: CO Clerk—Katrina Sigala  
email

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: San Antinio Office/Retail  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_

ZONE MAP/DRG. FILE #: E-18/D-59  
WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 5, J Group Addition  
CITY ADDRESS: 5500 San Antonio Drive NE

ENGINEERING FIRM: LARRY READ & ASSOCIATES, INC  
ADDRESS: 2430 Midtown Place NE Suite C  
CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: LARRY READ  
PHONE: 237-8421  
ZIP CODE: 87107

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

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

ARCHITECT: TAFFAZUL HUSSAIN  
ADDRESS: 2501 YALE BLVD. SE SUITE 102  
CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: TAFFAZUL HUSSAIN  
PHONE: 315-1482  
ZIP CODE: 87106

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ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

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

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

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

## CHECK TYPE OF SUBMITTAL:

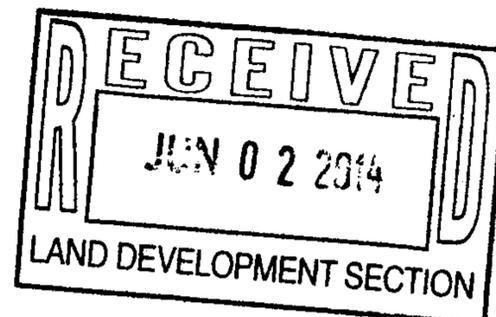
- DRAINAGE REPORT
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- TRAFFIC CIRCULATION LAYOUT (TCL)
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- CERTIFICATE OF OCCUPANCY (TEMP.)
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- OTHER (SPECIFY)

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED



DATE SUBMITTED: June 2, 2014

BY: LARRY D. READ PE

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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# CITY OF ALBUQUERQUE



September 4, 2008

Lawrence D. Read, P.E.  
Larry Read & Associates, Inc  
2430 Midtown Suite C  
Albuquerque, NM 87107

**Re: San Antonio Office-Retail Grading and Drainage Plan  
Engineer's Stamp dated 9-4-08 (E18/D059)**

Dear Mr. Read,

Based upon the information provided in your submittal received 9-4-08, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

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

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

Sincerely,

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

PO Box 1293

Albuquerque

NM 87103

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

C: file

# CITY OF ALBUQUERQUE



November 28, 2006

Lawrence D. Read, P.E.  
Larry Read & Associates, Inc  
2430 Midtown Suite C  
Albuquerque, NM 87107

**Re: San Antonio Office-Retail Grading and Drainage Plan  
Engineer's Stamp dated 11-20-06 (E18/D59)**

Dear Mr. Read,

Based upon the information provided in your submittal dated 11-20-06, the above referenced plan is approved for Site Development Plan for Building Permit action by the DRB.

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

P.O. Box 1293

Albuquerque

New Mexico 87103

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

Sincerely,

Curtis A. Cheme, E.I.  
Engineering Associate, Planning Dept.  
Development and Building Services

C: file  
Brad Bingham

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

April 7, 2014

Tafazzul Hussain, A.I.A.  
Afra Construction & Design, LLC  
2501 Yale Blvd. SE, Suite 102  
Albuquerque, NM 87106

**Re: San Antonio Commons, 5700 San Antonio Dr. NE**  
**Certification Submittal for CO – Transportation Development**  
Engineer's/Architect's Stamp dated 8-07-08 (E18-D059)  
Certification dated 3-25-14

Dear Mr. Hussain,

Based upon the information provided in your submittal received 4-07-14, 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.

PO Box 1293

Albuquerque

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](mailto:rmichel@cabq.gov). If you have any questions, please contact me at (505)924-3630.

New Mexico 87103

Sincerely,

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

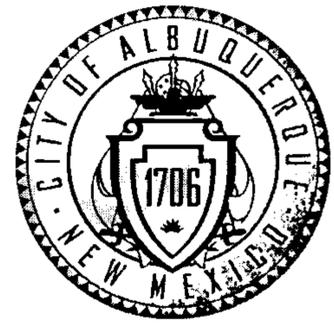
Racquel M. Michel, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services

c: File  
CO Clerk





# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

March 26, 2014

Tafazzul Hussain, A.I.A.  
Afra Construction & Design, LLC  
2501 Yale Blvd. SE, Suite 102  
Albuquerque, NM 87106

**Re: San Antonio Commons, 5700 San Antonio Dr. NE  
Certification Submittal for CO – Transportation Development**  
Engineer's/Architect's Stamp dated 8-07-08 (E18-D059)  
Certification dated 3-25-14

Dear Mr. Hussain,

The Letter of Certification submitted on 3-25-14 is not sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). The following items need to be addressed:

- The ADA accessible parking spaces did not have signs hung.
- The crosswalk connecting Building B to the Pino Arroyo Path needs to be defined by striping or stamped concrete.
- Redline any crosswalks that have not been installed in submittal.

PO Box 1293

Albuquerque

New Mexico 87103

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Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For minor comments and/or repairs, please submit photos to [rmichel@cabq.gov](mailto:rmichel@cabq.gov) prior to submittal.

Sincerely,

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

C: File



# AFRA CONSTRUCTION & DESIGN, LLC

2501 Yale Blvd. SE, Suite 102

Albuquerque, NM 87106

Phone: 505-242-1745

Fax: 505-242-1737

March 25, 2014

Kristal Metro, PE  
Senior Traffic Engineer  
DRB Member  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

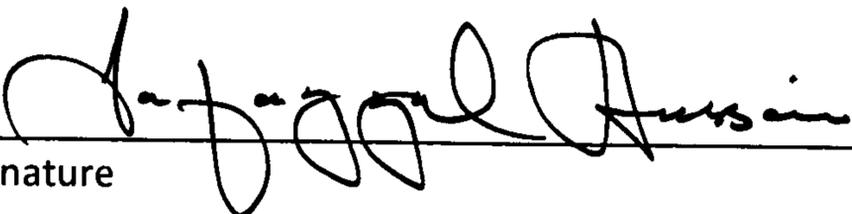
Re: **Approval of final Certificate of Occupancy for 5700 San Antonio Drive NE, Albuquerque, NM 87109**  
**Project # 1002455 06DRB-01649**

## Traffic Certification

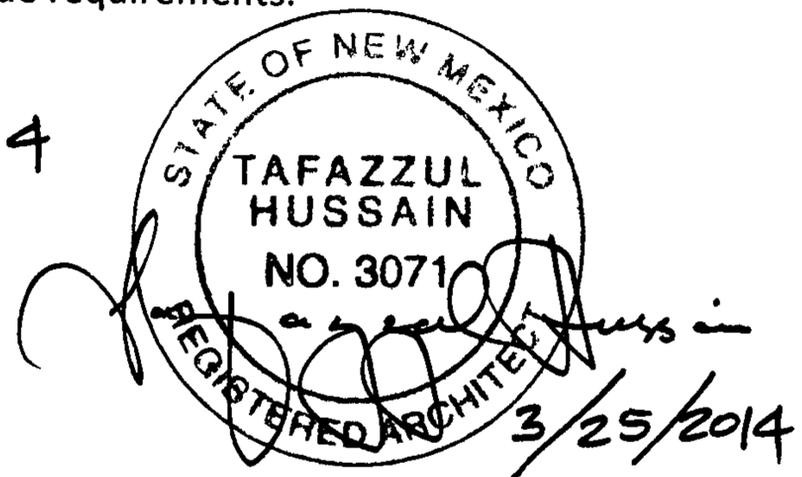
I, Tafazzul Hussain, NMRA of the firm Afra Construction, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB, AA or TLC approved plan dated 8/7/08. The record information edited on the original design document has been obtained by Tafazzul Hussain of the firm Afra Construction. I further certify that I have personally visited the project site on March 24, 2014 and have determined by visual inspection that the survey data provided is representative of the 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 5700 San Antonio Drive NE, Albuquerque, NM 87109.

Enclosed are:

- A. Proposed Site Plan – which shows the entire development as it was approved on 8/7/208.
- B. Existing Site Plan – which shows 55 parking spaces, after the 10% transit discount, and the site upgrades including the de-cel lane per city of Albuquerque requirements.

 3/25/2014  
Signature Date

Tafazzul Hussain, AIA  
President  
Afra Construction



ENGINEER'S OR ARCHITECT'S STAMP