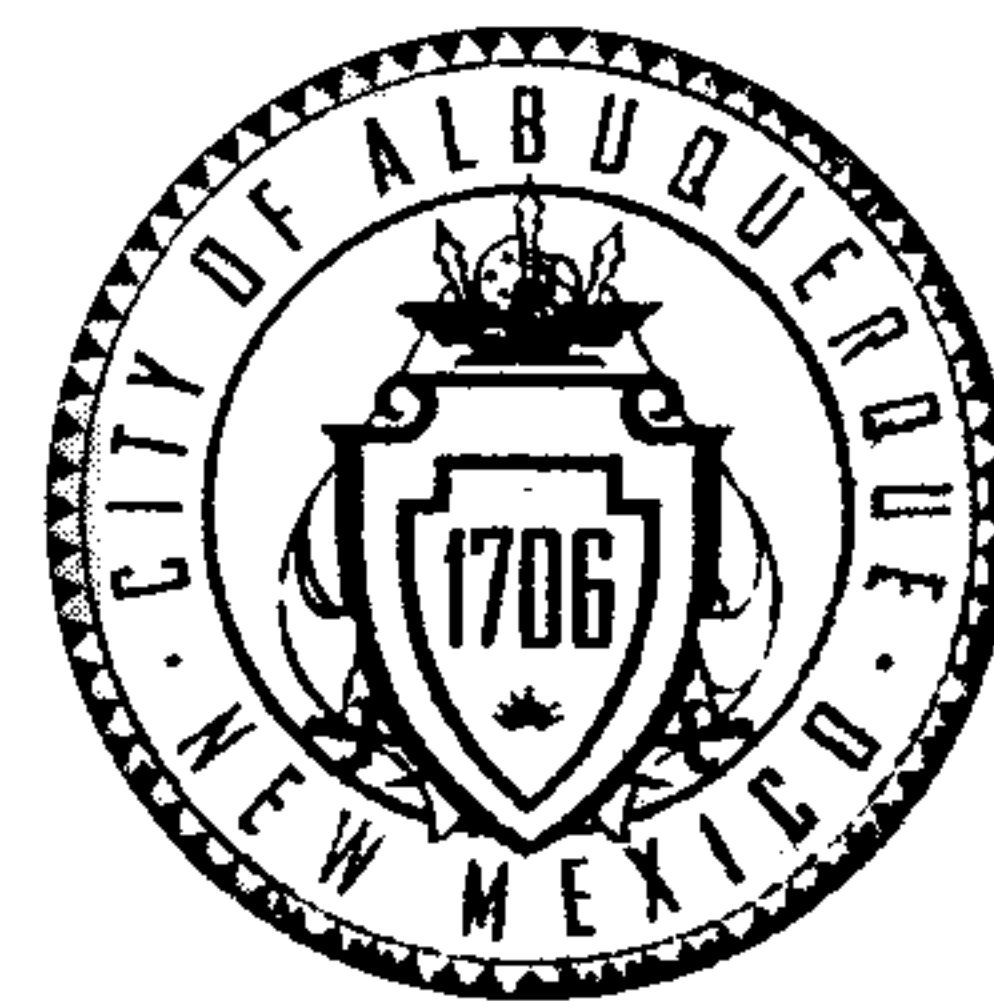


CITY OF ALBUQUERQUE



September 28, 2016

Richard J. Berry, Mayor

Mr. Reza Afaghpour, P.E.
SBS Construction and Engineering
10209 Snowflake Court NW
Albuquerque, NM, 87114

**RE: 3404 Stanford Dr. NE Addition
Grading and Drainage Plan
Engineer's Stamp Date 9-14-2016 (File: G16D151)**

Dear Mr. Afaghpour:

Based upon the information provided in your submittal received 9-16-2016, the above-referenced plan is approved for Building Permit.

PO Box 1293

Please attach a copy of this approved plan in the construction sets when submitting for a building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

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

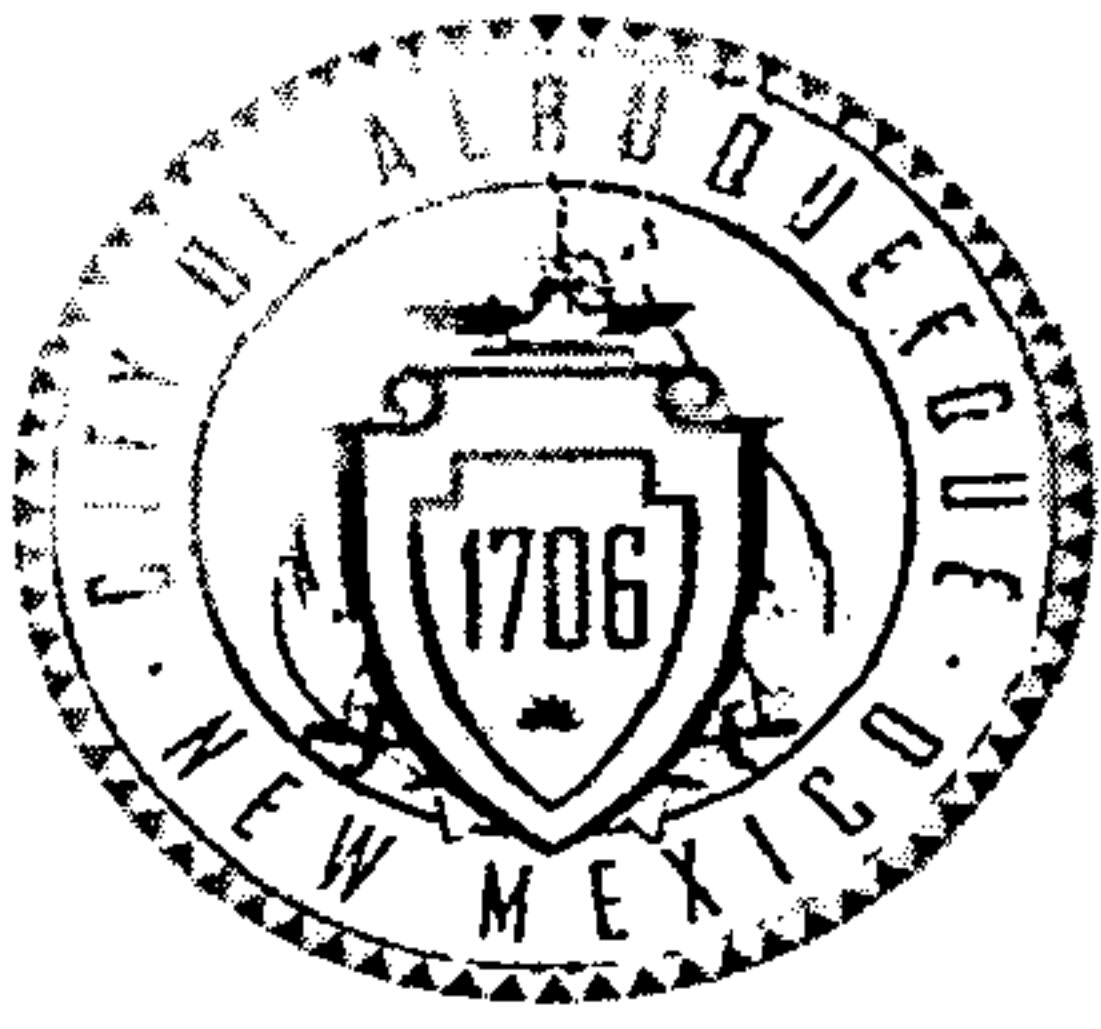
New Mexico 87103

Sincerely,

www.cabq.gov

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

Orig: Drainage file



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: 3404 STANFORD DR., NE ADDITION Building Permit #: _____ Hydrology File #: G16D151
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT N-2, BLOCK N, COLE'S INDUSTRIAL SUB.#2
City Address: 3404 STANDROCK AVE., NE

Applicant: SBS CONSTRUCTION AND ENGINEERING, LLC Contact: SHAWN BIAZAR
Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114
Phone#: (505) 804-5013 Fax#: (505) 897-4996 E-mail: AECLLC@AOL.COM
Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

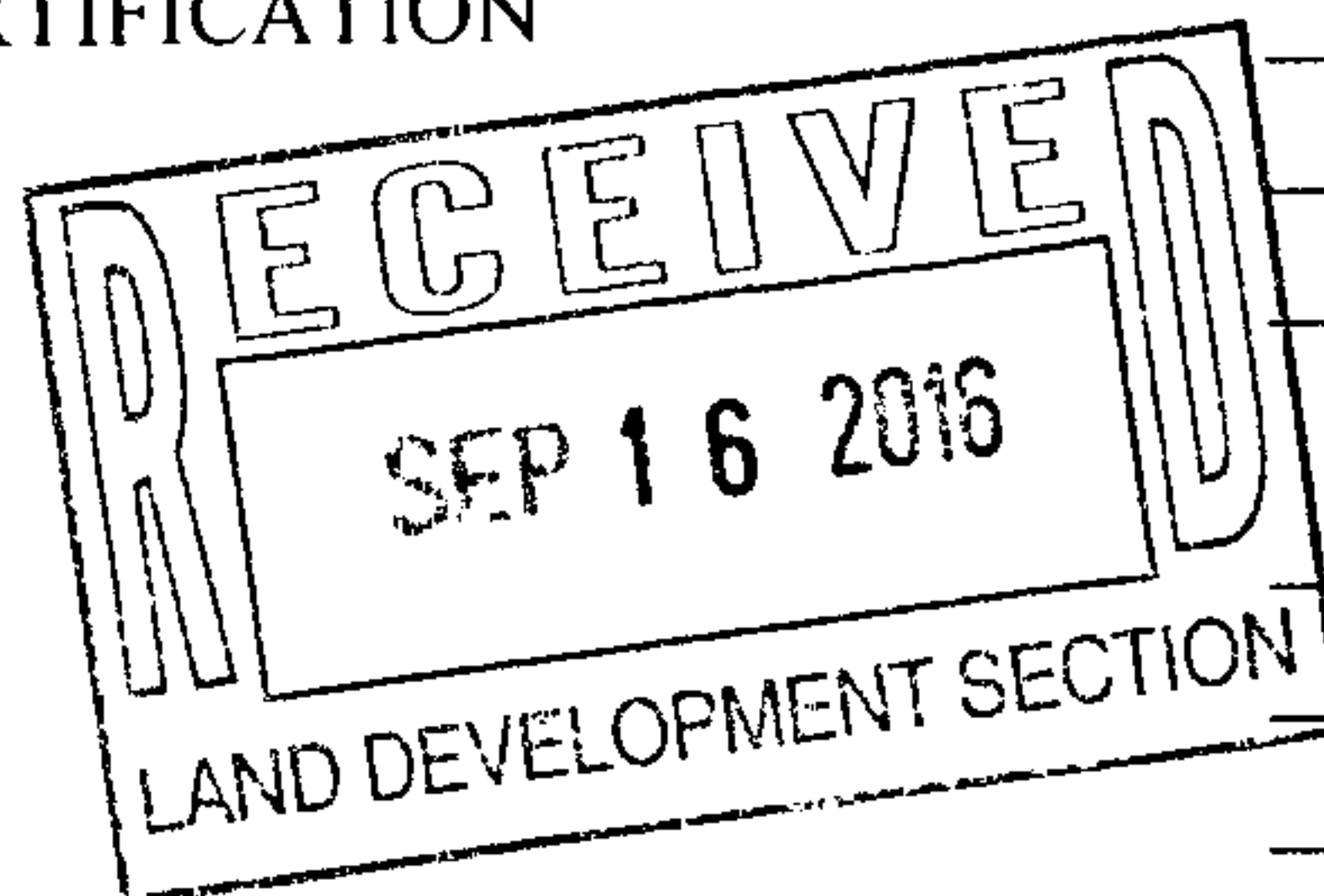
☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☒ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING?
☐ OTHER (SPECIFY) _____



\$100.00

IS THIS A RESUBMITTAL?: ☒ Yes ☒ No

DATE SUBMITTED: 9-16-2016 By: SHAWN BIAZAR

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

Carrillo, Abiel X.

From: Carrillo, Abiel X.
Sent: Friday, August 05, 2016 3:39 PM
To: 'asheng505@hotmail.com'
Cc: 'aecllc@aol.com'; Michel, Racquel M.
Subject: 3404 Stanford - G16D151

Stamp date 7-15-16

Mr. Afaghpour,

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

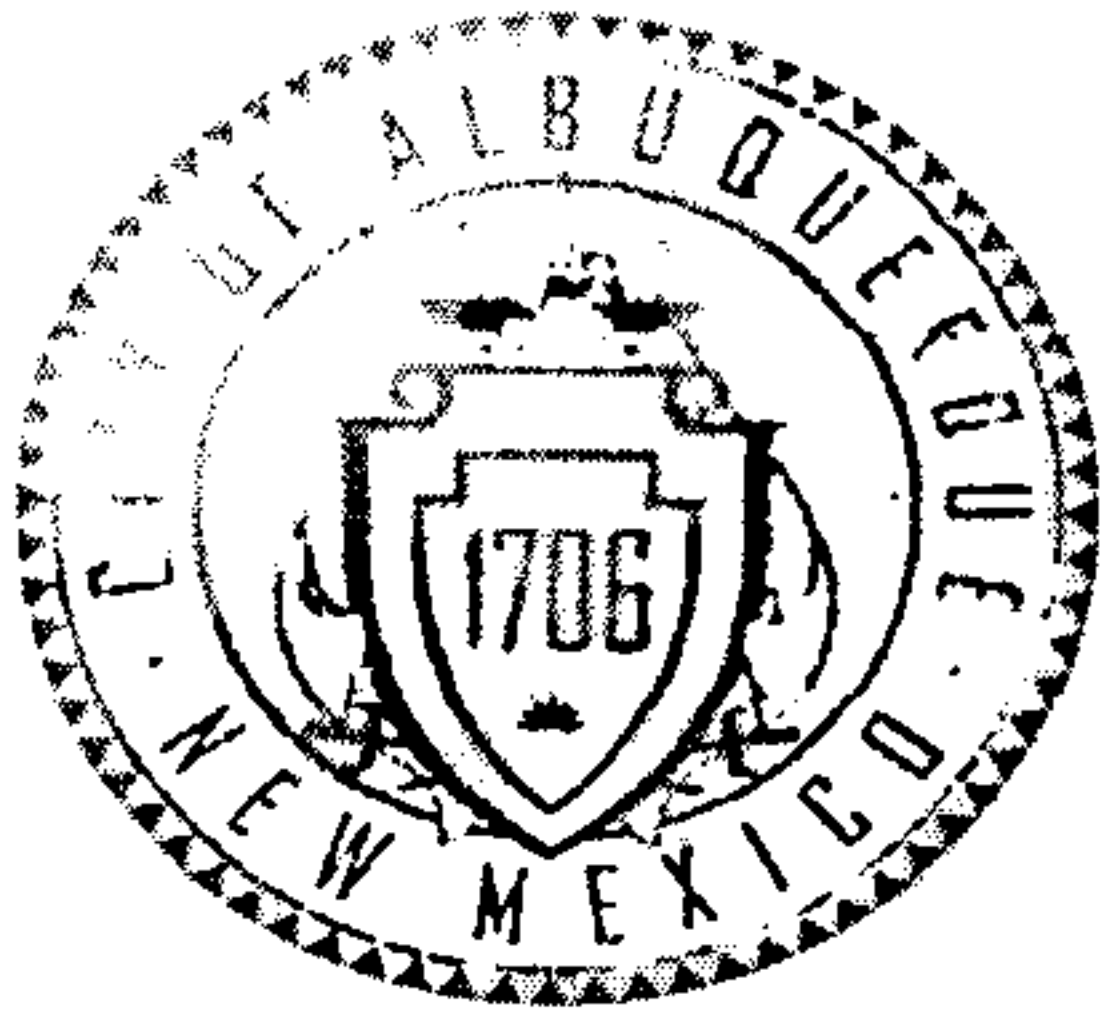
Based upon information provided in your submittal received 7-18-2016, the above-referenced Grading and Drainage plan cannot be approved for Building Permit until the following comments are addressed:

1. It is not clear what the limits of the improvements are, provide hatching for new asphalt and paved surfaces within the site.
Not completely clear, but negligible impact to Hyd.
 - a. Clarify what the existing parking lot/access surface is (gravel, paving). It is not clear from aerial photos.
2. Provide elevations and build notes for new paving and concrete. There appears to be a new concrete parking area proposed.
3. Clarify the extent of the improvements within the Right of Way. The sidewalk and driveways are hatched as if they are existing, but it appears that some are actually proposed. The plan should include build notes and elevation data for the contractor to follow, particularly since part of the sidewalk is replacing a sloped, paved, continuous driveway.
Existing
 - a. New sidewalk in the right of way will need to reference the City's revised 2405A and B Standard Drawings.
4. Provide top and bottom elevations of the first flush ponds, and a conceptual cross section. The line work suggests a drop off at the edge of the ponds.
They're just going to be depressions in the parking lot
5. It is not clear that any flow would reach the westernmost first flush pond.
- ✓ 6. Show the direction of the roof drainage, to ensure that it is planned to discharge within the property.
7. Parking and sidewalk improvements will need approval from Transportation Development (through a TCL submittal)
8. Additional comments may be generated based on additional information that would be provided to address comments 1 through 4.

Any question just let me know.

Abiel Carrillo, PE, CFM
Principal Engineer - Hydrology

Planning Department
Development Review Services Division
City of Albuquerque
505-924-3986
acarrillo@cabq.gov
600 2nd Street NW
Albuquerque, NM 87102



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: 3404 STANFORD DR., NE ADDITION Building Permit #: _____ Hydrology File #: 616D151

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOT N-2, BLOCK N, COLE'S INDUSTRIAL SUB.#2

City Address: 3404 ~~STANDROCK AVE.~~, NE
STANFORD

Applicant: SBS CONSTRUCTION AND ENGINEERING, LLC Contact: SHAWN BIAZAR

Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114

Phone#: (505) 804-5013 Fax#: (505) 897-4996 E-mail: AECLLC@AOL.COM

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN

☒ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☒ DRAINAGE REPORT

☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

☐ PRELIMINARY PLAT APPROVAL

☐ SITE PLAN FOR SUB'D APPROVAL

☐ SITE PLAN FOR BLDG. PERMIT APPROVAL

☐ FINAL PLAT APPROVAL

☐ SIA/ RELEASE OF FINANCIAL GUARANTEE

☐ FOUNDATION PERMIT APPROVAL

☐ GRADING PERMIT APPROVAL

☐ SO-19 APPROVAL

☐ PAVING PERMIT APPROVAL

☐ GRADING/ PAD CERTIFICATION

☐ WORK ORDER APPROVAL

☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 7-15-2016 By: SHAWN BIAZAR

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE



September 7, 2016

SBS Construction & Engineering, LLC
Reza Afaghpour
10209 Snowflake Ct NW
Albuquerque, NM 87114

Re: 3404 Stanford Dr NE Addition
3404 Stanford Dr NE
Traffic Circulation Layout
Engineer's Stamp 08-26-16 (G16D151)

Dear Mr Afaghpour,

The TCL submittal received 08-26-16 is approved for Building Permit. A copy of the stamped and signed 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.

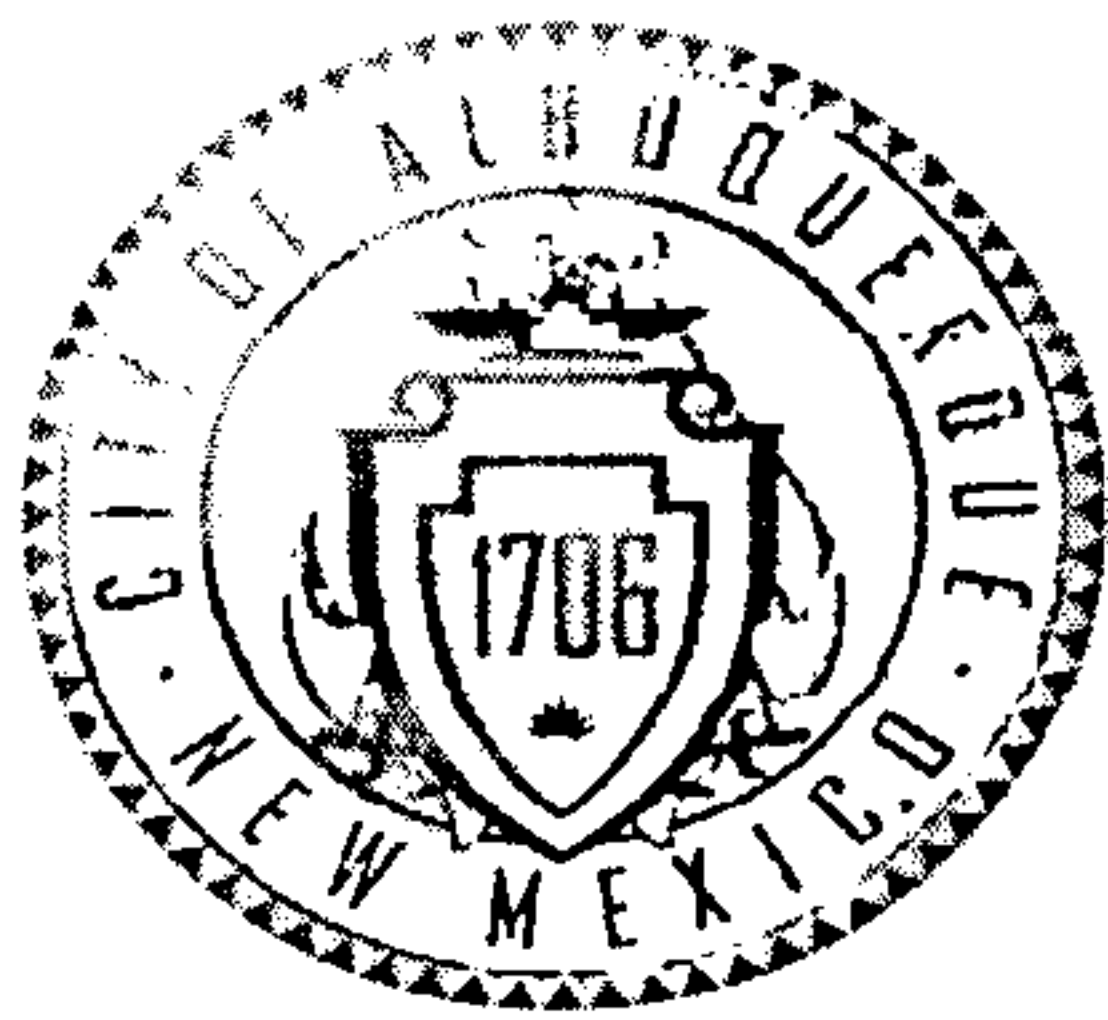
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification 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 front counter personnel for log in and evaluation by Transportation.

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 924-3690.

Sincerely,

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

mao via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: 3404 STANFORD DR., NE ADDITION Building Permit #: _____ Hydrology File #: G16-D151

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOT N-2, BLOCK N, COLE'S INDUSTRIAL SUB.#2

City Address: 3404 STANDROCK AVE., NE

Applicant: SBS CONSTRUCTION AND ENGINEERING, LLC Contact: SHAWN BIAZAR

Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114

Phone#: (505) 804-5013 Fax#: (505) 897-4996 E-mail: AECLLC@AOL.COM

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN

☐ OTHER (SPECIFY) _____

- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ GRADING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING?

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☒ No

DATE SUBMITTED: 8-26-2016 By: SHAWN BIAZAR

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

SBS CONSTRUCTION AND ENGINEERING, LLC

August 26, 2016

Mrs. Racquel Michel, P. E.
Senior Engineer, Planning Dept.
Development Review Services
P. O. Box 1293, 600 Second Street, NW
Albuquerque, NM 87103

RE: 3404 Stanford Dr., NE
Traffic Circulation Layout Comments dated August 1, 2016, (G16-D151)

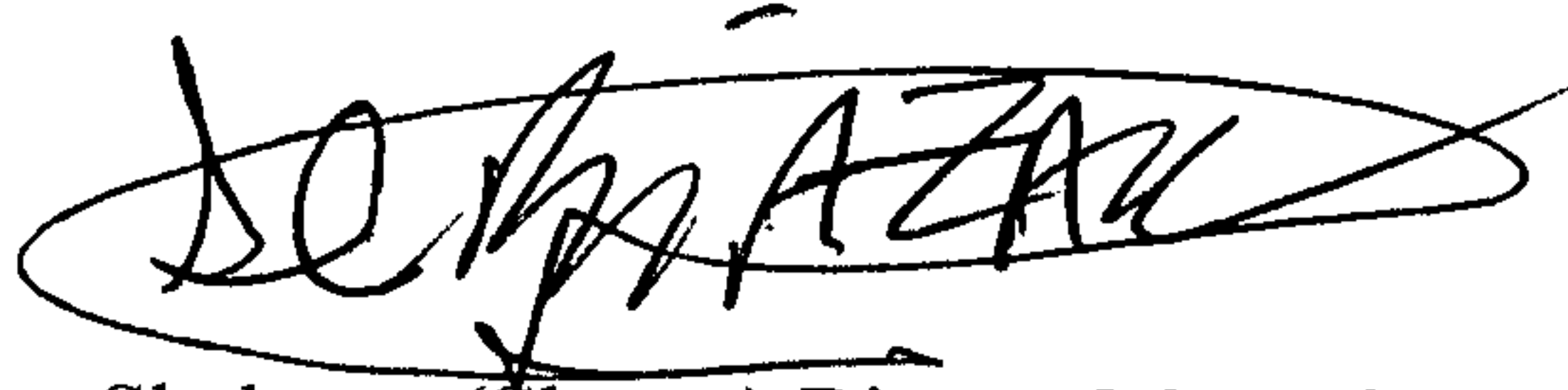
Dear Mrs. Michel:

Based on your comments dated August 1, 2016 for the above referenced site, attached please find two copies of revised site plan. SBS Construction and Engineering, LLC after meeting with you has addressed the comments and are as follow:

- 1) The drive aisle are existing and dimensions are shown on the plan. I did show you the pictures of the driveways in the meeting that we had.
- 2) The drive aisle are existing. The were built per City Std. DWG 2425. There are no radiuses.
- 3) There are existing pedestrian walkways along Stanford. Per your request at the meeting we had, to show a 4' wide pedestrian walkway at the north connecting front sidewalk to the back of the building, see note 19 on key notes.
- 4) We have modified this pathway to 6' wide, see key note 10. We have also relocated the handicap parking to the west as per instruction in the meeting.
- 5) The existing 6' sidewalk follows the existing sidewalk along Stanford and do not need to be relocated.
- 6) The location of existing trash enclosure is shown on the plans and as per our meeting you said we do not need to get refuse approval.
- 7) All the sidewalks and driveways are existing and there no proposed construction for this project.
- 8) There are no construction proposed.
- 9) We have look at the DPM. We are not proposing any new construction.
- 10) We are not proposing any new construction for this site.

Please Contact me at (505) 804-5013 if you require additional information or have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Shahram Biazar", enclosed within a large, loopy oval flourish.

Shahram (Shawn) Biazar, Managing Member

Enclosures
JN: 201606

CITY OF ALBUQUERQUE



August 1, 2016

SBS Construction & Engineering, LLC
Reza Afaghpour
10209 Snowflake Ct NW
Albuquerque, NM 87114

Re: 3404 Stanford Dr NE Addition
3404 Stanford Dr NE
Traffic Circulation Layout
Engineer's Stamp 07-28-16 (G16D151)

Dear Mr. Afaghpour,

Based upon the information provided in your submittal received 07-29-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Show all drive aisle widths and radii. *Call out one way*
2. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 ft. Landscape island radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
3. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk and handicapped parking to the building entrances. Please clearly show this pathway and provide details.
4. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
5. All sidewalks along streets should be placed at the property line.
6. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
7. Please specify the City Standard Drawing Number when applicable to all curb cuts and ramps.
8. Work within the public right of way requires a work order with DRC approved plans. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
9. See Chapter 23, Section 6 of the City of Albuquerque *Development Process Manual*, for appropriate drive pad widths.
10. All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.

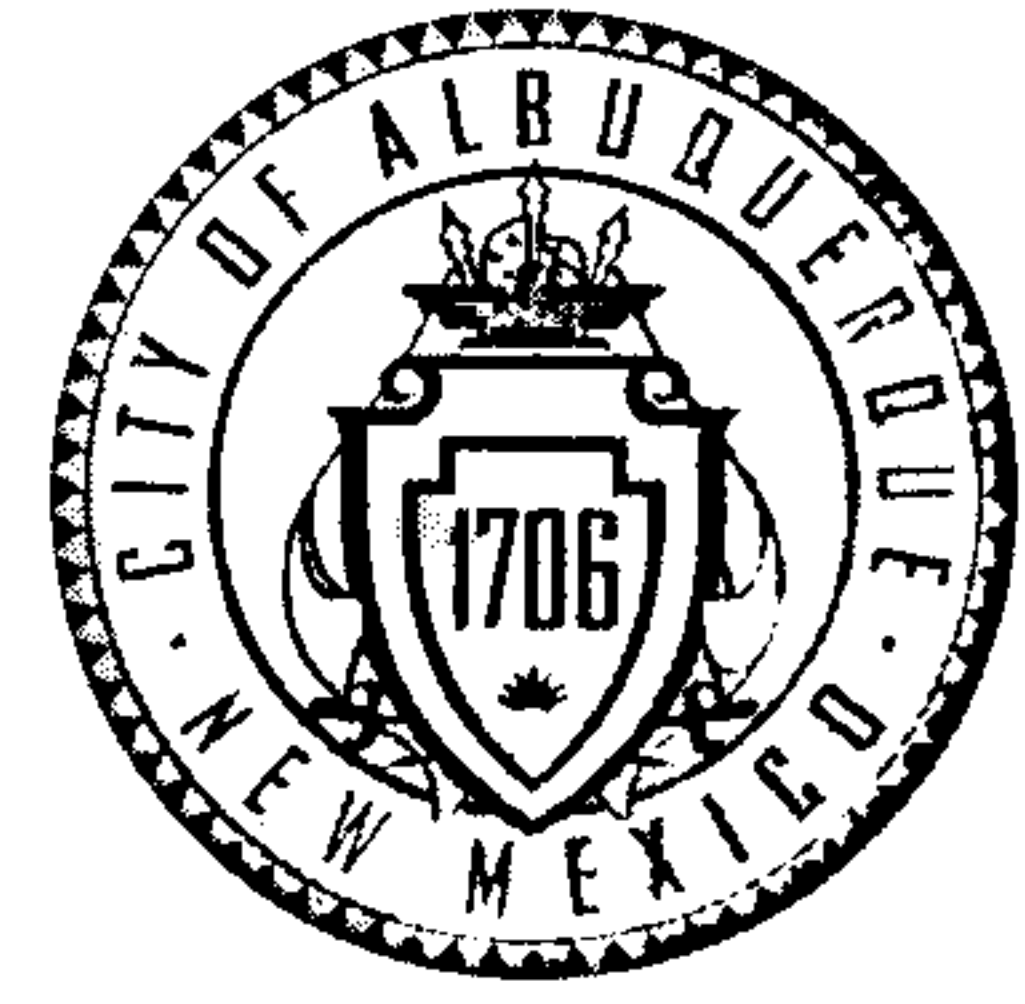
PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



Resubmit two copies of the revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact Monica Ortiz (505) 924-3981 or me at 924-3991.

Sincerely

A handwritten signature in black ink, appearing to read 'Racquel Michel', followed by the word 'For' in a cursive script.

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

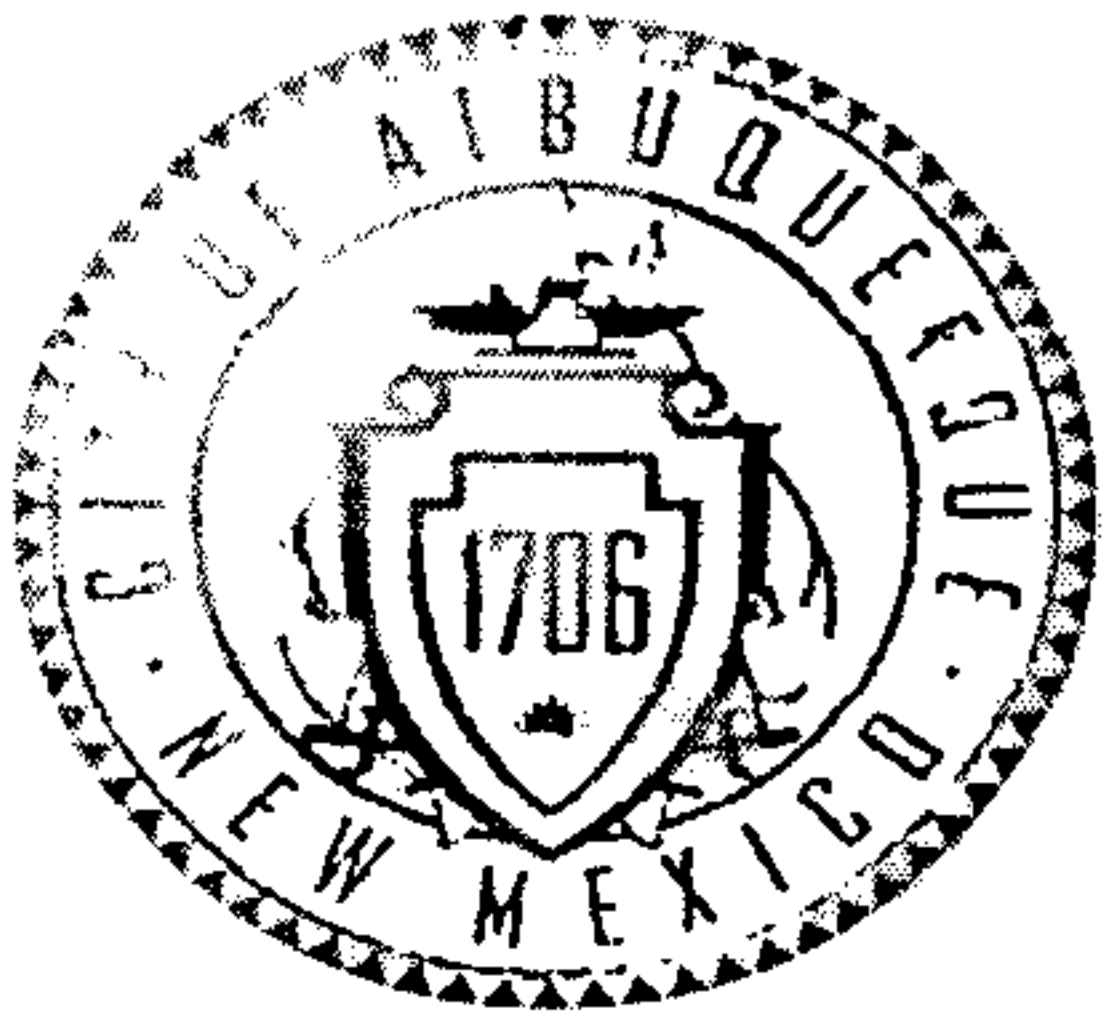
mao via: email
C: File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: 3404 STANFORD DR., NE ADDITION Building Permit #: _____ Hydrology File #: G16D151

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOT N-2, BLOCK N, COLE'S INDUSTRIAL SUB.#2

City Address: 3404 STANDROCK AVE., NE

Applicant: SBS CONSTRUCTION AND ENGINEERING, LLC Contact: SHAWN BIAZAR

Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114

Phone#: (505) 804-5013 Fax#: (505) 897-4996 E-mail: AECLLC@AOL.COM

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
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☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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☐ CERTIFICATE OF OCCUPANCY
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☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL SECTION
☐ PAVING PERMIT APPROVAL
☐ GRADING/PAV. CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
- ☐ PRE-DESIGN MEETING?
- ☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 7-29-2016 By: SHAWN BIAZAR

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____