

# CITY OF ALBUQUERQUE

*Planning Department*  
David Campbell, Director



*Mayor Timothy M. Keller*

November 19, 2020

Larry Read, P.E.  
Larry Read & Associates  
8100 Wyoming Blvd NE, Suite M-4 Box 107  
Albuquerque, NM, 87113

**RE: San Patricio Townhomes**  
**1508 San Patricio SW**  
**Permanent C.O. - Accepted**  
**Engineer's Certification Date: 10/28/20**  
**Hydrology File: K13D078A**

Dear Mr. Read:

PO Box 1293

Based upon the information provided in your submittal received 11/6/2020, this project is approved for Permanent C.O.

Albuquerque

If you have any questions, please contact me at 924-3986 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov).

Sincerely,

NM 87103

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

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



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** San Patricio Townhomes **Building Permit #:** BP-2019-20569 **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Lot 8-A, Block 23, Huning Castle Addition  
**City Address:** 1508 San Patricio SW

**Applicant:** Eagle Run Development, Inc. **Contact:** Matthew Osofsky  
**Address:** PO Box 7095, Albuquerque, NM 87194  
**Phone#:** 303-523-5676 **Fax#:** \_\_\_\_\_ **E-mail:** mosofsky@live.com

**Other Contact:** William Osofsky, AIA **Contact:** \_\_\_\_\_  
**Address:** PO Box 7095, Albuquerque, NM 87194  
**Phone#:** 505-463-1807 **Fax#:** 505-242-1799 **E-mail:** wosofsky@msn.com

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ **PLAT (# of lots)** X **RESIDENCE** \_\_\_\_\_ **DRB SITE** \_\_\_\_\_ **ADMIN SITE** \_\_\_\_\_

**IS THIS A RESUBMITTAL?** \_\_\_\_\_ **Yes** X **No** \_\_\_\_\_

**DEPARTMENT** \_\_\_\_\_ **TRANSPORTATION** \_\_\_\_\_ X **HYDROLOGY/DRAINAGE** \_\_\_\_\_

Check all that Apply:

### TYPE OF SUBMITTAL:

- X **ENGINEER/ARCHITECT CERTIFICATION**  
\_\_\_\_ **PAD CERTIFICATION**  
\_\_\_\_ **CONCEPTUAL G & D PLAN**  
\_\_\_\_ **GRADING PLAN**  
\_\_\_\_ **DRAINAGE REPORT**  
\_\_\_\_ **DRAINAGE MASTER PLAN**  
\_\_\_\_ **FLOODPLAIN DEVELOPMENT PERMIT APPLIC**  
\_\_\_\_ **ELEVATION CERTIFICATE**  
\_\_\_\_ **CLOMR/LOMR**  
\_\_\_\_ **TRAFFIC CIRCULATION LAYOUT (TCL)**  
\_\_\_\_ **TRAFFIC IMPACT STUDY (TIS)**  
\_\_\_\_ **STREET LIGHT LAYOUT**  
\_\_\_\_ **OTHER (SPECIFY)** \_\_\_\_\_  
\_\_\_\_ **PRE-DESIGN MEETING?**

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- \_\_\_\_ **BUILDING PERMIT APPROVAL**  
X **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**  
\_\_\_\_ **FLOODPLAIN DEVELOPMENT PERMIT**  
\_\_\_\_ **OTHER (SPECIFY)** \_\_\_\_\_

**DATE SUBMITTED:** 11-6-2020

**By:** \_\_\_\_\_

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

**LARRY READ & ASSOCIATES, Inc.**

*Civil Engineers*

*Site • Drainage • Utility Design*

October 28, 2020

RE: 1508 San Patricio Ave. SW  
BP-2019-20564

I, LARRY D. READ, PE, OF THE FIRM LARRY READ & ASSOCIATES, INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 8/15/2019. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR MY DESIGNATED REPRESENTATIVE. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON OCTOBER 28, 2020 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE ATTACHED AS-BUILT DRAWING 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 A CERTIFICATE OF OCCUPANCY.

DRAINAGE: THIS SITE WAS APPROVED FOR FLAT DRAINAGE DESIGN WITH INFILTRATION INTO THE SUBSOIL RETENTION SYSTEM AND HAS BEEN BUILT IN ACCORDANCE WITH THE ZERO-SLOPE PLAN. THE SITE HAS BEEN OBSERVED IN HEAVY RAIN AND NO STANDING SURFACE WATER WAS OBSERVED.

AS-BUILT DEVIATION: THE APPROVED DESIGN CALLED FOR 140 LINEAR FEET OF TRENCHING AND PIPE, WHICH WAS INSTALLED. HOWEVER, THE LOCATION OF FORTY LINEAR FEET OF TRENCHING AND PIPE NEEDED TO BE MOVED FROM THE FRONT AND SIDE/FRONT TO THE REAR OF THE LOT AS DEPICTED IN THE ATTACHED AS-BUILT DRAWING. THE REASON WAS BECAUSE OF A CONFLICT WITH UTILITIES. THE AS-BUILT CONFIGURATION PROVIDES FOR THE EXACT SAME VOLUME OF RETENTION.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE 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.

REGARDS  
LARRY READ & ASSOCIATES, INC.

LARRY D. READ, P.E.





# As-Built



1508 San Particio NW  
Albuquerque, NM

New Dwelling  
SITE PLAN / COVER



FOR CONSTRUCTION  
A100

03/20/14

















