



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 3, 2003

Fred Arfman, P.E.  
Isaacson & Arfman, P.A.  
128 Monroe St. NE  
Albuquerque, NM 87108

**Re: Eckerd Drug Store, 110 Juan Tabo Blvd. NE, Traffic Circulation Layout  
Engineer's Stamp dated 11-27-03 (L22/D11B)**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 11-26-03, 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 Transportation.

Prior to Certificate of Occupancy release, the handicapped spaces must be a minimum of 8.5 feet in width, with one van accessible aisle (8 foot width) and one normal aisle (3.5 foot width). Engineer Certification of this plan will be required.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro  
Engineering Associate, Planning Dept.  
Development and Building Services

BUB

C: file



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December 3, 2003

Fred Arfman, P.E.  
Isaacson & Arfman, P.A.  
128 Monroe St. NE  
Albuquerque, NM 87108

**Re: Eckerd Drug Store, 110 Juan Tabo Blvd. NE, Grading and Drainage Plan  
Engineer's Stamp dated 11-26-03 (L22/D11B)**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 11-26-03, 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.

A separate permit (SO#19) is required for construction within City Right of Way. A copy of this approval letter must be on hand when applying for the excavation permit. Prior to Certificate of Occupancy release, the work order for the right turn lane on Central must be accepted. Engineer Certification per the DPM checklist will be required.  
*by the City (Call Mary Sandoval to check on this)*

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions regarding this permit please feel free to call the Public Works Hydrology section at 768-3654 (Charles Caruso) or 768-3645 (Brian Wolfe).

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro  
Engineering Associate, Planning Dept.  
Development and Building Services

*BLB*

C: Matt Cline, Arroyo Maintenance  
Pam Lujan, Excavation Permits  
Charles Caruso, Public Works Hydrology  
file

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(REV. 1/28/2003rd)

L-22/D011B

PROJECT TITLE: ECKERD DRUG STORE ZONE MAP/DRG. FILE #: L22/DNB  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOTS L-1, N, P, FRANKLIN PLAZA  
CITY ADDRESS: 110 JUAN TABO BLVD NE

ENGINEERING FIRM: Isaacson & Arfman, P.A.  
ADDRESS: 128 Monroe Street NE  
CITY, STATE: Albuquerque, NM

CONTACT: FRED C. ARFMAN  
PHONE: (505) 268-8828  
ZIP CODE: 87108

OWNER: TRICOR SOUTHWEST CORP.  
ADDRESS: 6210 E. THOMAS RD, STE 204  
CITY, STATE: SCOTTSDALE, AZ

CONTACT: CHAD HAGLE  
PHONE: (480) 945-5500  
ZIP CODE: 85251

ARCHITECT: ARCHICON  
ADDRESS: 4041 NORTH CENTRAL, STE C-100  
CITY, STATE: PHOENIX, AZ

CONTACT: JOHN HANCOCK  
PHONE: (602) 222-4266  
ZIP CODE: 85012

SURVEYOR: ALORICH LAND SURVEYING  
ADDRESS: 4109 MONTGOMERY BLVD  
CITY, STATE: ABQ, NM

CONTACT: TIM ALDRICH  
PHONE: 889-1990  
ZIP CODE: 87109

CONTRACTOR: ENTERPRISE BUILDERS  
ADDRESS: P.O. Box 3987  
CITY, STATE: ABQ, NM

CONTACT: DAVE BROWN  
PHONE: 857-0050  
ZIP CODE: 87109

CHECK TYPE OF SUBMITTAL:

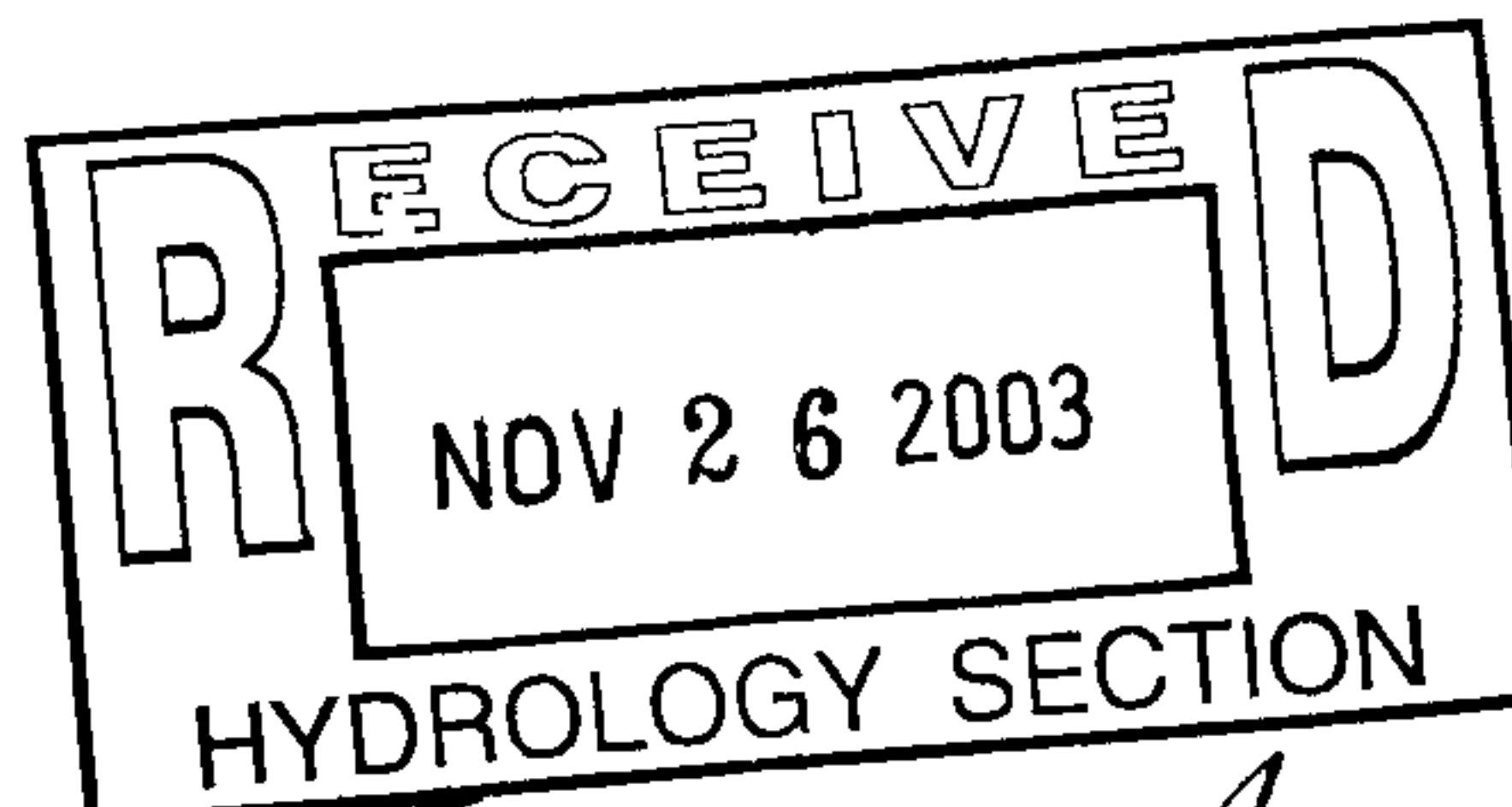
- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*  
☒ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEER'S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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☒ NO  
☐ COPY PROVIDED



DATE SUBMITTED: 11.26.03 BY: FRED C. ARFMAN

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.





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 29, 2003

Fred Arfman, P.E.  
Isaacson & Arfman, P.A.  
128 Monroe St. NE  
Albuquerque, NM 87108

**Re: Eckerd Drug Store, 110 Juan Tabo Blvd. NE, Traffic Circulation Layout  
Engineer's Stamp dated 9-05-03 (L22/D11B)**

Dear Mr. Arfman,

Based upon the information provided in your submittal dated 9-05-03, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please list the horizontal width of all parking spaces.
2. The parking spaces at the northern property line have a scaled length of approximately 15 feet. However, the required width is 18 feet. Please update your plans accordingly.
3. Please include a copy of your shared access agreement with the adjacent property owner.

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

Sincerely,

Bradley L. Bingham, PE  
Sr. Engineer, Planning Dept.  
Development and Building Services

C: file



# City of Albuquerque

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September 29, 2003

Fred Arfman, P.E.  
Isaacson & Arfman, P.A.  
128 Monroe St. NE  
Albuquerque, NM 87108

**Re: Eckerd Drug Store, 110 Juan Tabo Blvd. NE, Grading and Drainage Plan  
Engineer's Stamp dated 9-04-03 (L22/D11B)**

Dear Mr. Arfman,

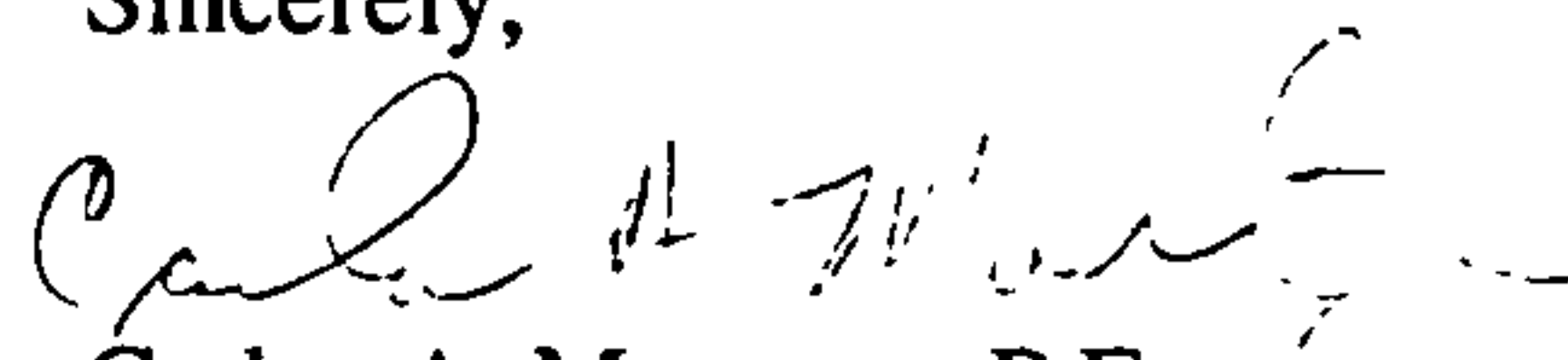
Based upon the information provided in your submittal dated 9-05-03, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please define the proposed site's proximity to the flood plain.
2. Since an S.O. 19 permit is necessary, please include two copies of the corrected plan.
3. Refer to the City of Albuquerque Standard Specifications Update 7 (January 2003) in the notice to contractors.
4. Show more detail for the proposed sidewalk culvert.
5. Please remove the existing drain pipe.
6. List the proposed work order number for the work along Central Ave.
7. Define the type of inlet proposed and show the connection.
8. Reference city standard drawing number 2237 at the inlet/connector pipe connection.
9. Define the size of the existing storm drain along Central Ave.
10. Your notes define a type SC catch basin. The City of Albuquerque does not define a type SC catch basin; please give further detail.
11. Please show the drainage basins on the drawing.
12. Are you creating a new lot for the Eckerd Drug Store?
13. Please address downstream capacity.

If you have any questions, you can contact me at 924-3982.

*If ~~new~~ new lot,  
will need permission  
to drain / work  
on other lot*

Sincerely,

  
Carlos A. Montoya, P.E.  
City Floodplain Administrator

C: file

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: ECKERD DRUG STORE ZONE MAP/DRG. FILE #: L-22 / D11B  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOTS N+P, FRANKLIN PLAZA  
 CITY ADDRESS: 110 JUAN TABO BLVD. N.E.

ENGINEERING FIRM: Isaacson & Arfman, P.A.  
 ADDRESS: 128 Monroe Street NE  
 CITY, STATE: Albuquerque, NM

CONTACT: FRED C. ARFMAN  
 PHONE: (505) 268-8828  
 ZIP CODE: 87108

OWNER: TRICOR SOUTHWEST  
 ADDRESS: 6340 EAST THOMAS RD., STE. 128  
 CITY, STATE: SCOTTSDALE, AZ

CONTACT: CHAD HAGLE  
 PHONE: (480) 945-5500  
 ZIP CODE: 85251

ARCHITECT: ARCHICON L.C.  
 ADDRESS: 4041 N. CENTRAL, STE. C-100  
 CITY, STATE: PHOENIX, AZ 85012

CONTACT: MANEESH DIVVEDI  
 PHONE: (602) 222-4266  
 ZIP CODE: 85012

SURVEYOR: ALDRICH LAND SURVEYING  
 ADDRESS: 4109 MONTGOMERY BLVD.  
 CITY, STATE: ABQ., NM

CONTACT: TIM ALDRICH  
 PHONE: 884-1990  
 ZIP CODE: 87109

CONTRACTOR: T.B.D.  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

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

CHECK TYPE OF SUBMITTAL:

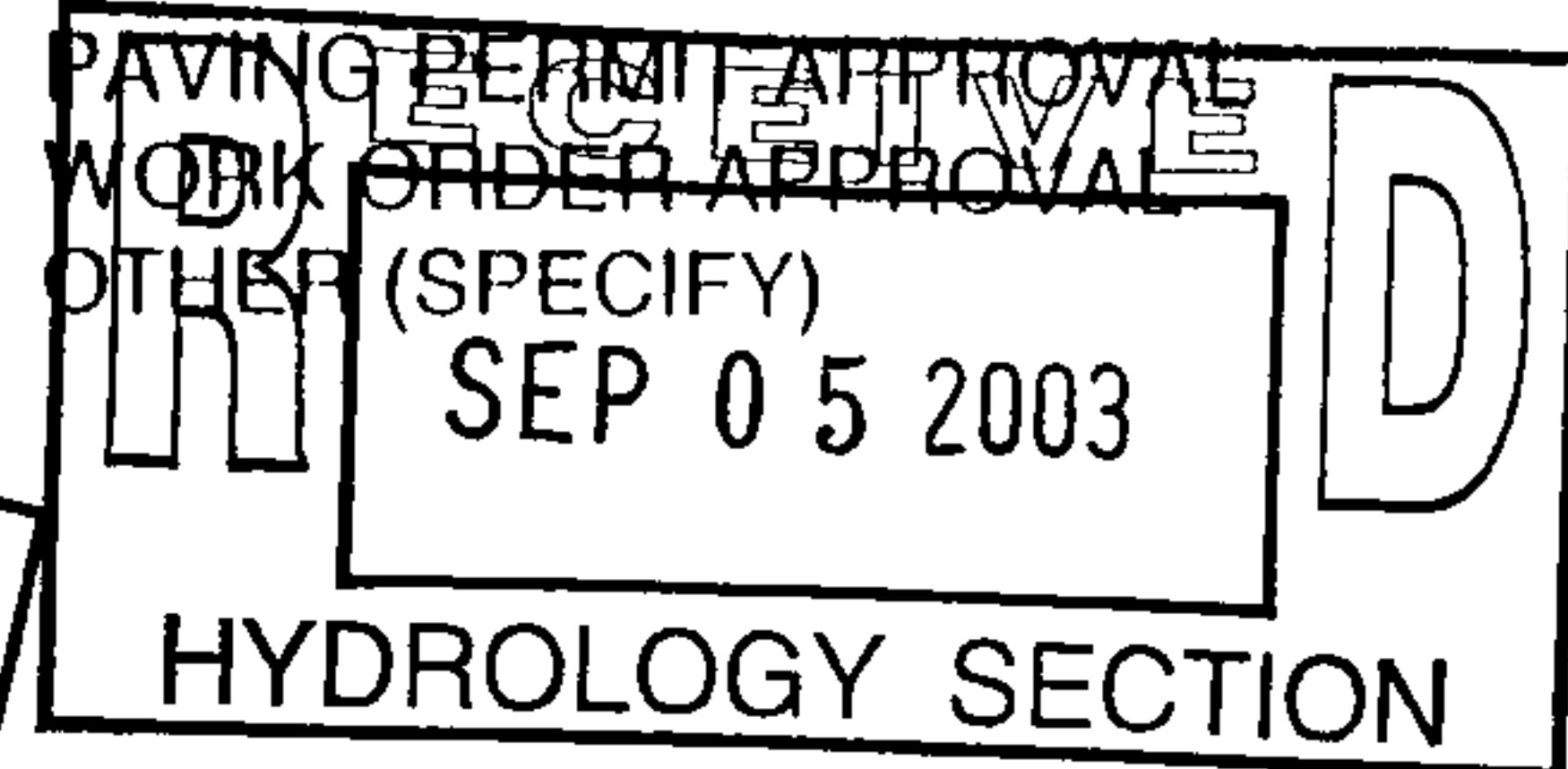
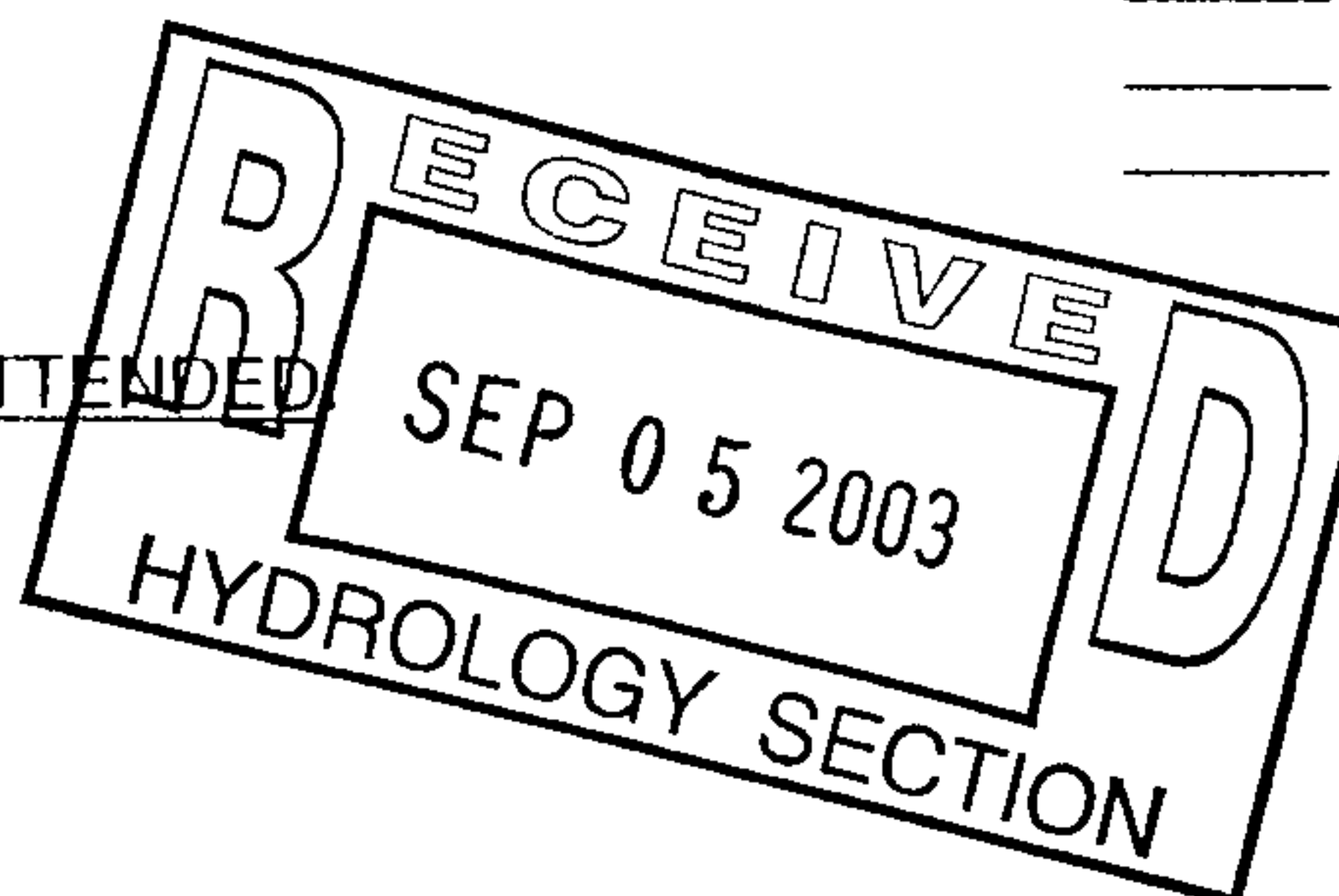
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- ☐ ENGINEERS CERTIFICATION (TCL)
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- ☐ OTHER

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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: 09-05-03 BY: FRED C. ARFMAN, P.E.  
 FOR: ISAACSON & ARFMAN, P.A.

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