

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

March 5, 2007

Harold L. Bennet, P.E.
1324 Bernardino Road NW
Albuquerque, NM 87104

Re: Certification Submittal for Final Building Certificate of Occupancy for
Stephens Sign Shop, [C-16 / D6FF]
8500 Paeo Alameda (Alameda Business Park Lot 54)
Engineer's Stamp Dated 03/01/07

Dear Mr. Bennet:

The TCL / Letter of Certification submitted on March 1, 2007 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

TRAFFIC CERTIFICATION

I, Harold L Bennett, NMPE OR NMRA 10776, OF THE FIRM CJTL Engineers, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED 3-23-04. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY _____ OF THE FIRM _____. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12-20-06 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED 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 Accuracy.

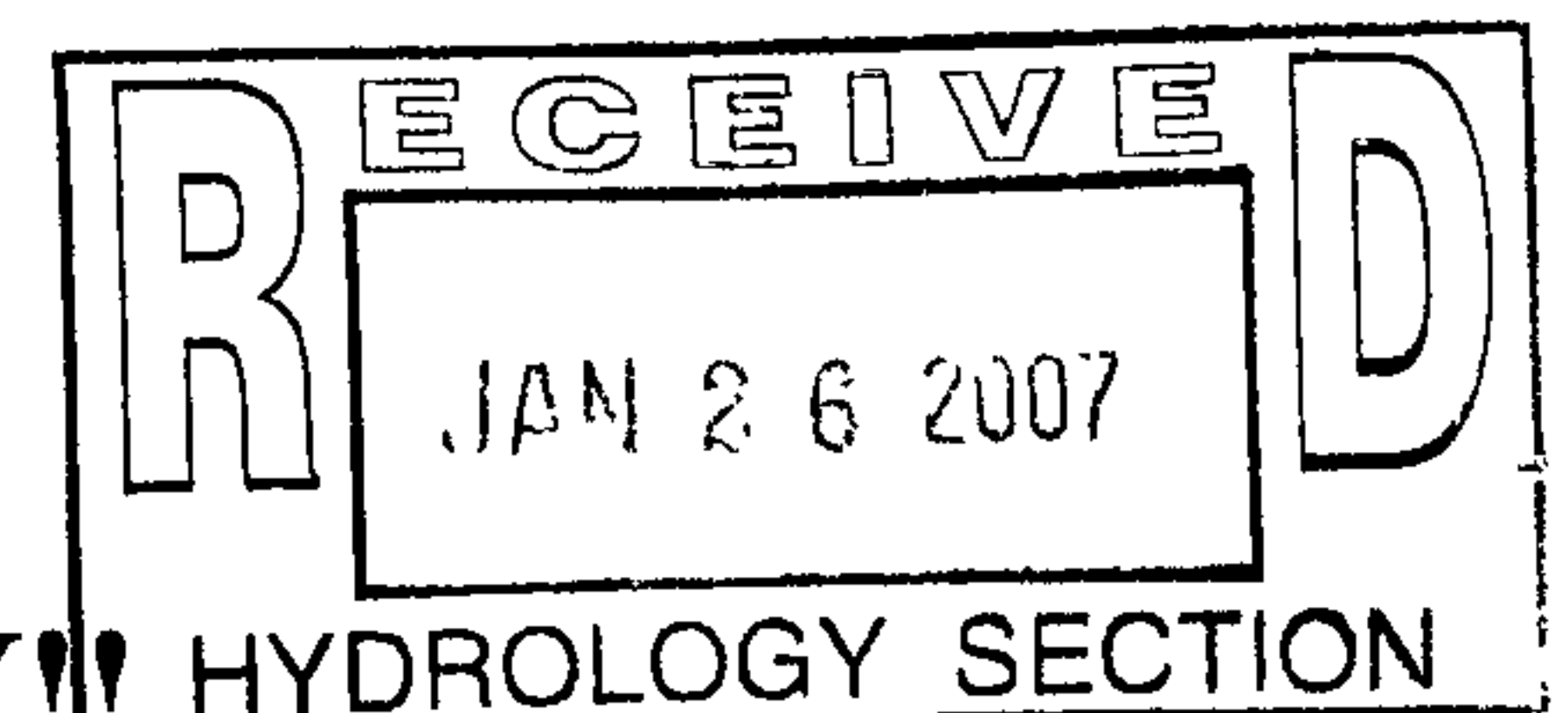
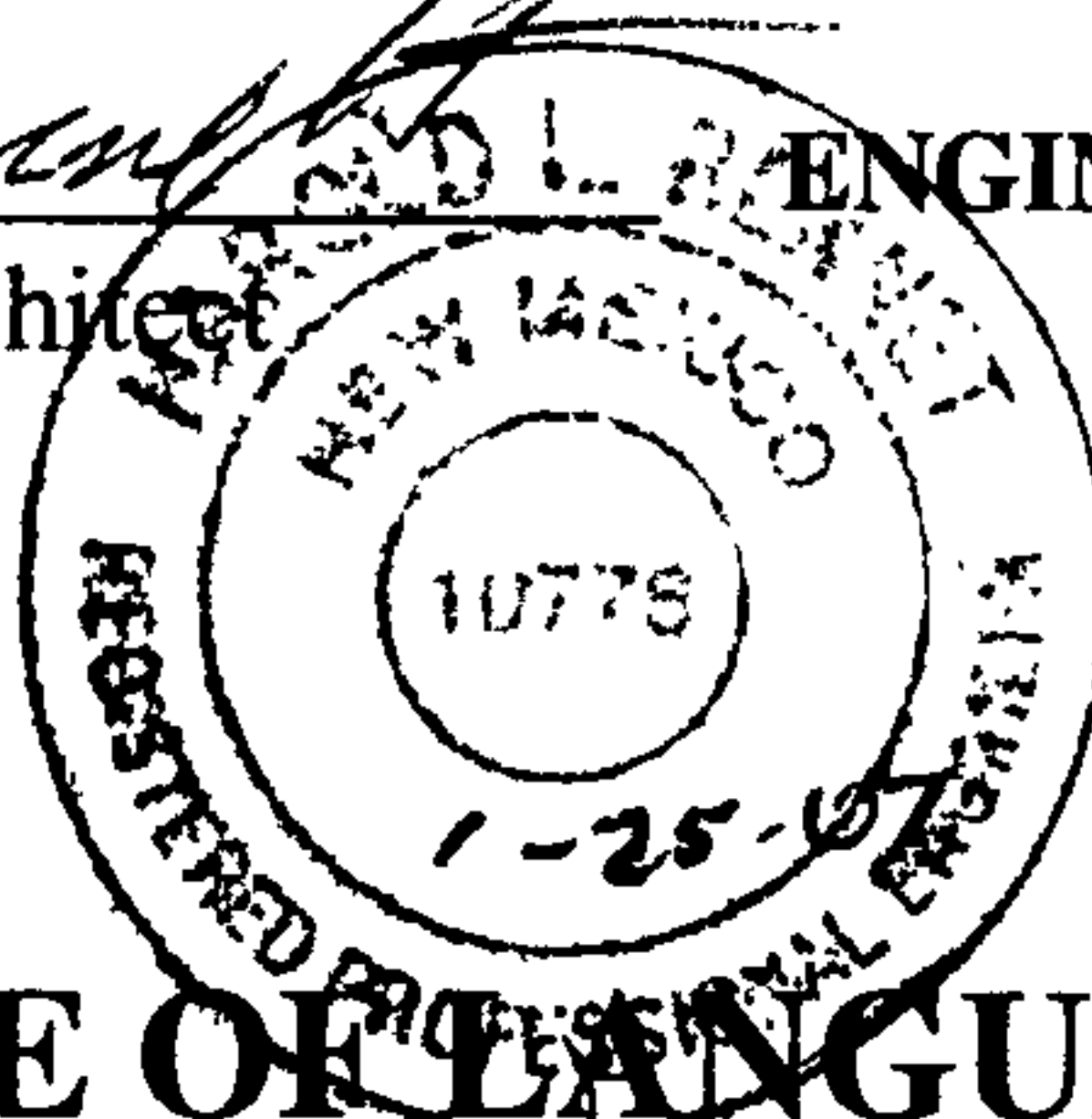
(DESCRIBE ANY EXCEPTIONS AND/OR QUALIFICATIONS HERE IN A SEPARATE PARAGRAPH.)

(DESCRIBE ANY DEFICIENCIES AND/OR REQUIRED CORRECTIONS HERE IN A SEPARATE PARAGRAPH.)

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

Harold L Bennett ENGINEER'S OR ARCHITECT'S STAMP
Signature of Engineer or Architect

1-25-07
Date



SAMPLE OF LANGUAGE, ONLY!!

MUST BE PLACED ON COMPANY LETTERHEAD.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

C16/D006 FF

PROJECT TITLE: Stephens sign stopZONE MAP/DRG. FILE # C-76

DRB#: _____ EPC#: _____

WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 54 Alameda Business ParkCITY ADDRESS: 8500 Paseo AlamedaENGINEERING FIRM: CJ+L EngineersADDRESS: 1324 Bernardino NWCITY, STATE: Alb NMCONTACT: H. L. BennettPHONE: 266 3088ZIP CODE: 87104OWNER: Stephen Sign StopADDRESS: 8500 Paseo AlamedaCITY, STATE: Alb NMCONTACT: Pat Alexandra

PHONE: _____

ZIP CODE: _____

ARCHITECT: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

SURVEYOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

TYPE OF SUBMITTAL:

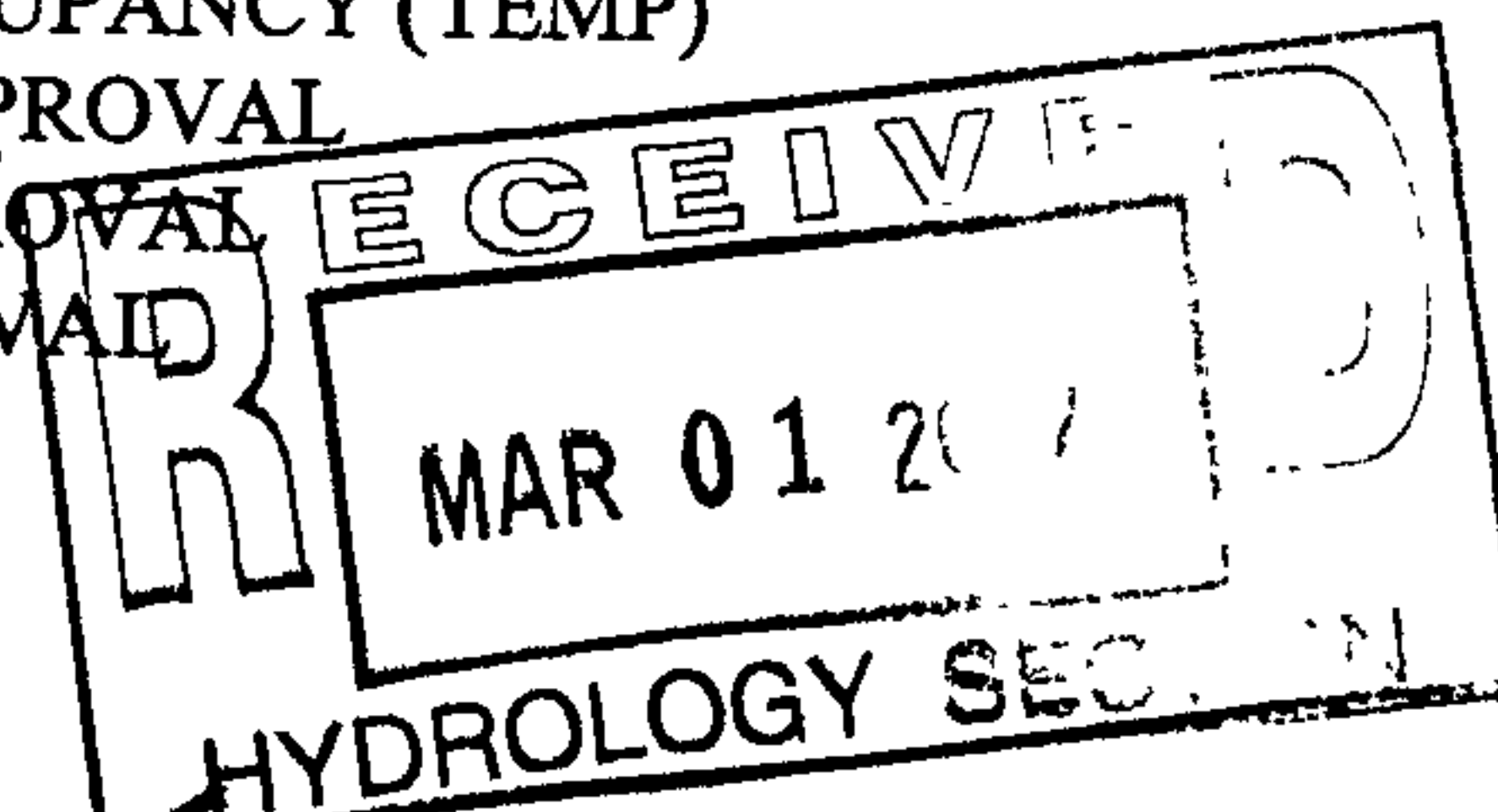
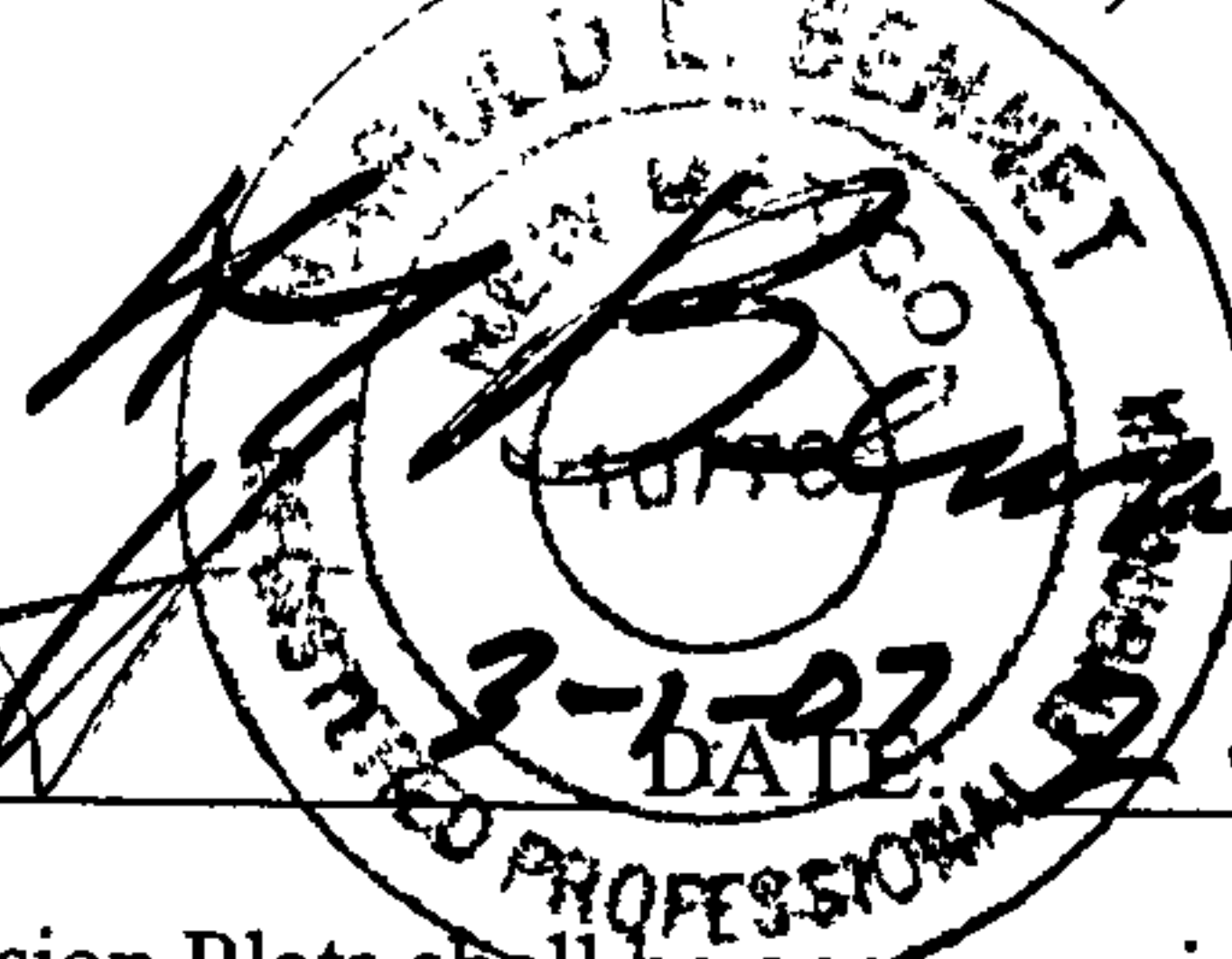
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☒ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. 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

SUBMITTED BY: H. L. Bennett

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

C J & L ENGINEERS & ASSOCIATES

1324 Bernardino Road NW

Albuquerque, NM 87104

Phone (505) 266-3038

March 1, 2007

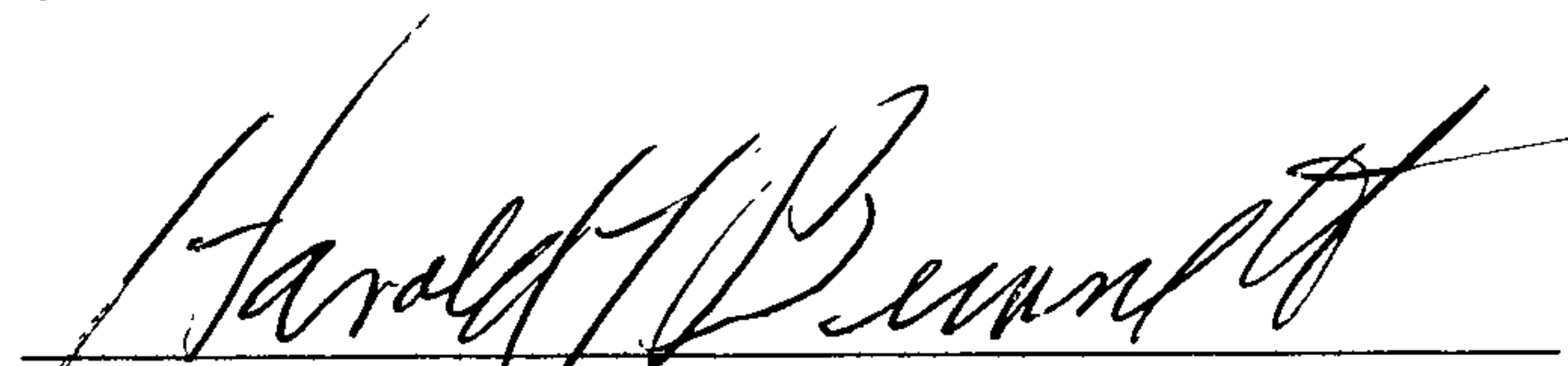
City of Albuquerque
Building and Safety Division
600 Second Street NW
Albuquerque, NM 87103

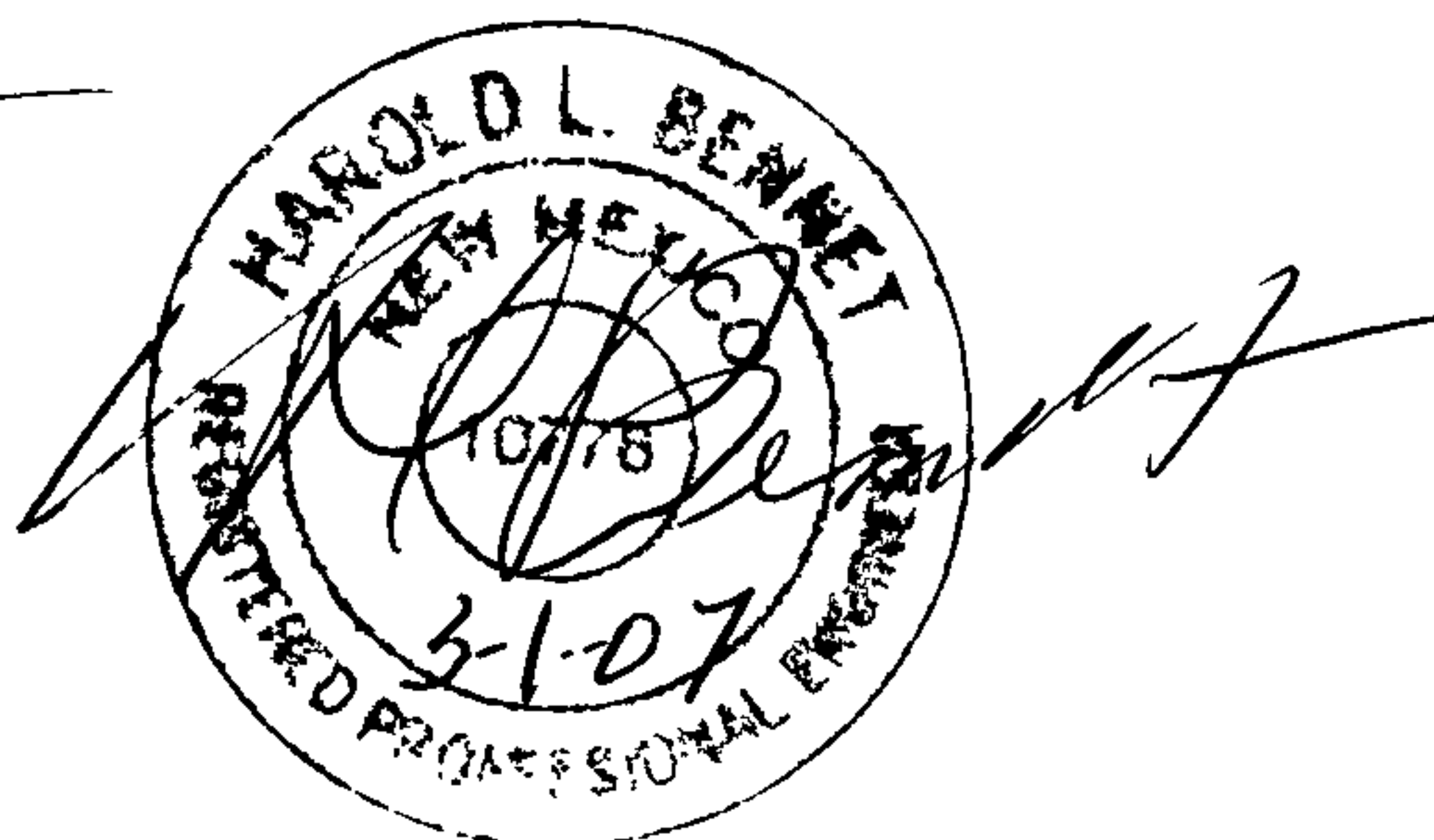
RE: Lot 54, Alameda Business Park, Albuquerque, NM

TRAFFIC CERTIFICATION

I, HAROLD L. BENNETT, NMPE 10776, OF THE FIRM CJ&L ENGINEERS & ASSOCIATES, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB APPROVED PLAN DATED 3-23-2004. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 2-20-2007 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED 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 CERTIFICATION OF OCCUPANCY.

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


Signature of Engineer NMPE 10776



March 1, 2007
Date

CITY OF ALBUQUERQUE



March 5, 2007

Harold L Bennett, P.E.
CJ & L Engineers
1324 Bernardino Rd NW
Albuquerque, NM 87104

Re: Stephan's Sign Shop
8500 Paseo Alameda NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/13/04 (C16/D006FF)
Certification dated 3/1/07

Based upon the information provided in your submittal received 3/1/07, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

P.O. Box 1293

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

Albuquerque

Sincerely,

New Mexico 87103

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

www.cabq.gov

C: Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Stephens sign stop ZONE MAP/DRG. FILE # C16/D006FF
 DRB#: _____ EPC#: _____ WORK ORDER#: E-16

LEGAL DESCRIPTION: Lot 59 Alameda Business Park
 CITY ADDRESS: 8500 Paseo Alameda

ENGINEERING FIRM: CJ+L Engineers CONTACT: H/L Bennett
 ADDRESS: 1324 Bernardino NW PHONE: 266 3098
 CITY, STATE: Alb NM ZIP CODE: 87104

OWNER: Stephen Sign Stop CONTACT: Pat Alexandra
 ADDRESS: 8500 Paseo Alameda PHONE: _____
 CITY, STATE: Alb NM ZIP CODE: _____

ARCHITECT: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. 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) _____

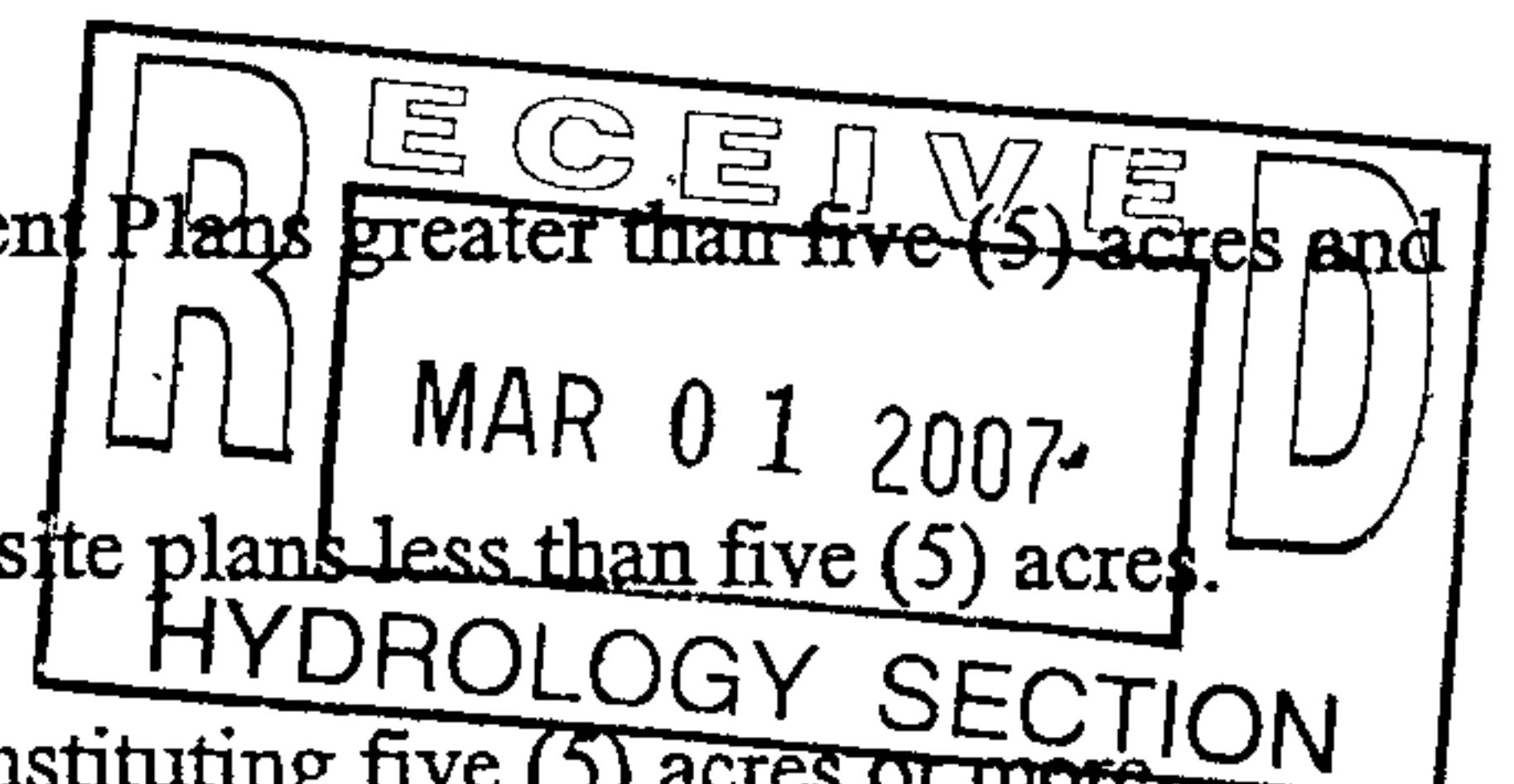
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: Harold L Bennett DATE: 3-1-07 2-30-07

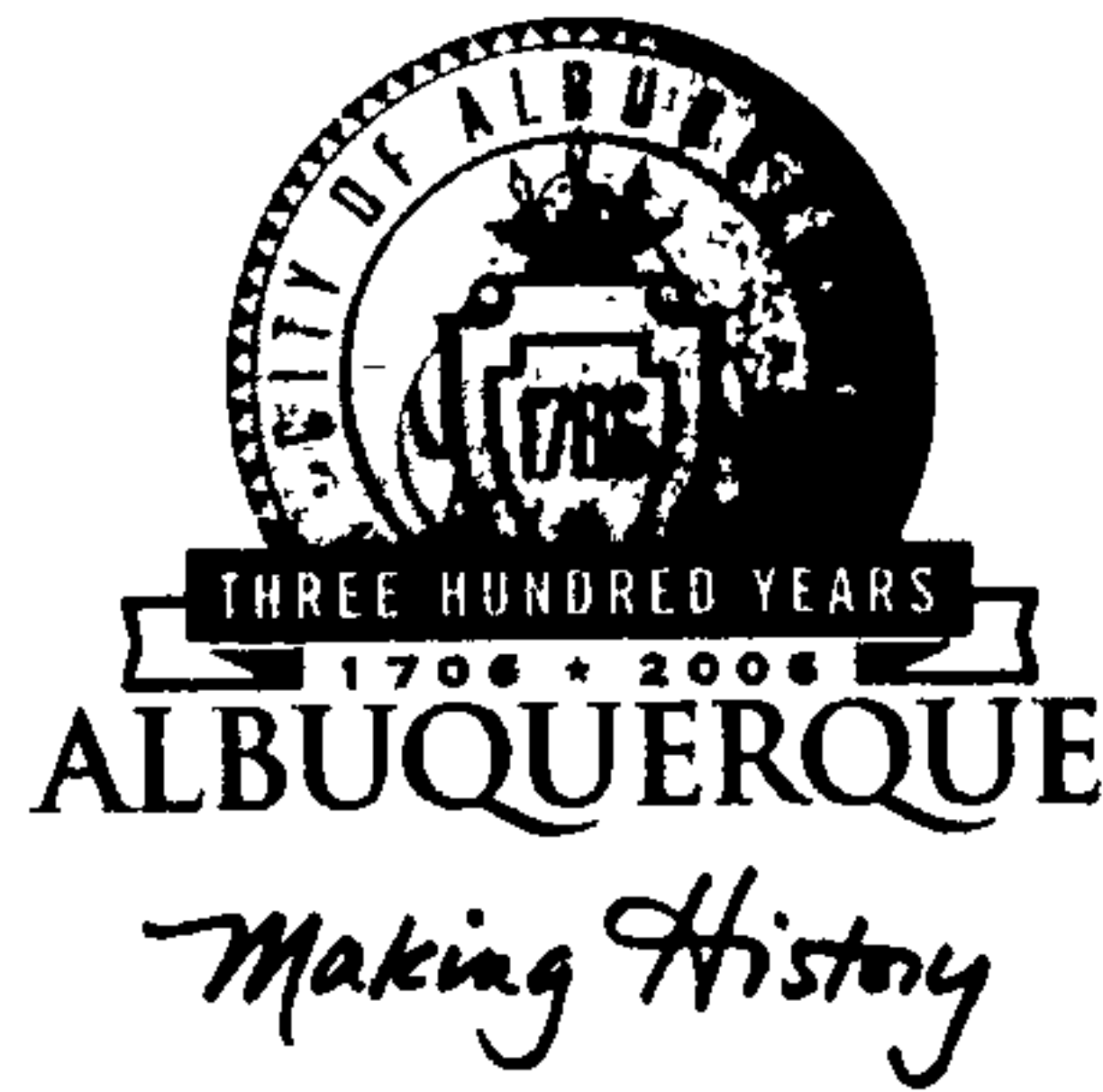
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.





CITY OF ALBUQUERQUE



November 10, 2004

Harold Bennett, P.E.
CJ&L Engineering
1324 Bernardino Rd. NW
Albuquerque, NM 87104

**Re: Alameda Business Park Lot 54 – Stephan’s Sign Shop, Paseo Alameda,
Grading and Drainage Plan
Engineer’s Stamp dated 10-13-04 (C16-D6FF)**

Dear Mr. Bennett,

Based upon the information provided in your submittal received 10-13-04, 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.

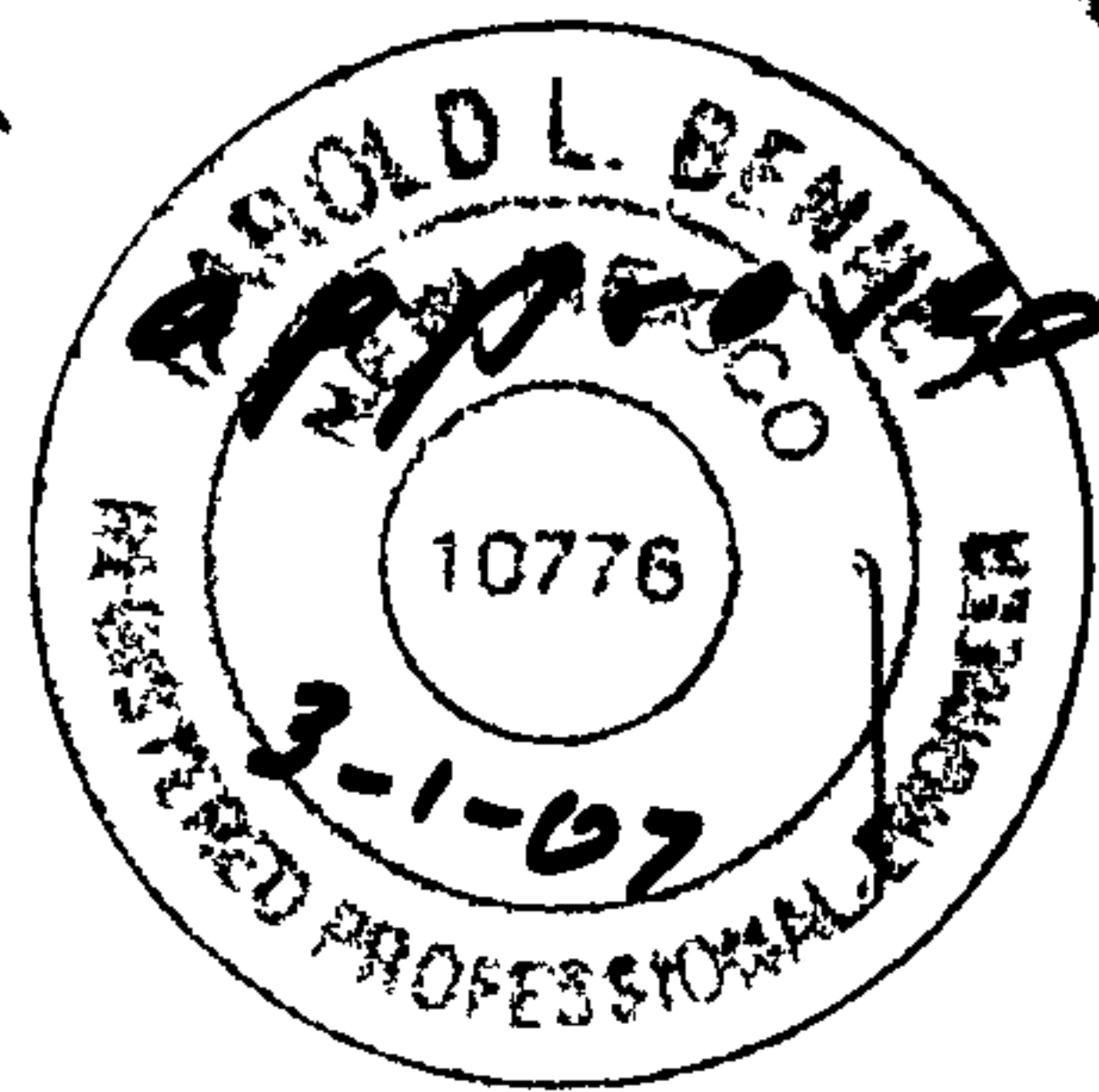
If you have any questions, you can contact me at 924-3981.

Sincerely,

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

C: File

*See Attached copy of
DRB Plan dated 3-23-04*



C J & L ENGINEERS & ASSOCIATES

1324 Bernardino Road NW

Albuquerque, NM 87104

Phone (505) 266-3038

March 1, 2007

City of Albuquerque
Building and Safety Division
600 Second Street NW
Albuquerque, NM 87103


RE: Lot 54, Alameda Business Park, Albuquerque, NM

**DRAINAGE CERT W/SURVEY WORK BY OTHERS
12/2801**

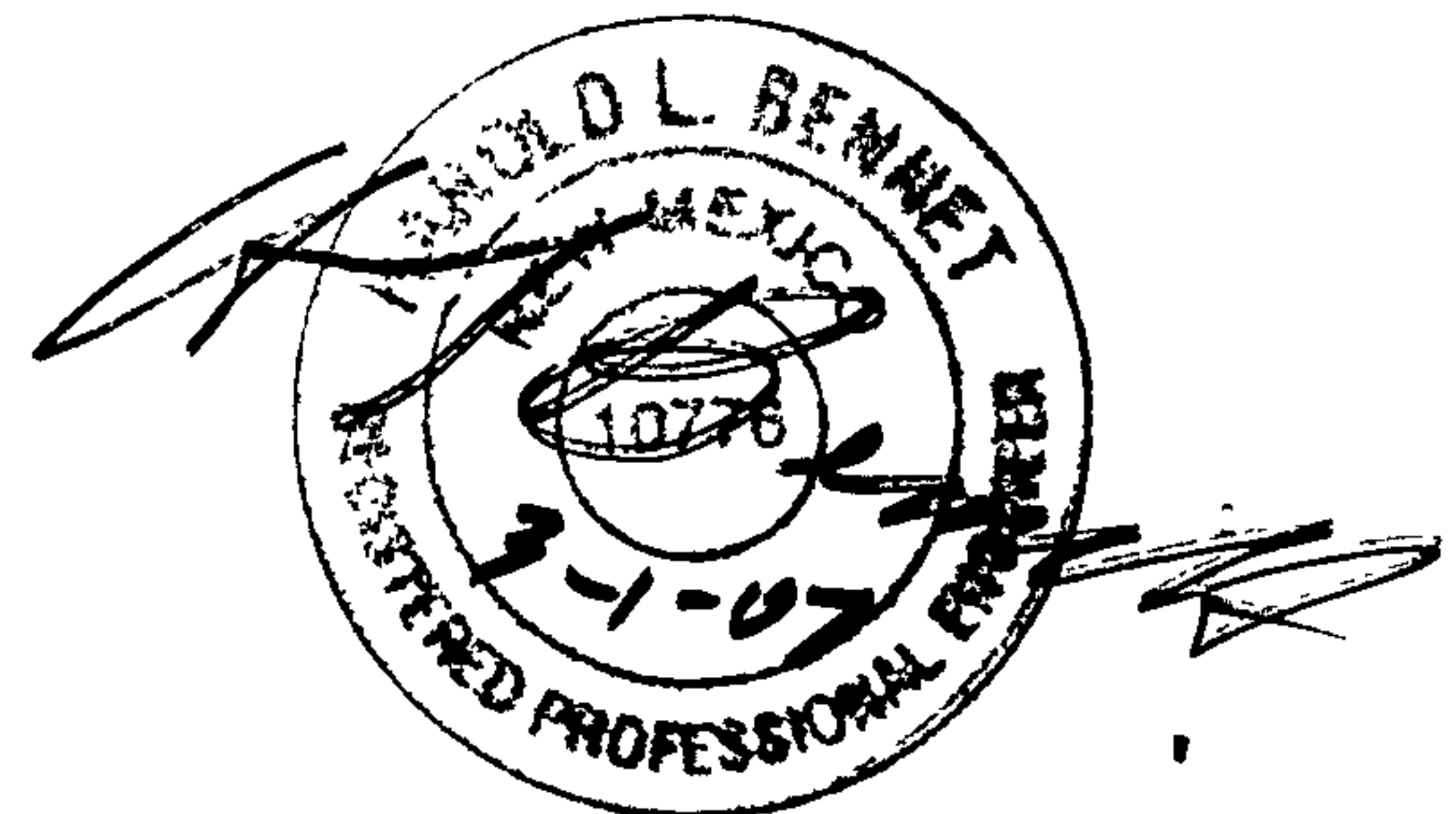
DRAINAGE CERTIFICATION

I, HAROLD L. BENNETT, NMPE 10776, OF THE FIRM CJ&L ENGINEERS & ASSOCIATES, 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 10-13-2004. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JOHN KLEE OF THE FIRM CJ&L ENGINEERS & ASSOCIATES. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 2-20-2007 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED 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 CERTIFICATION OF OCCUPANCY.

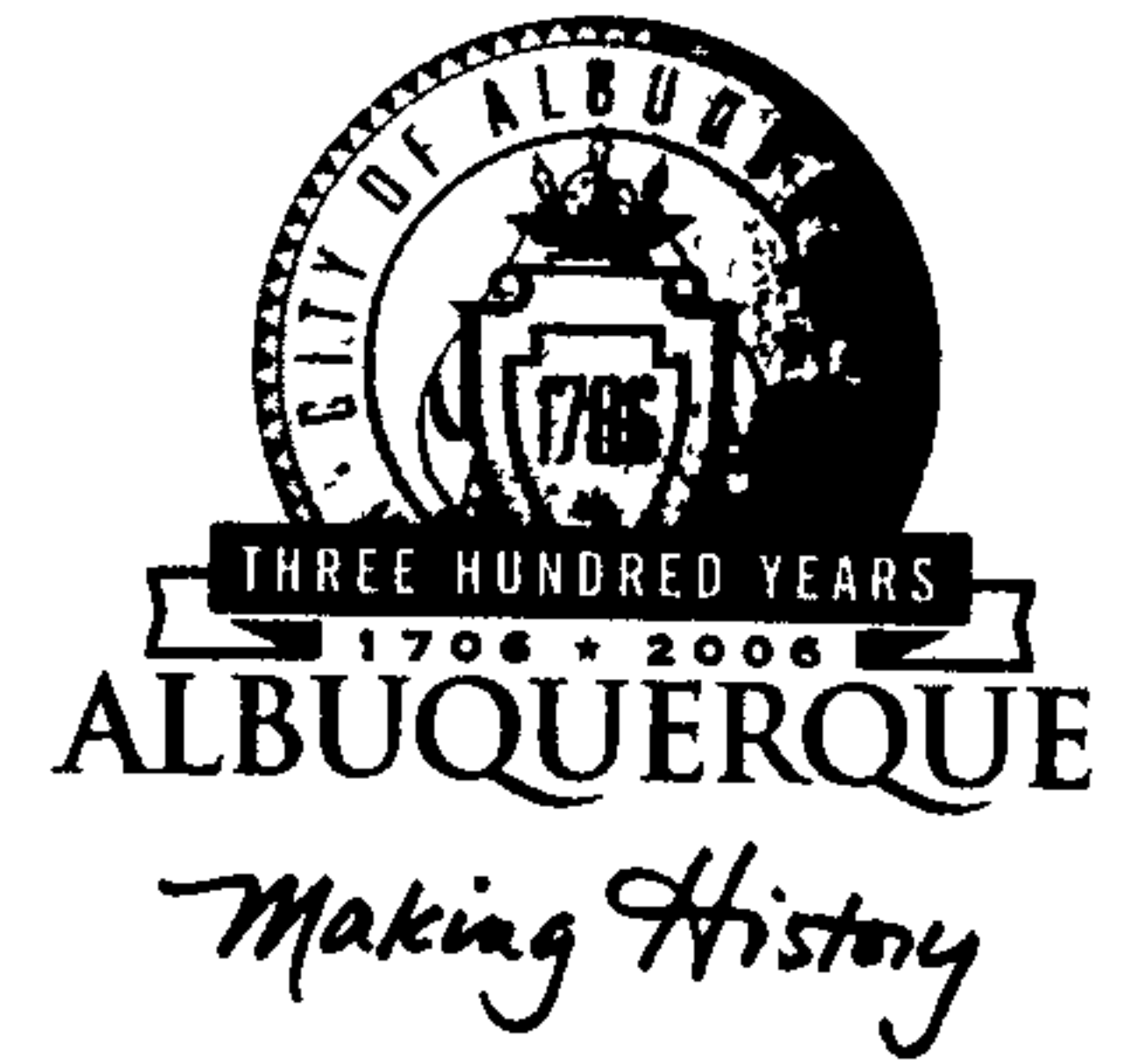
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.


Signature of Engineer NMPE 10776

March 1, 2007
Date



CITY OF ALBUQUERQUE



November 10, 2004

Harold Bennett, P.E.
CJ&L Engineering
1324 Bernardino Rd. NW
Albuquerque, NM 87104

**Re: Alameda Business Park Lot 54 – Stephan's Sign Shop, Paseo Alameda,
Grading and Drainage Plan
Engineer's Stamp dated 10-13-04 (C16-D6FF)**

Dear Mr. Bennett,

Based upon the information provided in your submittal received 10-13-04, 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.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

Sincerely,

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

C: File

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

C-16/DOCKOFF

PROJECT TITLE: STEPHAN'S SIGN SHOP ZONE MAP/DRG. FILE #: C-16-2
DRB # 04 DRB-00716 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 54 ALAMEDA BUS. PARK
CITY ADDRESS: PASEO ALAMEDA

ENGINEERING FIRM: CJ4 L
ADDRESS: 1324 BEDFORD RD N.W.
CITY, STATE: _____

CONTACT: HAROLD BERNETT
PHONE: 266-3038
ZIP CODE: 87104

OWNER: STEPHAN'S SIGN SHOP
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: KDC/BILL BUCKLEY
ADDRESS: 8601 WASHINGTON N.E.
CITY, STATE: ALB.

CONTACT: John Ulee
PHONE: 1-877-830-3637
ZIP CODE: 87113

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL

- DRAINAGE REPORT
----- DRAINAGE PLAN 1st 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

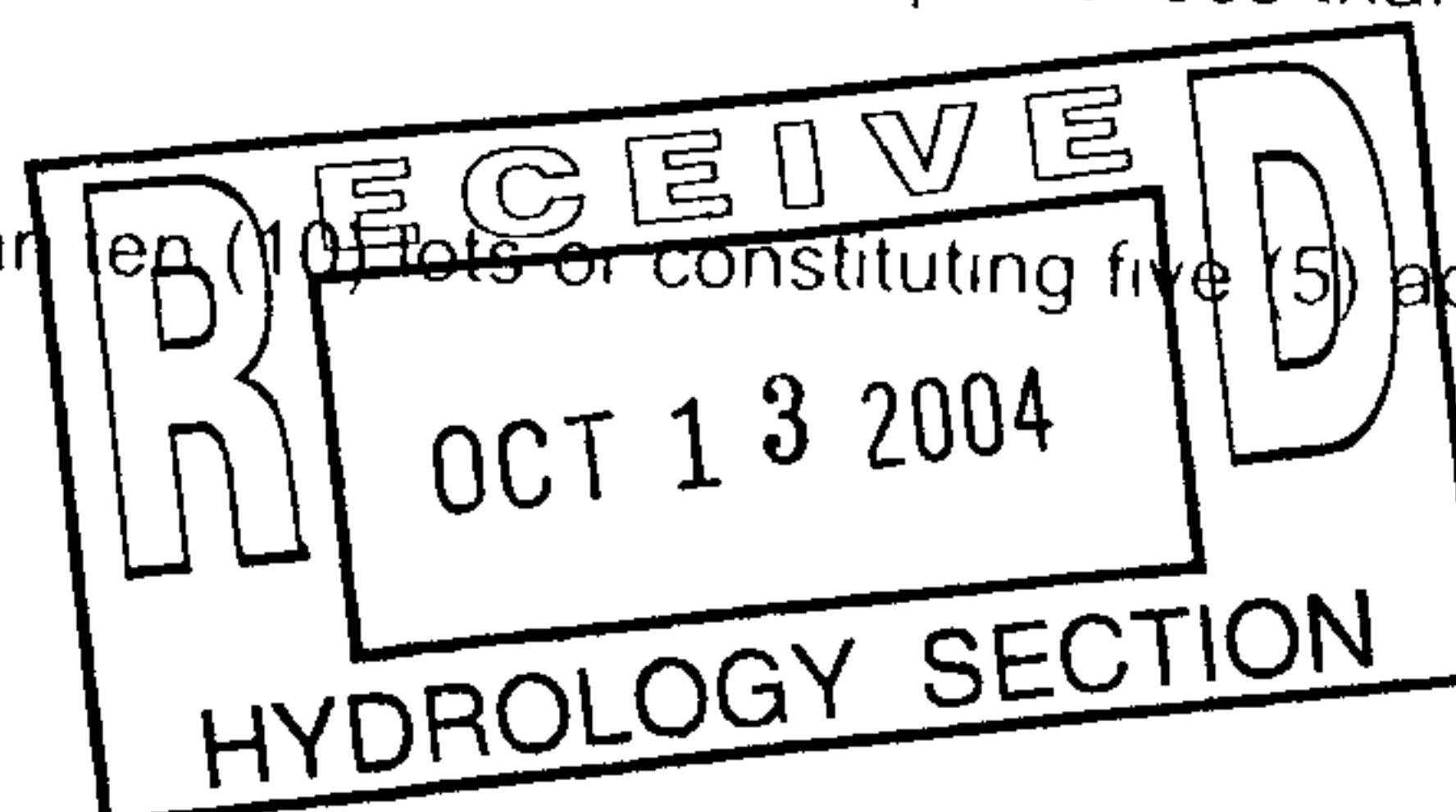
- YES
----- NO
----- COPY PROVIDED

DATE SUBMITTED 10/7/04

BY [Signature]

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



Zone 2 $\rightarrow I = 5.05$

Treatment	C coeff
B	0.45
D	0.93

$$Q = CIA$$

$$Q_{\text{Prop}} = (0.45)(5.05)(0.21 \text{ Ac}) + (0.93)(5.05)(0.35 \text{ Ac})$$
$$= 0.4772 + 1.644 = 2.12 \text{ cfs}$$

$$Q_{\text{exist}} = (0.31)(5.05)(0.56) = 0.88 \text{ cfs}$$