

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

June 11, 2015

James Kamps
RMKM Architecture, PC
400 Gold Ave., SW Suite 1100
Albuquerque, NM 87102

**Re: Remodel and Expansion to Audi/Porsche Sales and Service Facility
8920 Pan American Freeway, NE
Certificate of Occupancy – Transportation Development
DRB dated 5-13-14 (C18-D062)
Certification dated 6-4-15**

Dear Mr. Kamps,

PO Box 1293

Based upon the information provided in your submittal received 6-9-15, 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.

Albuquerque

If you have any questions, please contact me at (505)924-3924.

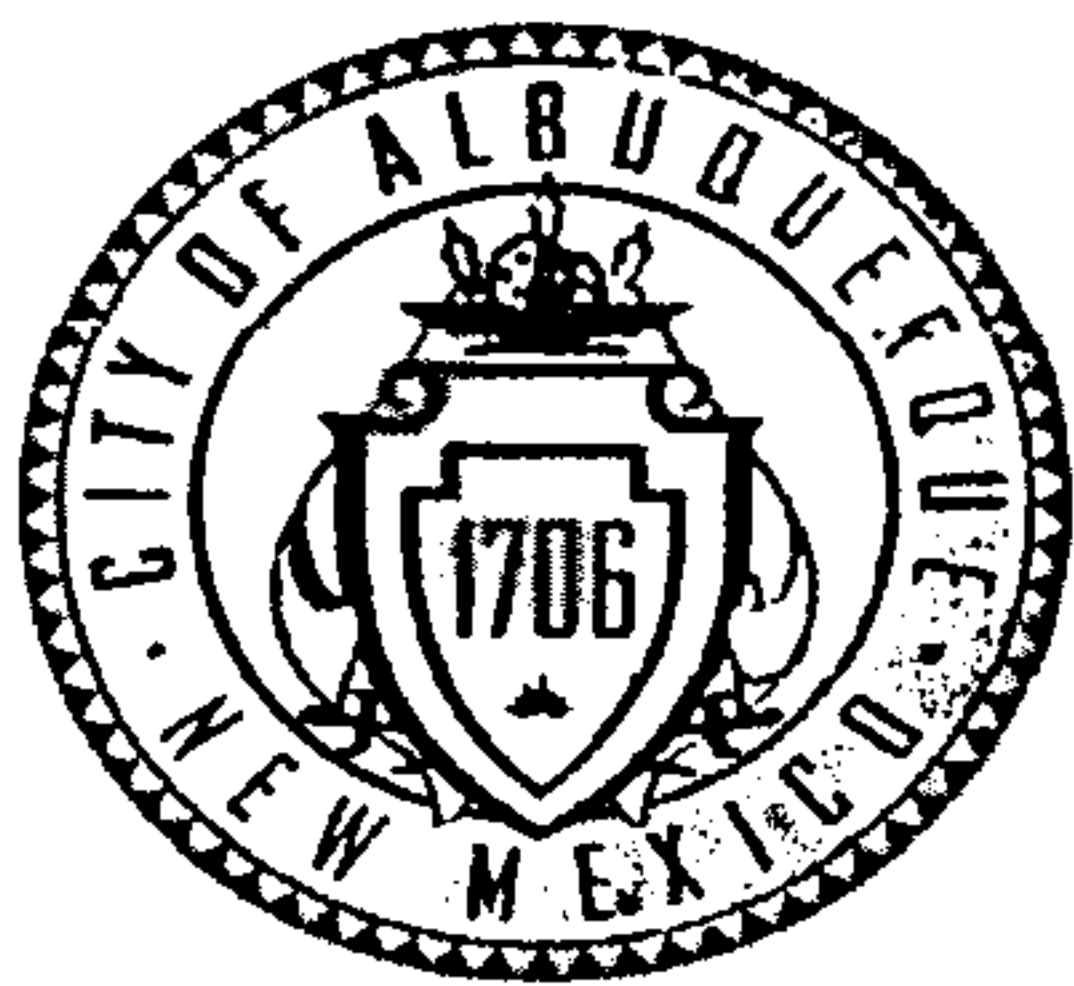
New Mexico 87103

Sincerely,

www.cabq.gov

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk



Release Co

City of Albuquerque

Planning Department

Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2013)

Project Title: Remodel and Expansion to Audi/Porsche Sales and Service Facility Building Permit #: T201491366 City Drainage #: C18D062
DRB#: 1002201 EPC#: _____ Work Order#: _____
Legal Description: Lots 12,13,14,19, 20, & 21; North Albuquerque Acres - Tract A - Unit B; SU-2, 1P-C Overlay, Zone Atlas C-18-Z
City Address: 8920 Pan American Freeway, NE Albuquerque, NM 87103

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: Premier Motor Cars Contact: David Baker

Address: 8900 Pan American Freeway, NE Albuquerque, NM 87301

Phone#: (505) 821-4000 Fax#: (505) 821-7940 E-mail: dbaker@mercedesabq.com

Architect: RMKM Architecture, PC Contact: James Kamps

Address: 400 Gold Ave. SW, Suite 1100 Albuquerque, NM 87102

Phone#: (505) 243-5454 Fax#: (505) 243-5858 E-mail: jkamps@rmkmarch.com

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☒ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☒ ENGINEER'S CERT (DRB SITE PLAN)
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- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

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- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
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- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☐ Copy Provided

DATE SUBMITTED: June 9, 2015 By: James Kamps

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, an scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

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TRANSMITTAL

Date: May 4, 2015
to: **Racquel Michel, P.E.**
Senior Engineer

company/address: **City of Albuquerque Transportation Development Section**

telephone number: 505.924.3630

from: **James Kamps**

project/reference: **8920 Pan American Frwy, Remodel and Expansion of the Audi/Porsche Sales and Service Facility**

remarks:

Dear Racquel,

Please find attached one copy of our as-built site plan and one letter certifying site construction. Please don't hesitate to call our office with any questions.

Thank you!

James Kamps

Attachments: 1- 30 x 42 Site Plan
1 – Traffic Certification Letter

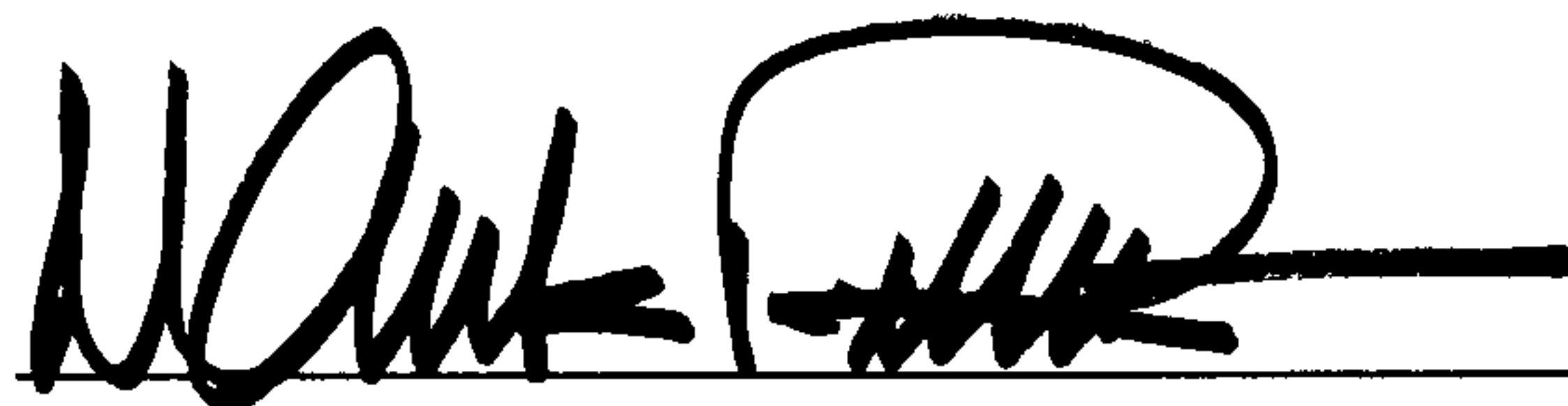


CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY – 8920 Pan American NE

I, MARK ROHDE, NM REGISTERED ARCHITECT 1465, OF THE FIRM RMKM ARCHITECTURE HEREBY CERTIFY THAT THE TRAFFIC AND CIRCULATION ASPECTS OF THIS PROJECT HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB APPROVED SITE PLAN DATED 5/5/2014. THE RECORD INFORMATION EDITED ONTO THE PLAN WAS OBTAINED 6/3/2014 BY MYSELF, OR BY PERSONNEL UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS CERTIFICATION IS SUBMITTED TO CERTIFY AND DOCUMENT SUBSTANTIAL COMPLIANCE OF THE AS-CONSTRUCTED CONDITION OF THE SITE TRAFFIC AND CIRCULATION ASPECTS OF THE PROJECT TO SUPPORT PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREIN IS NOT NECESSARILY COMPLETE, AND DOES NOT ADDRESS COMPLIANCE WITH A.D.A. GUIDELINES, AND IS INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC CIRCULATION ELEMENTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE. THIS CERTIFICATION DOES NOT APPLY TO WORK CONSTRUCTED WITHIN THE PUBLIC RIGHT-OF-WAY THAT WAS INSPECTED AND APPROVED BY THE CITY BY SEPARATE PROCESS.

 4 JUNE 2015

MARK ROHDE, NM REGISTERED ARCHITECT 1465

DATE

CITY OF ALBUQUERQUE



June 4, 2015

Ronald R. Bohannon, PE
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**Re: Porsche-Audi Expansion
8900 Pan American Freeway NE
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 4-23-14 (C18D062)
Certification dated: 6-1-15**

Dear Mr. Bohannon,

Based on the Certification received 6/2/2015, the above referenced site is acceptable for release of Certificate of Occupancy by Hydrology.

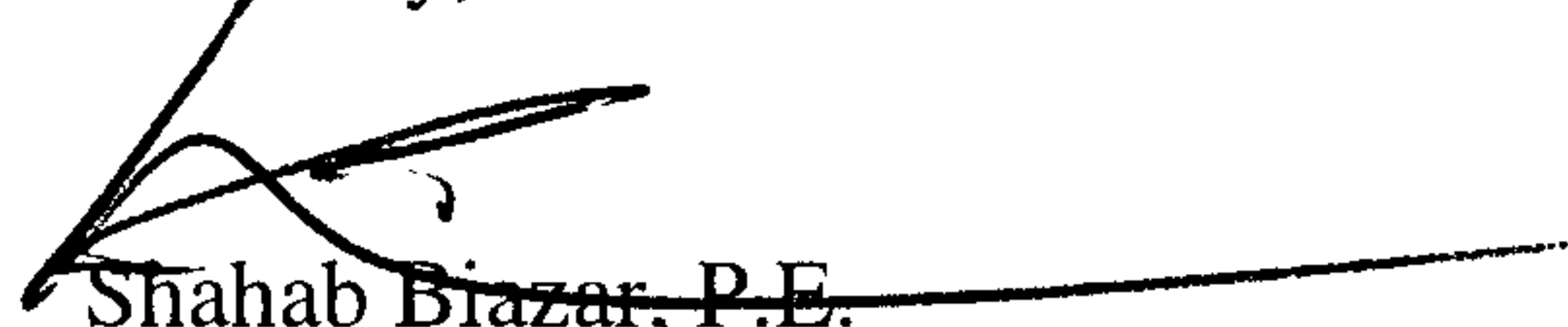
If you have any questions, you can contact me at 924-3999 or Rudy Rael at 924-3977.

PO Box 1293

Albuquerque

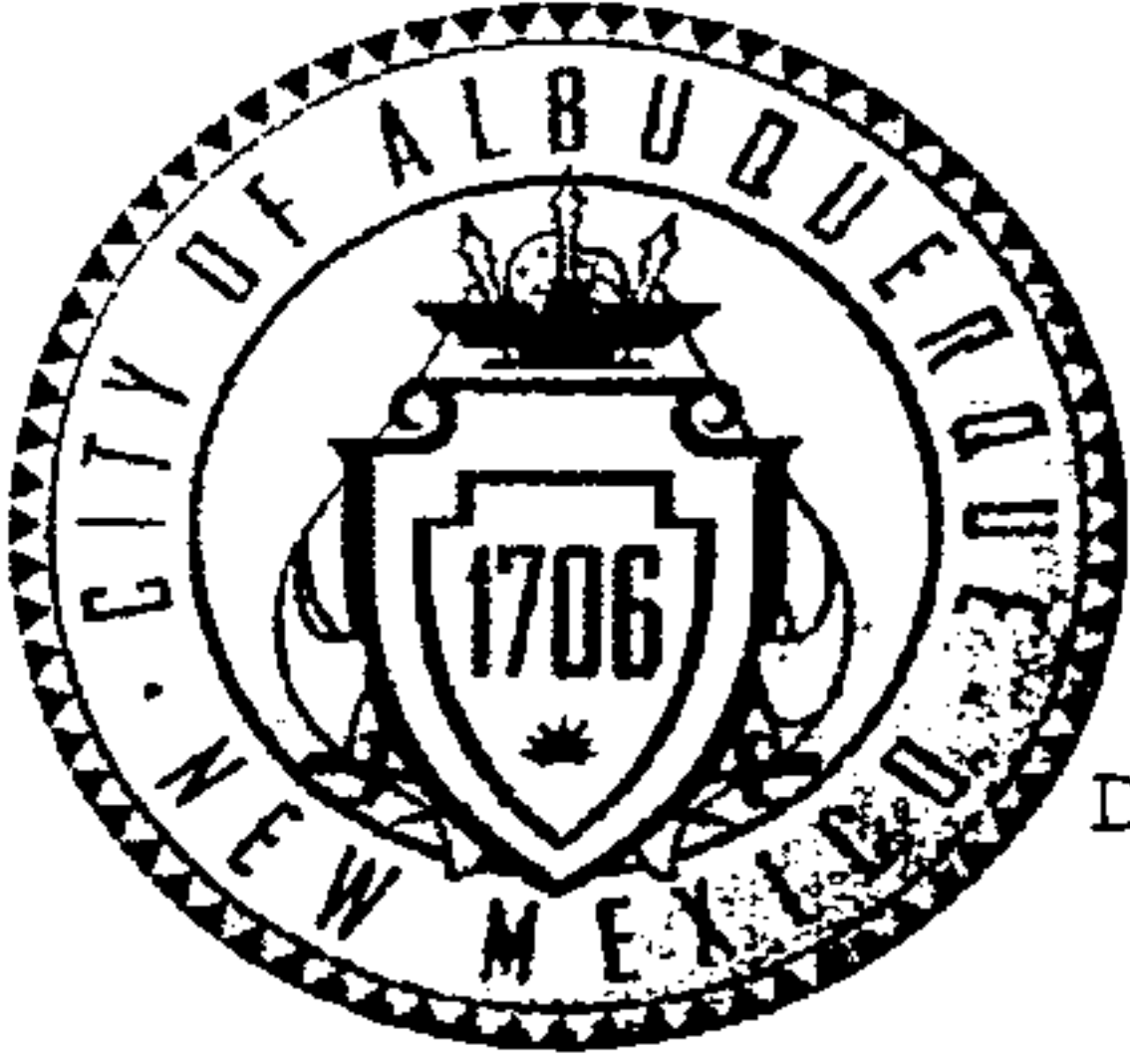
New Mexico 87103

Sincerely,


Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development and Review Services

www.cabq.gov

C: RR/SB
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: PORSCHE-AUDI EXPANSION

City Drainage #: C18D062

DRB#: 1002201

EPC#: _____

Work Order#: _____

Legal Description: LOT 21A BLOCK 10 NORTH ALBUQUEQUE ACRES

City Address: 8900 PAN AMERICAN FREEWAY NE, ALBUQUERQUE, NM 87113

Engineering Firm: TIERRA WEST LLC

Contact: RON BOHANNAN

Address: 5571 Midway Park Place NE Albuquerque, NM 87109

Phone#: 505-858-3100

Fax#: _____

E-mail: RRB@TIERRAWESTLLC.COM

Owner: _____

Contact: _____

Address: _____

Phone#: _____

Fax#: _____

E-mail: _____

Architect: RMKM ARCHITECTS

Contact: _____

Address: 400 GOLD AVE. SW STUDIO 1100, ALBUQUERQUE, NM 87102

Phone#: 505-243-5454

Fax#: _____

E-mail: JKAMPS@RMKMARCH.COM

Surveyor: TBD

Contact: _____

Address: _____

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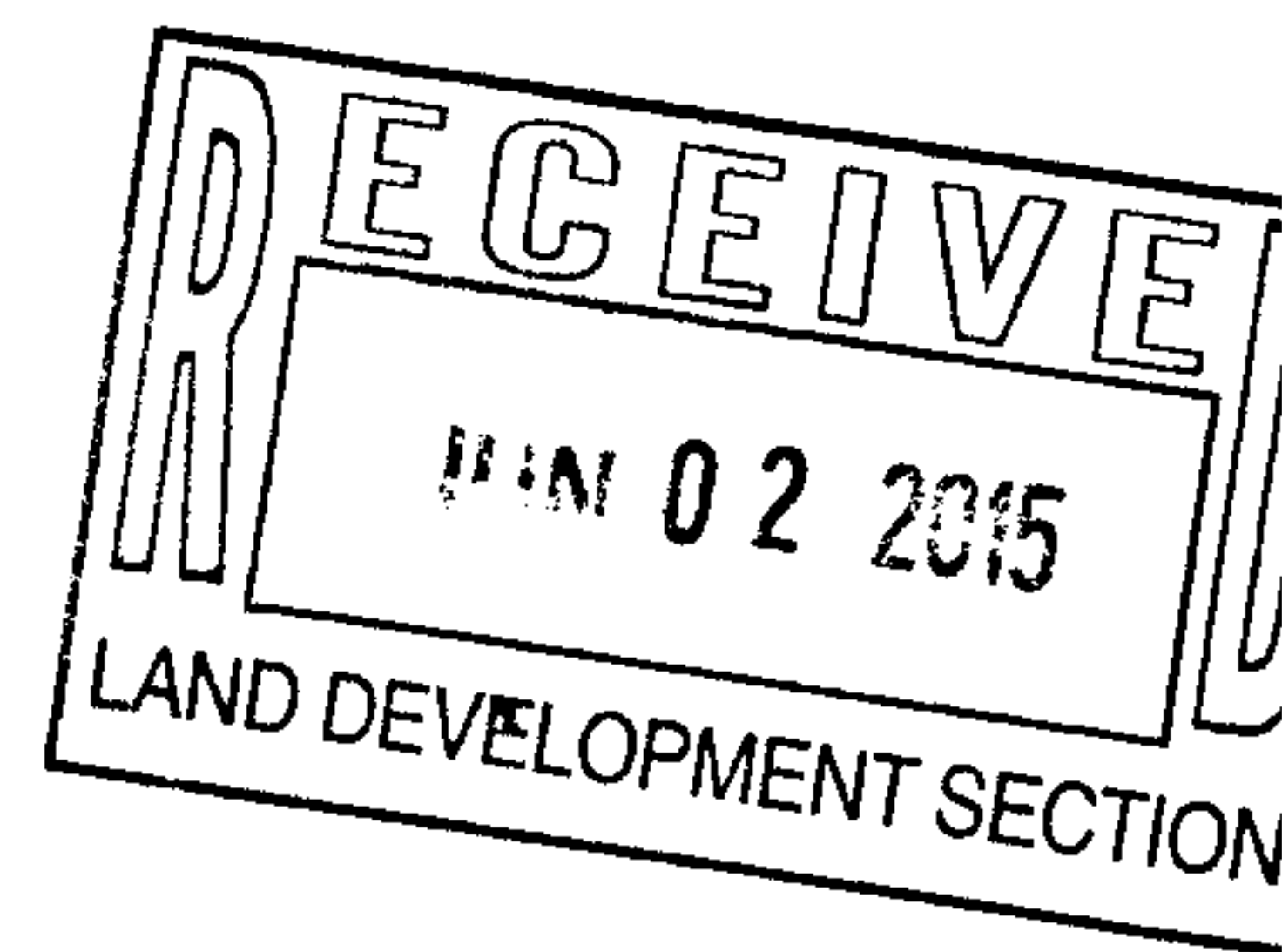
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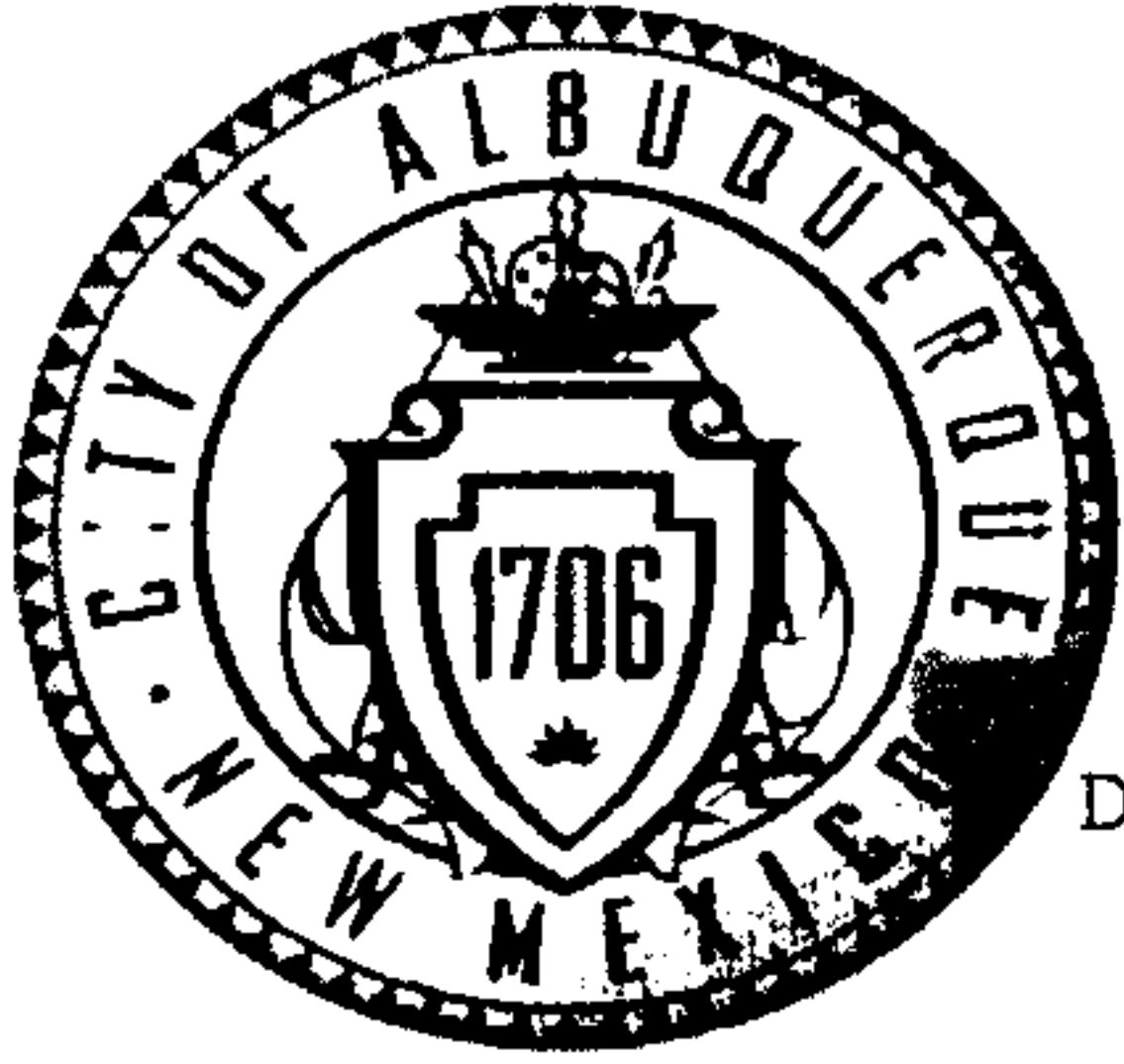
Yes _____ No _____ Copy Provided _____

DATE SUBMITTED: June 1st, 2015

By: RONALD R. BOHANNAN

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 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

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

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City Drainage #: C18D062

DRB#: 1002201

EPC#: _____

Work Order#: _____

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Engineering Firm: TIERRA WEST LLC

Contact: RON BOHANNAN

Address: 5571 Midway Park Place NE Albuquerque, NM 87109

Phone#: 505-858-3100

Fax#: _____

E-mail: RRB@TIERRAWESTLLC.COM

Owner: _____

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Address: _____

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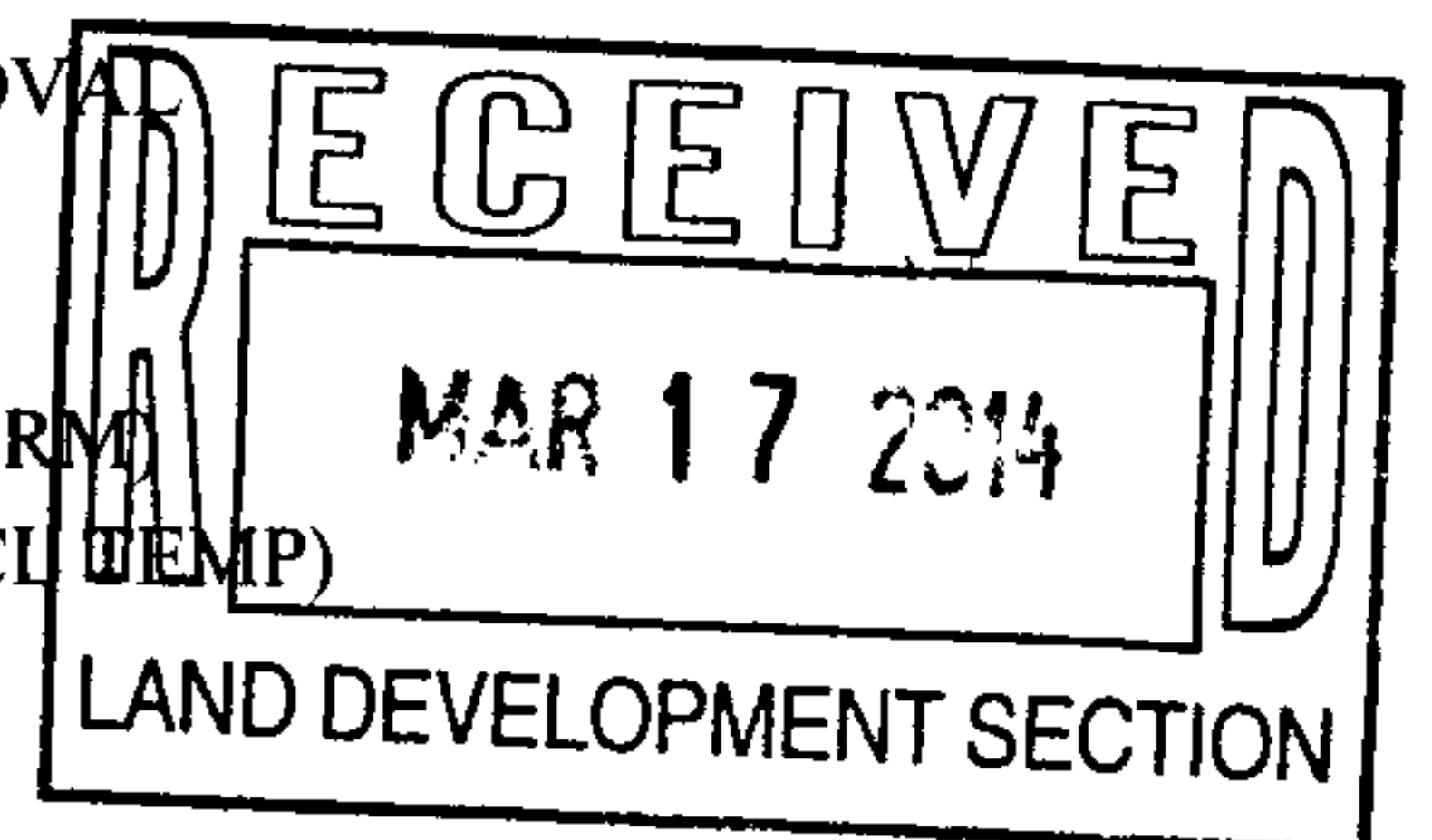
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WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes ☒

No ☐

Copy Provided _____

DATE SUBMITTED: 17 MARCH 2014

By: RONALD R. BOHANNAN

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 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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Verbal NO spoke w/ Paul 3-10-14
cr

CITY OF ALBUQUERQUE



May 9, 2014

Ronald R. Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, New Mexico 87109

**RE: Porsche-Audi Expansion
Grading and Drainage Plan
Engineers Stamp Date 4/23/14 (C18D062)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 4/24/14, the above referenced Grading and Drainage Plan is approved for Building Permit and Paving 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.

PO Box 1293

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Albuquerque

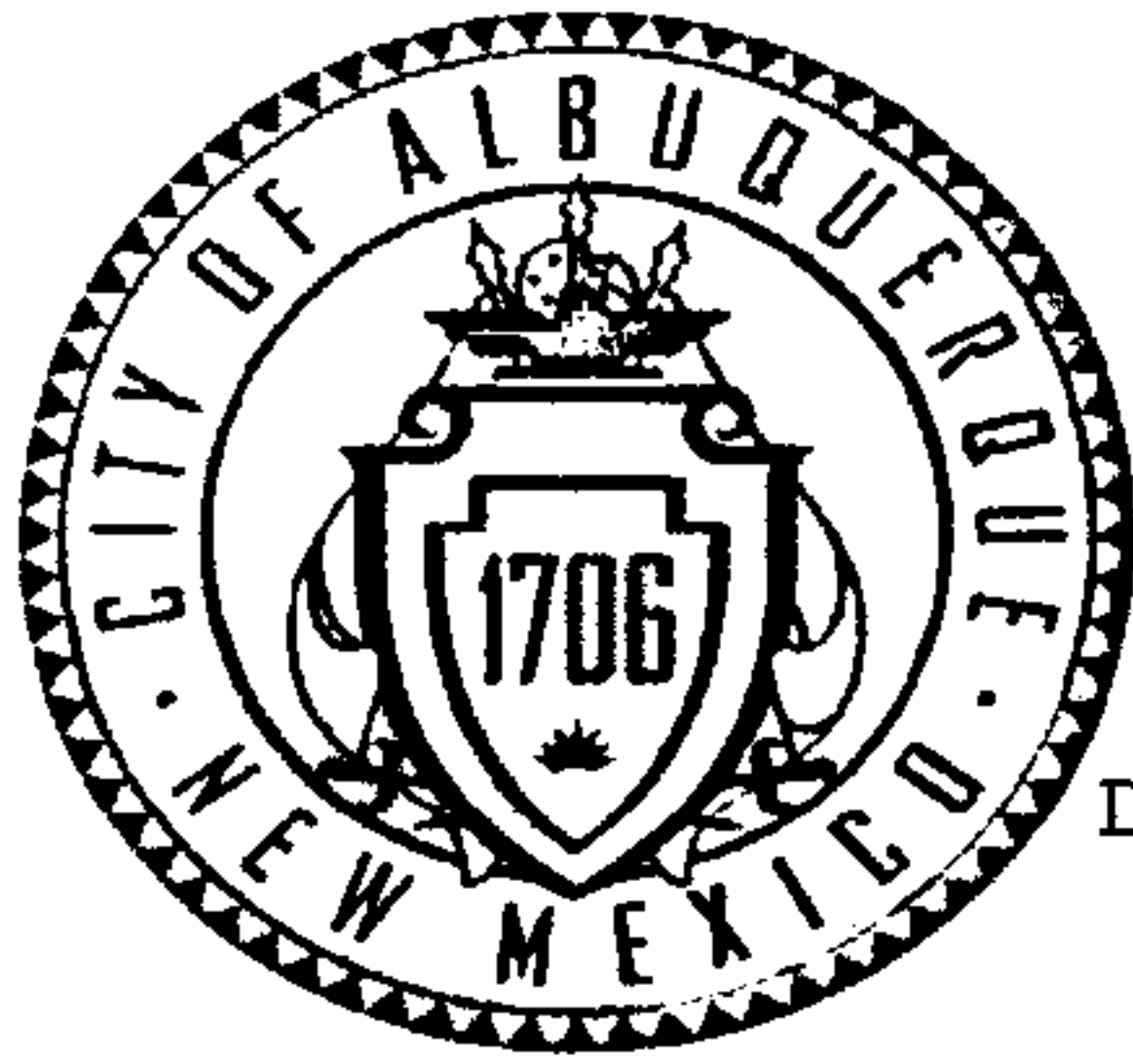
New Mexico 87103

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

RR/CC
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

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Engineering Firm: TIERRA WEST LLC

Contact: RON BOHANNAN

Address: 5571 Midway Park Place NE Albuquerque, NM 87109

Phone#: 505-858-3100

Fax#: _____

E-mail: RRB@TIERRAWESTLLC.COM

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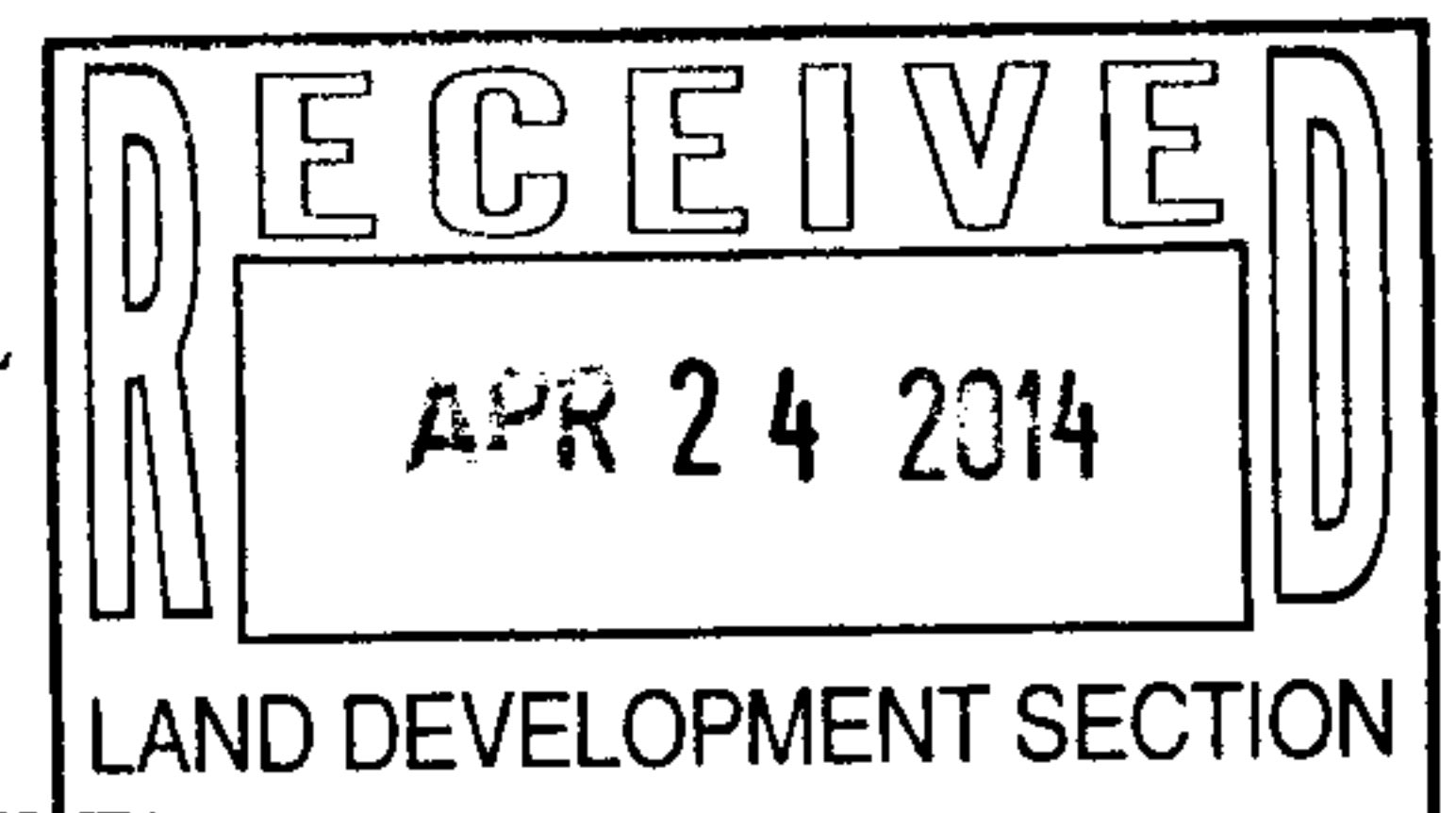
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WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes

No

Copy Provided

DATE SUBMITTED: 4/24/2014

By: Paul Evans

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 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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DRAINAGE REPORT

for

Premier Motorcars

Prepared by

Tierra West, LLC
8509 Jefferson NE
Albuquerque, New Mexico 87113

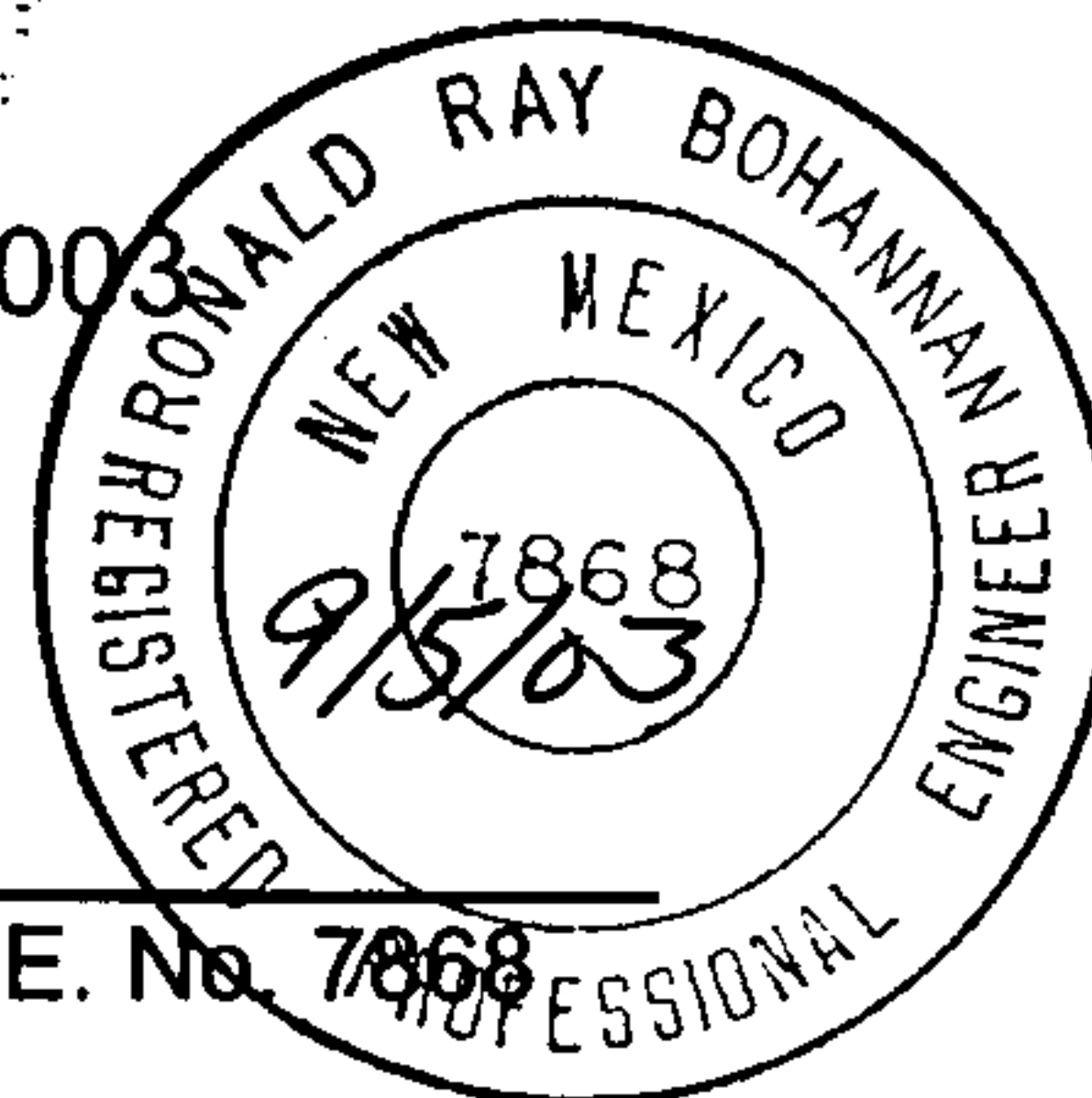
Prepared for

Scott Craigmile
Premier Motorcars
6400 San Mateo Boulevard, NE
Albuquerque, New Mexico 87109

September 2003



Ronald R. Bohannon P.E. No. 7868



Location

The site is located east of I-25, between Eagle Rock and Oakland. The site is the location of a proposed car dealership. The site is shown on the attached Zone Atlas Map C-18 and contains approximately 5.5 acres. The purpose of this report is to provide the drainage analysis and management plan for the car dealership.

Existing Drainage Conditions

The site is currently undeveloped and drains from east to west at approximately 2%. American Toyota is located south of the site and prevents any flows from entering the site from that direction. No flows enter the site from the north because of the natural topography of the area. Interstate 25 is located to the west and cuts off any flows from that direction. There is an offsite basin that enters the site from the east. This basin will be captured in a concrete channel and conveyed to a new storm drain in Eagle Rock.

FIRM Map

The site is located on FIRM Map 35001C0129 and 137 D as shown on the attached excerpt. The map shows that the site lies within a 100-year flood plain. This flood plain will be captured in a new concrete channel and conveyed to a proposed storm drain in Eagle Rock. A Letter of Map Revision (LOMR) will be submitted to FEMA to remove the floodplain from the site. There is a second floodplain that comes from the south. This floodplain is no longer in existence. It was originally created from a drainage problem where Alameda crossed the interstate. Alameda has been redesigned and flows from that area can no longer physically enter the Premier Auto site. This removal will be included in the proposed LOMR.

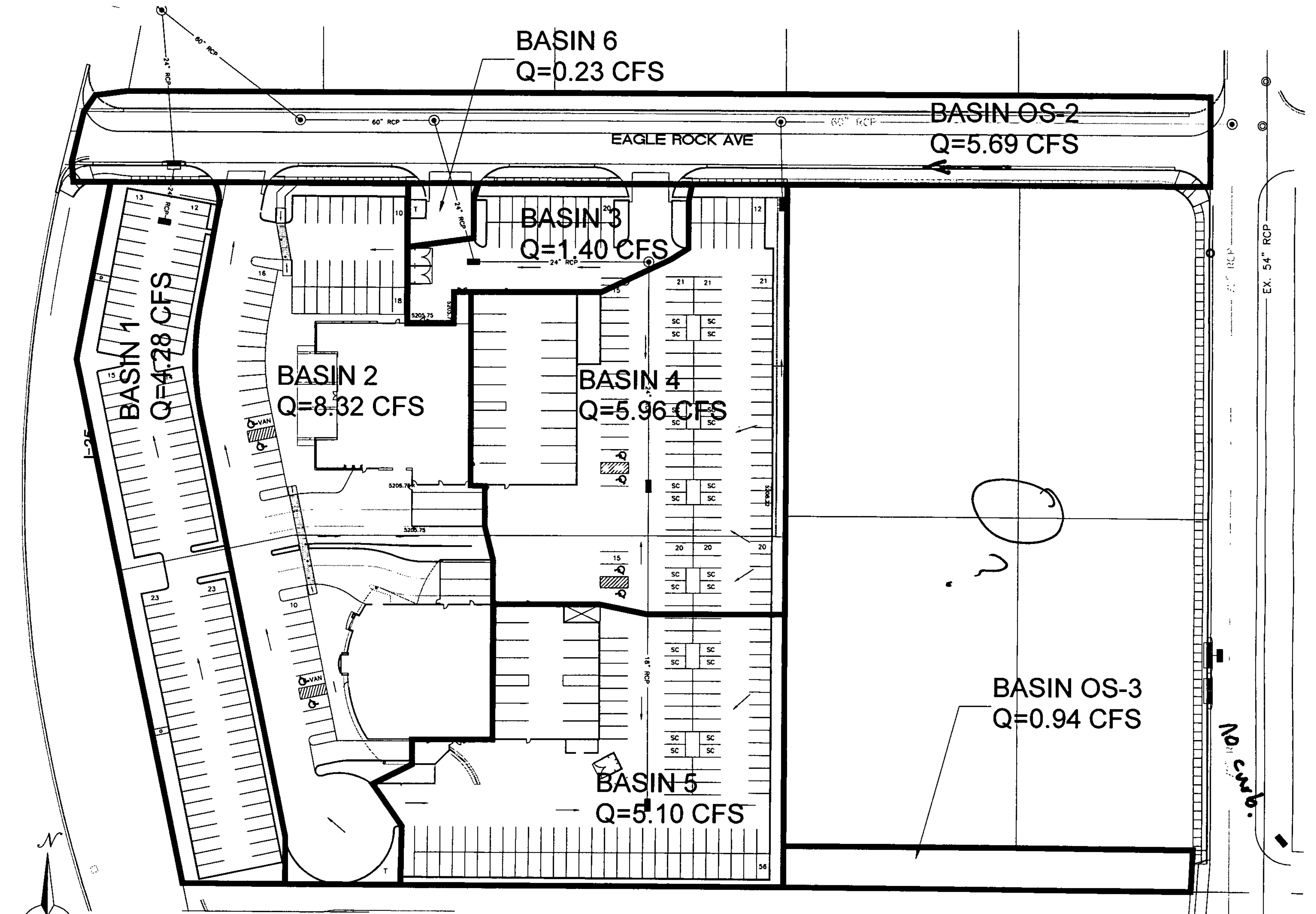
Drainage Management Plan

The proposed drainage management plan is to free discharge the developed flows to the new storm drain in Eagle Rock. The site has been divided into six developed basins. The total discharge from the site is 25.29 cfs.

The site will drain to a new on-site storm drain system that will convey the developed flows to Eagle Rock Avenue. A new storm drain in Eagle Rock will be constructed, and it will convey the flows to the existing I-25 drainage crossing structure located on the north side of Eagle Rock. The storm drain in Eagle Rock was designed using the North Albuquerque Acres Master Drainage Plan (NAAMDP) basins.

The offsite basin OS-1 contributes 65.59 cfs to the site. This basin comes from the east and will be captured in a new concrete channel. In the existing condition, the site is within Basin 117.2 of the NAAMDP (see Figure 3A), which has a flow of 160.02 cfs. There is an existing 54" storm drain in San Pedro that has capacity for 139.43 cfs. Existing inlets in San Pedro capture approximately 30 cfs from Basin 117.2. According to Bohannon-Huston, Inc. in the "La Cueva and South El Camino Arroyos LOMR" there is currently 75 cfs in the existing San Pedro storm drain. This leaves 64.43 cfs of capacity in the San Pedro system that is not being utilized. This project will construct additional inlets in San Pedro to capture 64.43 cfs from the existing floodplain. This leaves 65.59 cfs ($160.02 - 64.43 - 30$). The new concrete channel was designed for 65.59 cfs.

There are two additional offsite basins that affect the site. OS-2 contains 5.69 cfs and consists of the developed flows in Eagle Rock Avenue. We are building half the street at this time. A new drop inlet will be constructed in Eagle Rock near the west side of the project to capture the half street flow and the flow from onsite Basin 6. A new single 'A' inlet has capacity for 3.50 cfs and will capture the 3.08 cfs in the street. OS-3 consists of the vacated right-of-way of Oakland that is not being incorporated by Premier



DEVELOPED BASIN MAP

Auto or American Toyota. This basin consists of 0.94 cfs and flows west towards the site. The flows will be allowed to enter the site and captured in the on site storm drain system.

Calculations

The Weighted E method from the "City of Albuquerque Development Process Manual Volume 11 – Design Criteria, 1997 Revision" was used to calculate the runoff and volume for the site.

Summary

The proposed car dealership will free discharge a total of 25.29 cfs to a new storm drain in Eagle Rock. A new concrete channel constructed on the east property line will capture an existing floodplain and convey the flows to the new Eagle Rock storm drain. The drainage basins and flow rates were taken from the "North Albuquerque Acre Master Drainage Plan". The pertinent excerpts are included in this report. Offsite Basin OS-2 consists of the Eagle Rock right-of-way and will be captured in a new inlet and conveyed to the new 60" storm drain. Offsite Basin OS-3 will be allowed to pass through the site and enter the on site storm drain system.

Weighted E Method

Undeveloped On-Site Basins

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year		
			Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
			%	(acres)	%	(acres)	%	(acres)	%	(acres)						
1	40,013	0.92	100%	0.92	0%	0.00	0%	0.00	0%	0.00	0.660	0.051	1.72	0.190	0.015	0.53
2	77,832	1.79	100%	1.79	0%	0.00	0%	0.00	0%	0.00	0.660	0.098	3.34	0.190	0.028	1.04
3	13,141	0.30	100%	0.30	0%	0.00	0%	0.00	0%	0.00	0.660	0.017	0.56	0.190	0.005	0.17
4	55,712	1.28	100%	1.28	0%	0.00	0%	0.00	0%	0.00	0.660	0.070	2.39	0.190	0.020	0.74
5	47,744	1.10	100%	1.10	0%	0.00	0%	0.00	0%	0.00	0.660	0.060	2.05	0.190	0.017	0.64
6	1,989	0.05	100%	0.05	0%	0.00	0%	0.00	0%	0.00	0.660	0.003	0.09	0.190	0.001	0.03
Total	236,431	5.43		5.43		0.00		0.00		0.00		0.299	10.15		0.086	3.15

Developed On-Site Basins

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year		
			Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
			%	(acres)	%	(acres)	%	(acres)	%	(acres)						
1	40,013	0.92	0%	0	15%	0.14	0%	0.00	85%	0.78	2.144	0.164	4.28	1.329	0.102	2.81
2	77,832	1.79	0%	0	15%	0.27	0%	0.00	85%	1.52	2.144	0.319	8.32	1.329	0.198	5.47
3	13,141	0.30	0%	0	15%	0.05	0%	0.00	85%	0.26	2.144	0.054	1.40	1.329	0.033	0.92
4	55,712	1.28	0%	0	15%	0.19	0%	0.00	85%	1.09	2.144	0.229	5.96	1.329	0.142	3.91
5	47,744	1.10	0%	0	15%	0.16	0%	0.00	85%	0.93	2.144	0.196	5.10	1.329	0.121	3.35
6	1,989	0.05	0%	0	0%	0.00	0%	0.00	100%	0.05	2.360	0.009	0.23	1.500	0.006	0.15
Total	236,431	5.43		0.00		0.81		0.00		4.62		0.971	25.29		0.602	16.62

Developed Off-Site Basins

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year		
			Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
			%	(acres)	%	(acres)	%	(acres)	%	(acres)						
OS-2	51,876	1.19	0%	0	10%	0.12	0%	0.00	90%	1.07	2.216	0.220	5.69	1.386	0.138	3.78
OS-3	8,605	0.20	0%	0	10%	0.02	0%	0.00	90%	0.18	2.216	0.036	0.94	1.386	0.023	
Total	60,481	1.39		0.00		0.14		0.00		1.25		0.256	6.63		0.160	3.78

Equations:

$$\text{Weighted E} = E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (\text{Total Area})$$

$$\text{Volume} = \text{Weighted D} \cdot \text{Total Area}$$

$$\text{Flow} = Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$$

Excess Precipitation, E (inches)		
Zone 3	100-Year	10 - Year
E _a	0.66	0.19
E _b	0.92	0.36
E _c	1.29	0.62
E _d	2.36	1.50

Peak Discharge (cfs/acre)		
Zone 3	100-Year	10 - Year
Q _a	1.87	0.58
Q _b	2.60	1.19
Q _c	3.45	2.00
Q _d	5.02	3.39

Pipe Capacity

Pipe	Location	D	Slope	Area	R	Q Provided	Q Required	Velocity
		(in)	(%)	(ft^2)		(cfs)	(cfs)	(ft/s)
1	On-site	18	0.96	1.77	0.375	10.32	6.04	3.42
2	On-site	24	0.96	3.14	0.500	22.22	12.00	3.82
3	On-site	24	0.96	3.14	0.500	22.22	12.00	3.82
4	On-site	24	0.96	3.14	0.500	22.22	13.40	4.27
5	On-site	24	1	3.14	0.500	22.68	12.60	4.01
6	Eagle Rock	24	1	3.14	0.500	22.68	15.68	4.99
7	Eagle Rock	36	2.11	7.07	0.750	97.15	65.59	9.28

Manning's Equation:
 $Q = 1.49/n * A * R^{(2/3)} * S^{(1/2)}$

- A = Area
- R = D/4
- S = Slope
- n = 0.013

DROP INLET CALCULATIONS

Basin	TYPE OF INLET	AREA (SF)	Q (CFS)	H (FT)	H ALLOW (FT)
5, OS-2	Single 'D'	2.30	6.04	0.2975	0.5
4	Single 'D'	2.30	5.96	0.2896	0.5
3	Single 'D'	2.30	1.4	0.0160	0.5
1,2	Double 'D'	4.21	12.6	0.3864	0.5
OS-1	3-Double 'D'	12.63	65.59	1.1633	2

ORIFICE EQUATION

$$Q = CA \sqrt{2gH}$$

$$C = 0.6$$

$$g = 32.2$$

Channel Capacity

	Top Width	Bottom Width	Depth	Area	WP	R	Slope	Q Provided	Q Required	Velocity
	(ft)	(ft)	(ft)	(ft^2)	(ft)		(%)	(cfs)	(cfs)	(ft/s)
Channel	4	4	2	8.00	8.00	1.000	1	91.69	65.59	8.20

Manning's Equation:

$$Q = 1.49/n * A * R^{(2/3)} * S^{(1/2)}$$

A = Area

R = A/WP

S = Slope

n = 0.013

Street Capacity Calculations

Eagle Rock
48' F-F Street Section with 8" curb
Slope= 0.03

For water depths less than 0.125 feet

Y= Water depth
 Area = $8 \cdot Y^2$
 P= $\text{SQRT}(257 \cdot Y^2) + Y$
 n= 0.017

Depth (ft)	Area (ft ²)	P (ft)	R (A/P)	Q (cfs)	2Q (cfs)	Vel (ft/s)	D*V	Fr	D2 (ft)
0.01	0.0008	0.1703	0.0047	0.0003	0.0007	0.4246	0.0042	0.7483	0.0067
0.02	0.0032	0.3406	0.0094	0.0022	0.0043	0.6741	0.0135	0.8400	0.0158
0.04	0.0128	0.6812	0.0188	0.0137	0.0274	1.0700	0.0428	0.9428	0.0370
0.06	0.0288	1.0219	0.0282	0.0404	0.0808	1.4021	0.0841	1.0088	0.0607
0.08	0.0512	1.3625	0.0376	0.0870	0.1739	1.6986	0.1359	1.0583	0.0862
0.1	0.0800	1.7031	0.0470	0.1577	0.3154	1.9710	0.1971	1.0984	0.1132
0.12	0.1152	2.0437	0.0564	0.2564	0.5128	2.2258	0.2671	1.1323	0.1413
0.125	0.1250	2.1289	0.0587	0.2859	0.5718	2.2872	0.2859	1.1400	0.1485

For water depths greater than 0.125 ft but less than 0.565 ft

Y1= Y-0.125
 A2= $A1 + 2 \cdot Y1 + 25 \cdot Y1^2$
 P2= $P1 + \text{SQRT}(2501 \cdot Y1^2)$

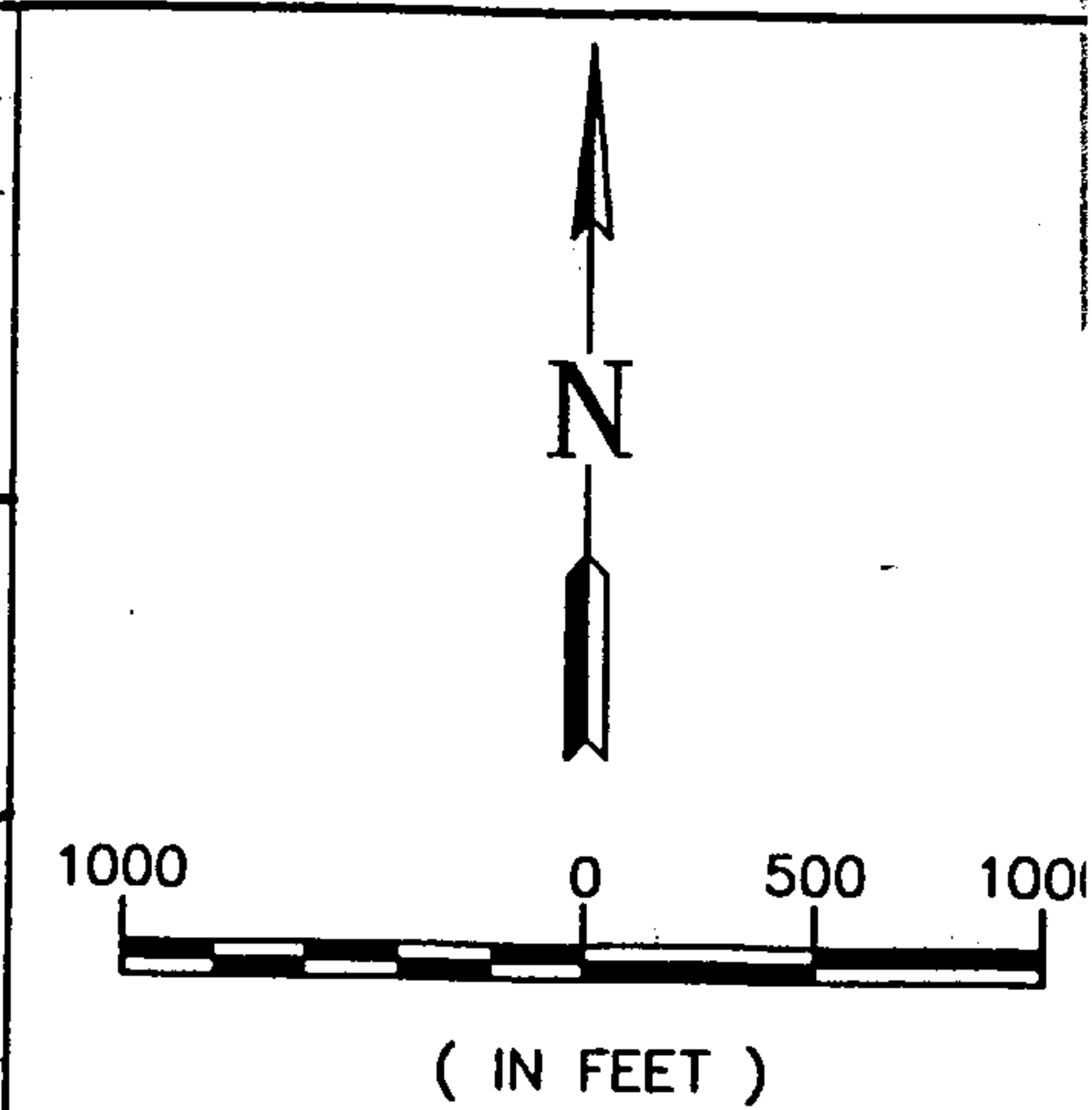
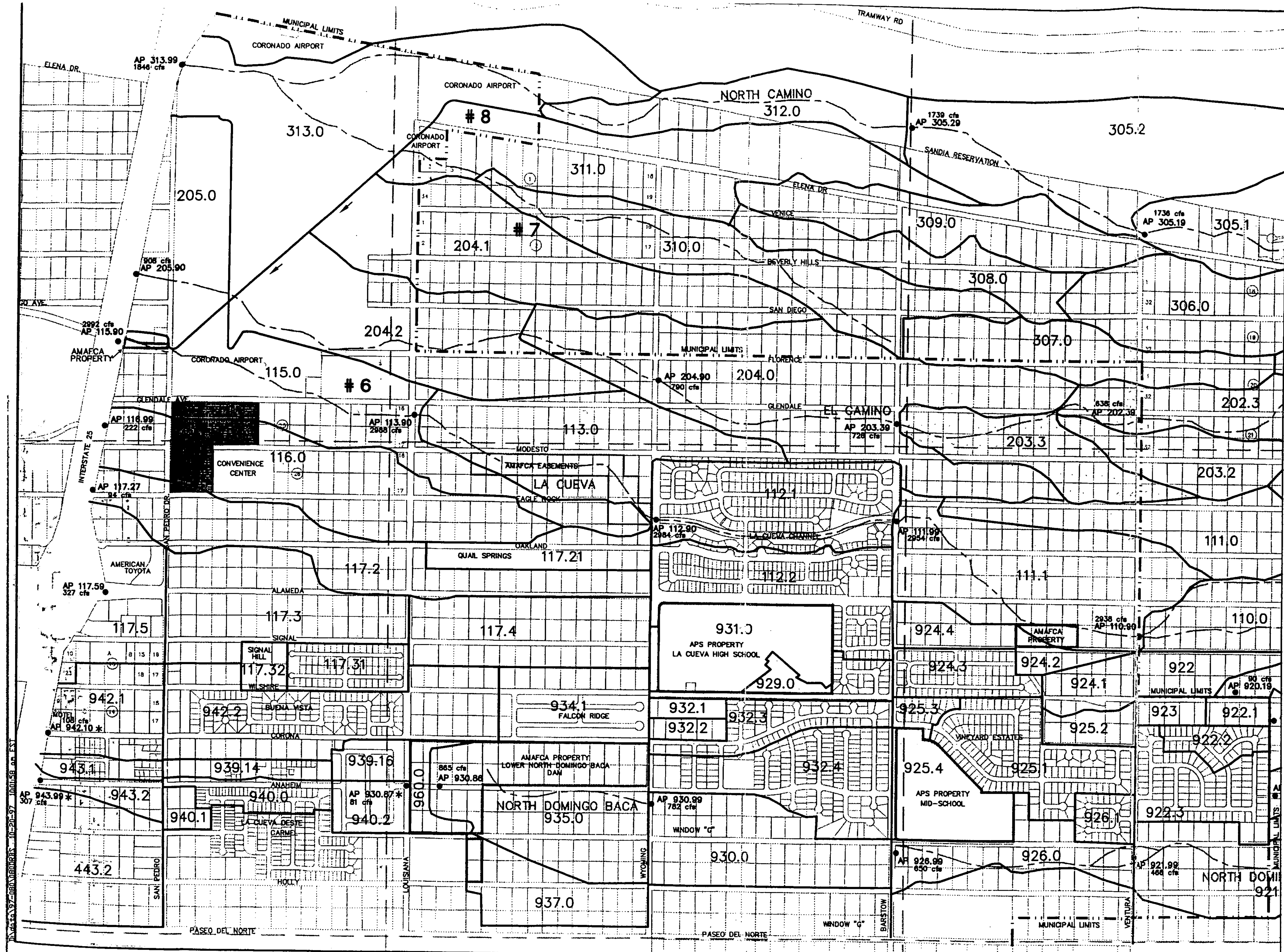
Depth (ft)	Area (ft ²)	P (ft)	R (A/P)	Q (cfs)	2Q (cfs)	Vel (ft/s)	D*V	Fr	D2 (ft)
0.13	0.1356	2.3840	0.0569	0.3037	0.6075	2.2395	0.2911	1.0946	0.1465
0.2	0.4156	5.9547	0.0698	1.0667	2.1335	2.5666	0.5133	1.0114	0.2030
0.25	0.7656	8.5052	0.0900	2.3283	4.6566	3.0410	0.7603	1.0718	0.2740
0.27	0.9406	9.5254	0.0987	3.0425	6.0851	3.2346	0.8733	1.0970	0.3051
0.35	1.8406	13.6062	0.1353	7.3437	14.6874	3.9898	1.3964	1.1885	0.4387
0.4	2.5656	16.1567	0.1588	11.3907	22.7815	4.4397	1.7759	1.2371	0.5278
0.45	3.4156	18.7072	0.1826	16.6434	33.2868	4.8727	2.1927	1.2801	0.6201
0.513	4.6646	21.9208	0.2128	25.1720	50.3439	5.3964	2.7683	1.3277	0.7403
0.565	5.8450	24.5733	0.2379	33.9726	67.9452	5.8123	3.2839	1.3627	0.8424

For water depths greater than 0.565 ft but less than 0.667 ft

Y2= Y - 0.565
 A3= $A2 + Y2 \cdot 24$
 P3= $P2 + Y2$


Depth (ft)	Area (ft ²)	P (ft)	R (A/P)	Q (cfs)	2Q (cfs)	Vel (ft/s)	D*V	Fr	D2 (ft)
0.565	5.8450	24.5733	0.2379	33.9726	67.9452	5.8123	3.2839	1.3627	0.8424
0.6	6.6850	24.6083	0.2717	42.4533	84.9067	6.3505	3.8103	1.4448	0.9621
0.61	6.9250	24.6183	0.2813	45.0116	90.0233	6.4999	3.9649	1.4666	0.9964
0.62	7.1650	24.6283	0.2909	47.6286	95.2572	6.6474	4.1214	1.4877	1.0308
0.63	7.4050	24.6383	0.3005	50.3035	100.6071	6.7932	4.2797	1.5083	1.0652
0.64	7.6450	24.6483	0.3102	53.0357	106.0714	6.9373	4.4399	1.5282	1.0997
0.65	7.8850	24.6583	0.3198	55.8245	111.6489	7.0798	4.6019	1.5475	1.1342
0.667	8.2930	24.6753	0.3361	60.6934	121.3868	7.3186	4.8815	1.5792	1.1930

TABLE A-8					
LA CUEVA ARROYO EXISTING CONDITIONS					
Sub-basin	Area (sq. mi.)	10-yr Vol (ac-ft)	10-yr Qp (cfs)	100-yr Vol (ac-ft)	100-yr Qp (cfs)
110	.1634	3.502	79.91	8.385	202.35
111.0	.0674	1.044	31.33	2.940	88.80
111.1	.1194	2.453	73.86	5.962	184.36
112.1	.0894	5.152	129.98	8.942	219.11
112.2	.0826	4.342	110.08	7.690	191.10
113.0	.1136	1.793	58.65	4.875	160.25
115.0	.1337	1.981	64.79	5.503	183.65
116.0	.1309	2.783	77.34	6.460	193.62
117.2	.1391	3.624	69.79	7.778	160.02
117.21	.0234	1.305	33.81	2.263	56.92
117.3	.0863	2.044	58.74	4.588	136.26
117.4	.0750	1.292	37.59	3.335	102.09
117.5	.0550	3.907	95.92	6.417	151.76
117.31	.250	1.394	36.12	2.418	60.81
117.32	.0090	0.502	13.01	.871	21.90



- ### LEGEND
- 107.1 SUBBASIN DESIGNATION
 - SUBBASIN BOUNDARY
 - EXISTING PLATTING
 - EXISTING ARROYO FLOW PATH
 - ANALYSIS POINT AND EXISTING CONDITION FLOW RATE
 - * FLOW RATE NOT BULKED FOR SEDIMENT
 - # 2 POTENTIAL AVULSION LOCATION
 - MUNICIPAL LIMITS

NORTH ALBUQUERQUE ACRES
MASTER DRAINAGE PLAN
EXISTING CONDITION
FIGURE 3A
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

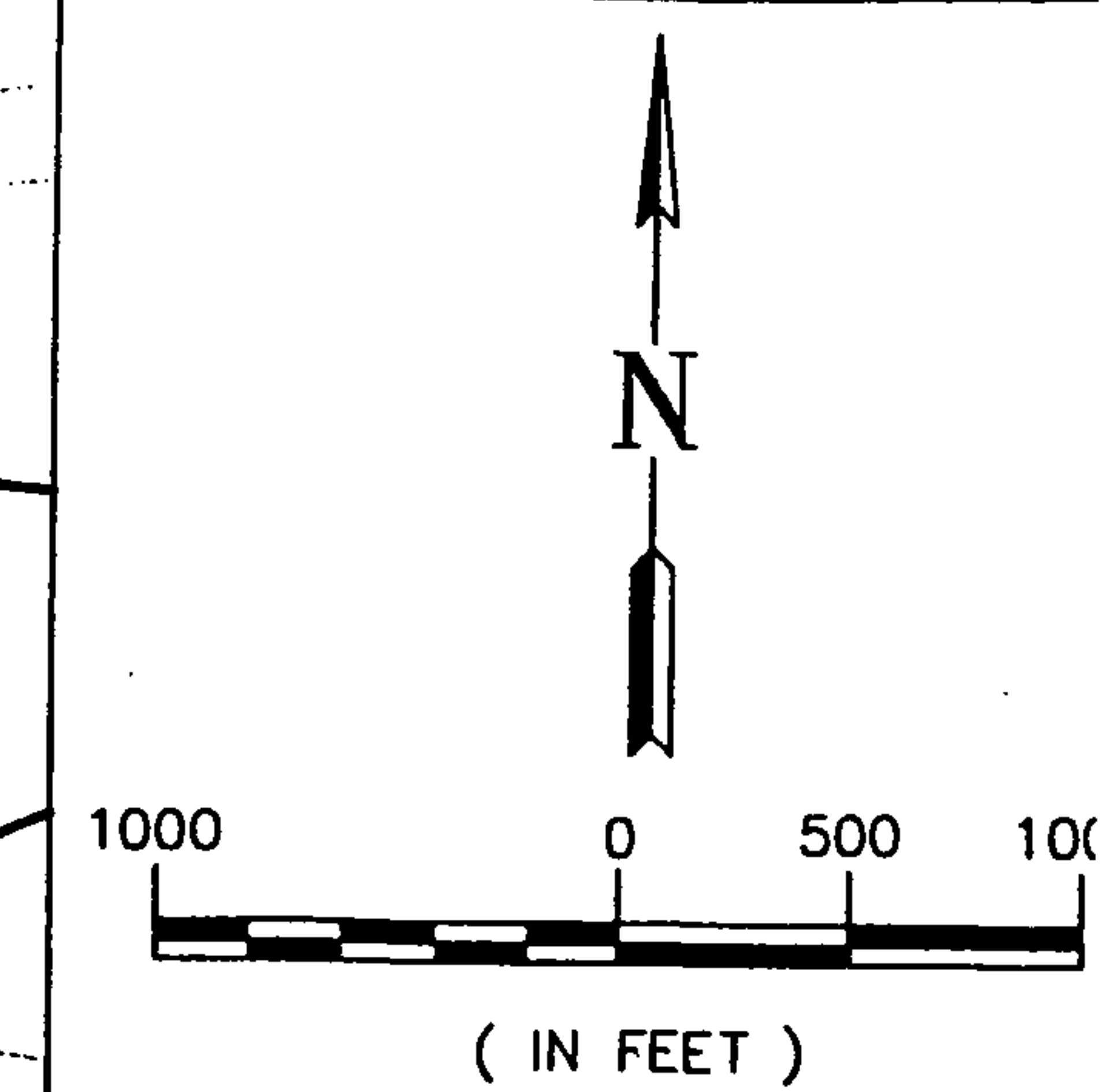
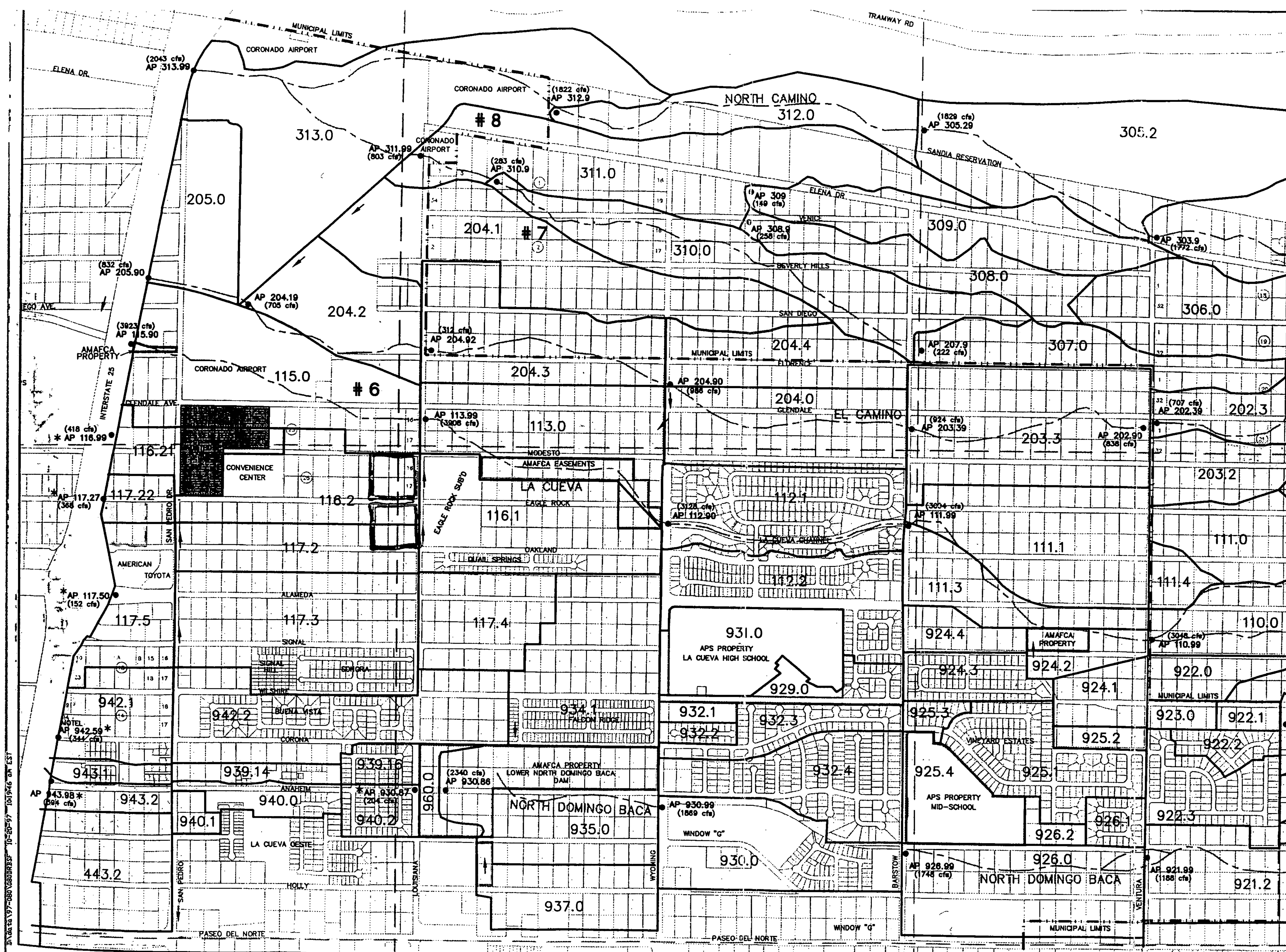


Resource Technology, Inc.
Civil Engineering
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1720 - B Randolph Road SE
Albuquerque, New Mexico 87104
E-mail: rti@rti.com
Telephone: (505) 243-7300
Facsimile: (505) 243-7400

TABLE A-9					
LA CUEVA ARROYO FUTURE CONDITIONS					
Sub-basin	Area (sq. mi.)	10-yr Vol (ac-ft)	10-yr Qp (cfs)	100-yr Vol (ac-ft)	100-yr Qp (cfs)
110.0	.1634	5.774	138.24	11.738	275.61
111.0	.0533	1.823	57.02	3.739	108.83
111.1	.0500	2.054	57.41	7.699	195.97
111.3	.0420	2.498	64.56	4.348	107.90
111.4	.0141	0.482	15.09	0.989	28.80
112.1	.0894	5.152	129.98	8.942	219.11
112.2	.0826	4.760	120.22	8.262	202.31
113.0	.1000	6.393	159.65	10.797	262.65
115.0	.1202	7.581	189.15	12.750	312.21
116.1	.1028	6.570	164.05	11.100	270.05
116.2	.0719	4.529	113.32	7.629	185.54
116.21	.0344	1.682	45.58	3.024	79.13
117.2	.0500	2.788	72.23	4.836	121.61
117.22	.0156	1.108	27.22	1.820	43.06
117.3	.1172	6.536	167.85	11.336	286.33
117.4	.0512	3.225	80.83	5.432	132.07
117.5	.0550	3.907	95.92	6.417	151.76

2,6657 mi.²
1766,048 acres

100-yr Vol
128,718




- LEGEND**
- 107.1 SUBBASIN DESIGNATION
 - SUBBASIN BOUNDARY
 - EXISTING PLATTING
 - EXISTING ARROYO FLOW PATH
 - ANALYSIS POINT AND FUTURE CONDITION FLOW RATE
 - * FLOW RATE NOT BULKED FOR SEDIMENT
 - # 2 POTENTIAL AVULSION LOCATION
 - MUNICIPAL LIMITS

NORTH ALBUQUERQUE ACRE
MASTER DRAINAGE PLAN

FUTURE CONDITION

FIGURE 4A

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT



Resource Technology, Inc.
Civil Engineering
Environmental Sciences
Water Resources
Landscape Architecture
Planning

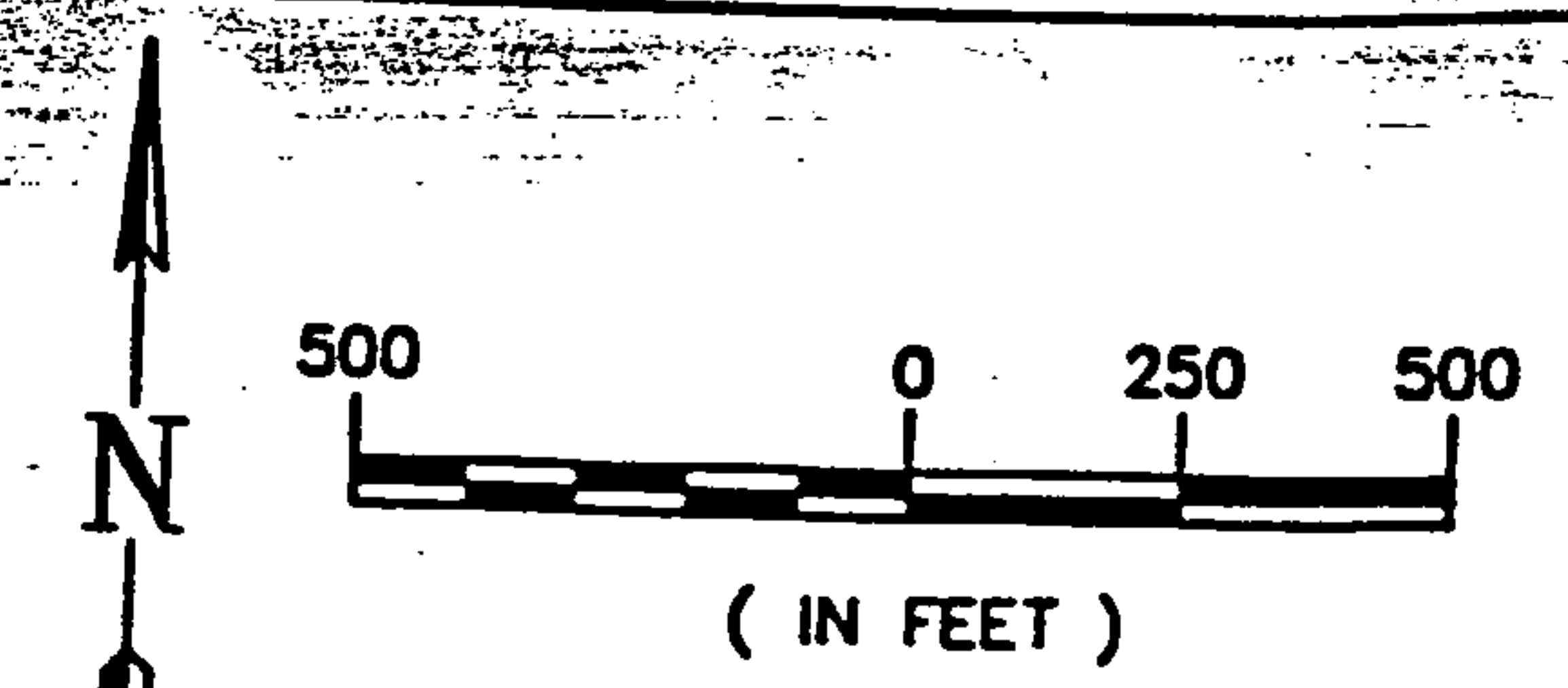
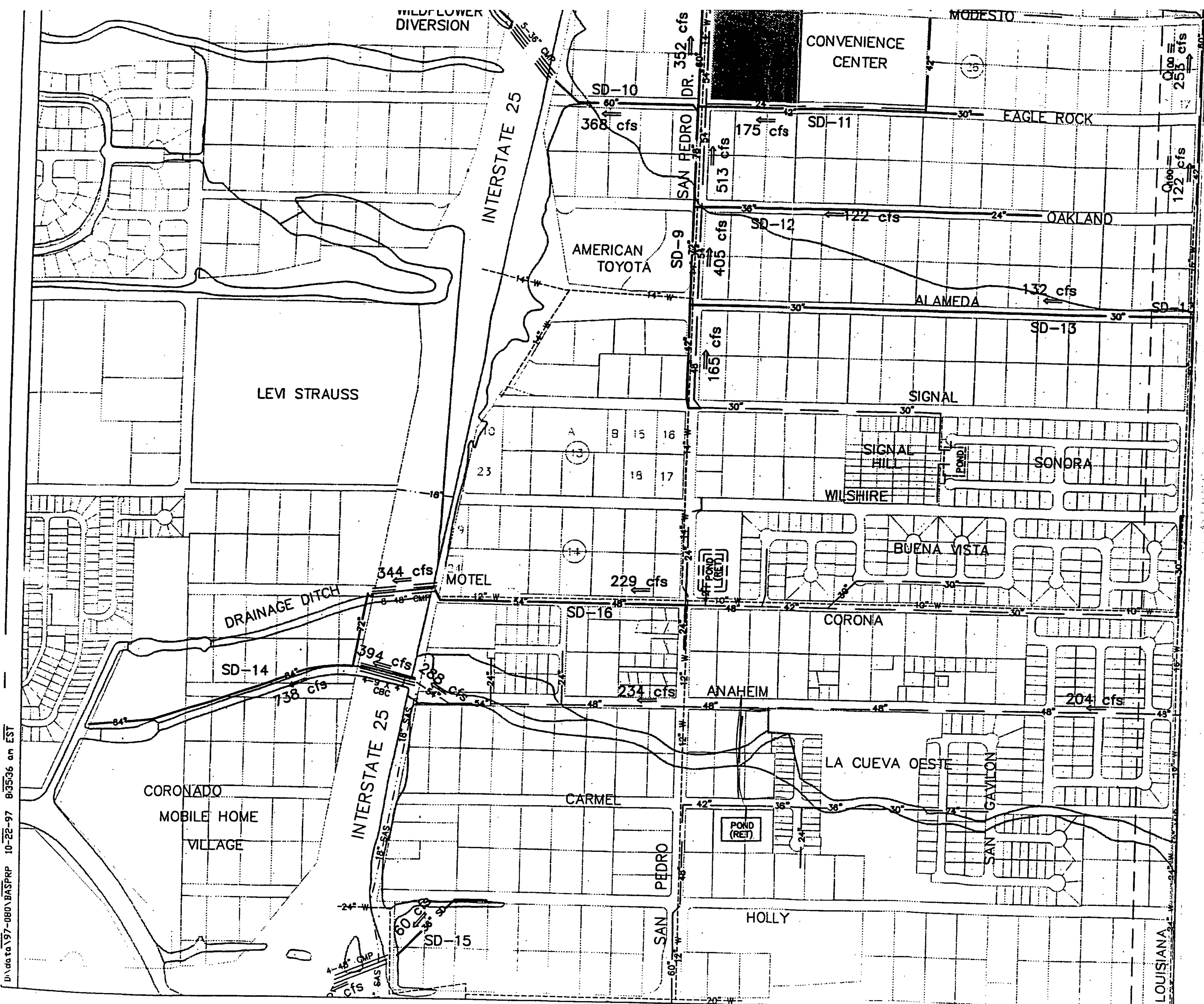
1720 - B Randolph Road SE
Albuquerque, New Mexico 87105
E-mail: rt@rtm.com
Telephone: (505) 243-7300
Facsimile: (505) 243-7400

TABLE 5c

FUTURE STORM DRAIN CAPACITY

	10-YR STREET CAP (CFS)	100-YR STREET CAP (CFS)	SD SIZE "	SD S %	SD CAP (CFS)	TOTAL 10-YR CAP	TOTAL 100-YR CAP	Q-10 YR (CFS)	Q-100 YR (CFS)	10-YR OK?	100-YR OK?
SD-9 (SAN PEDRO)											
SIGNAL TO ALAMEDA	15	95	48" 42"	.5	88 62	165	245	92	165	YES	YES
ALAMEDA TO OAKLAND	0	0	54" 72"	.5	121 261	382	382	231	398	YES	YES
OAKLAND TO EAGLE ROCK	16	98	54" 78"	.5	121 323	460	542	293	506	YES	YES
EAGLE ROCK TO MODESTO	15	95	54" 60"	.7	147 190	352	432	251	354	YES	YES
SAN PEDRO TO I-25	0	0	66"	2.0	413	413	413	251	354	YES	YES
SD-10 (EAGLE ROCK)											
SAN PEDRO TO I-25	36	50	60"	2.0	320	356	370	150	325	YES	YES
SD-11 (EAGLE ROCK)											
CONVENIENCE CENTER TO SAN PEDRO	36	50	42"	2.5	138	174	188	104	175	YES	YES
SD-12 (OAKLAND)											
MID-BLOCK TO SAN PEDRO	22	47	36"	2.5	92	114	139	72	122	YES	YES
YES*: HGL IS ABOVE TOP OF PIPE BUT DOES NOT RISE ABOVE GROUND											
ZONE MAP C-18											
ZONE MAP C-18											
ZONE MAP C-18											
ZONE MAP C-18											

D:\data\197-080\BASPRP 10-22-97 8:35:36 am EST



LEGEND

- MUNICIPAL LIMITS
- EXISTING PLATTING
- EXISTING ARROYO FLOW PATH
- EXISTING WATER LINE
- EXISTING SANITARY SE
- EXISTING GAS LINE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED CHANNEL
- PROPOSED STRUCTURE OR ROAD
- PROPOSED DIKE
- POTENTIAL AVULSION

NOTE:
All flow rates shown are
future condition 100-year.

NORTH ALBUQUERQUE ACRES
MASTER DRAINAGE PLAN

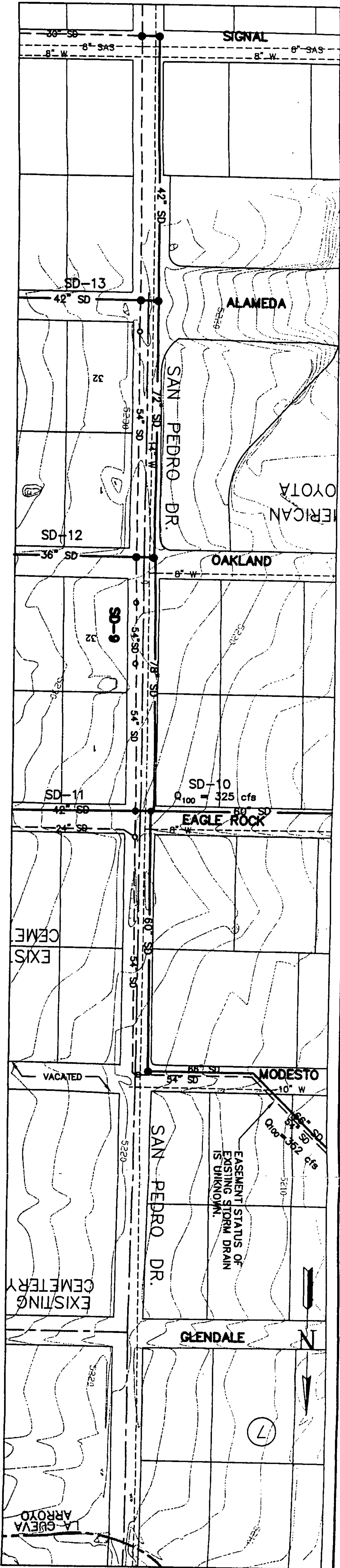
STORM DRAIN FACILITIES C-18

FIGURE 5D

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT



Resource Technology, Inc.
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Landscape Architecture
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1720 - B Randolph Road SE
Albuquerque, New Mexico 871
E-mail: rti@rti.com
Telephone: (505) 243-7300
Facsimile: (505) 243-7400



SD-9 CONSISTS OF PARALLEL STORM DRAIN FROM SIGNAL TO MODESTO AND REMOVING EXISTING 54" SD FROM SAN PEDRO/MODESTO INTERSECTION TO I-25 AND REPLACING WITH 66" SD. FUTURE AND EXISTING STORM DRAINS ARE TO BE INTERCONNECTED AT EACH INTERSECTION SO THAT FLOW WILL BE PROPORTIONED BETWEEN EAGLE ROCK AND MODESTO OUTFALLS.

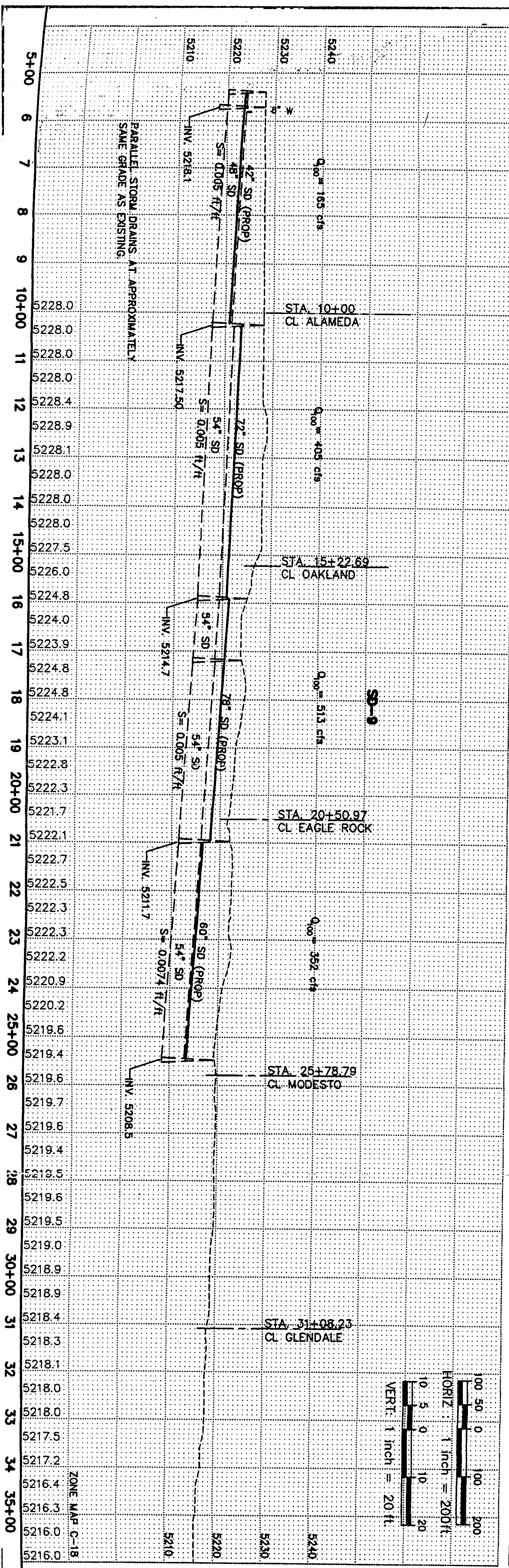
SAN PEDRO: COLLECTOR
EXISTING R/W: 60'
FUTURE R/W: 80'

FIGURE 6F

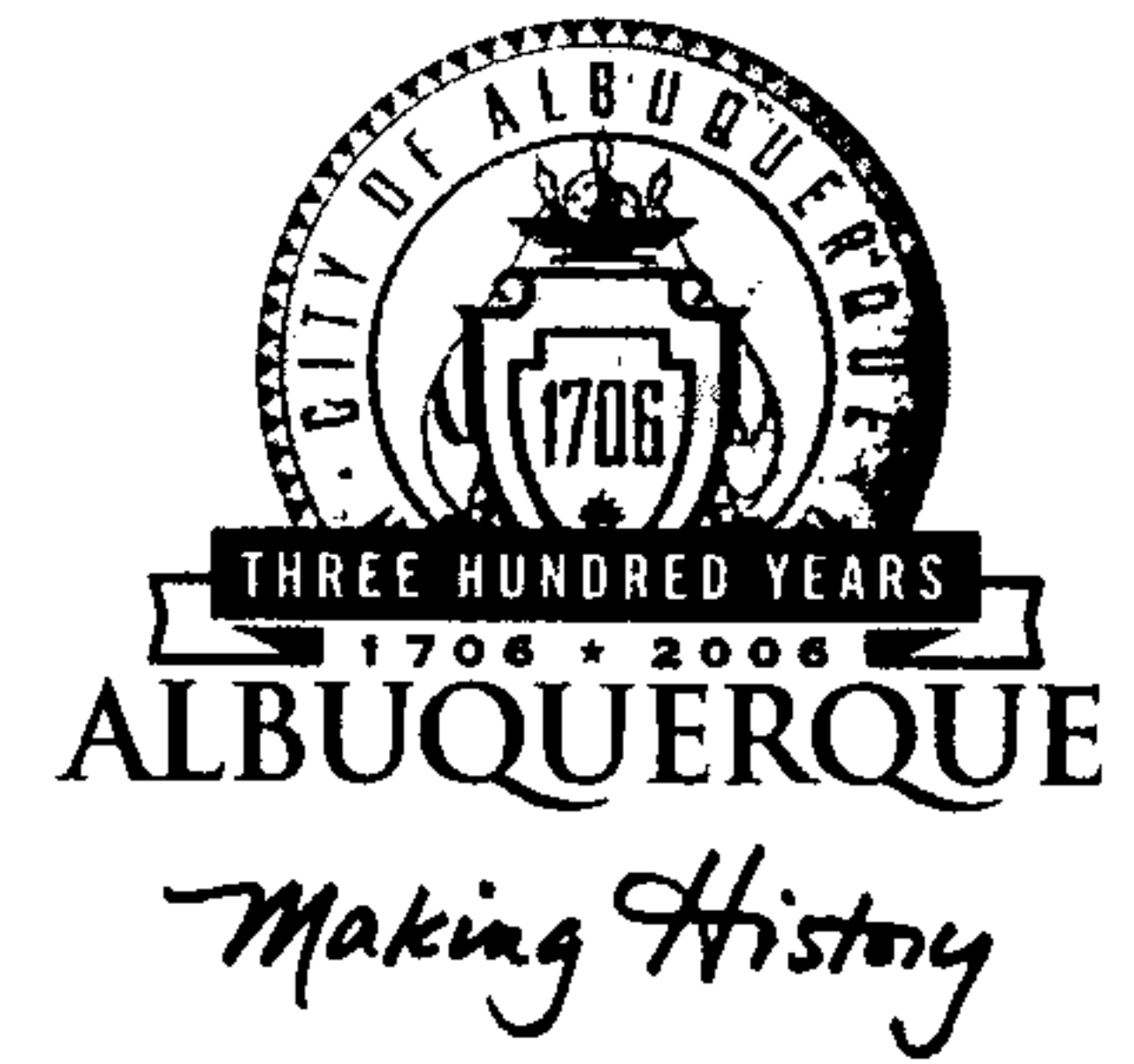
Resource Technology, Inc.
2000 1st Street, Suite 100
Albuquerque, NM 87102
Phone: 505-261-1234
Fax: 505-261-1235

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

NAA MASTER DRAINAGE PLAN
SAN PEDRO STORM DRAIN
SD-9



CITY OF ALBUQUERQUE



January 6, 2006

Mr. Ron Bohannon, P.E.
TIERRA WEST, LLC
8509 Jefferson St. NE
Albuquerque, NM 87113

Re: PREMIER AUTO
8900 Pan American Freeway NE
Approval of Extension to Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 11/03/2003 (D-18/D62)
Certification dated 01/05/2006

Dear Ron:

P.O. Box 1293

Based upon the information provided in your submittal received 01/05/2006, the above referenced certification is approved for release of a 60-day Extension to March 3, 2006 of the Temporary Certificate of Occupancy by Hydrology.

Albuquerque

Since part of the work included in the approved Grading and Drainage plan is being built in Work Order No. 724581, this office will require a copy of the City Engineer's "Certificate of Completion and Acceptance in order to grant a Permanent C.O.

New Mexico 87103

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

www.cabq.gov

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

C: CO Clerk
Sara Lavy, PE
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 22, 2003

Ron Bohannon, PE
Tierra West LLC
8509 Jefferson NE
Albuquerque, NM 87113

**Re: Premier Auto Grading and Drainage Plan
Engineer Stamp date 11-3-03 (C18/D62)**

Dear Mr. Bohannon,

Based on information provided in your submittal dated 11-4-03, 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.

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 please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso) or 768-3645 (Brian Wolfe).

Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist and acceptance of the Work Order will be required.

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: Chuck Caruso, CoA
file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 28, 2004

Jean Bordenave, P.E.
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87199

MAP SHOWING OFF PAN AMERICAN NOT ALAMEDA

**Re: American Toyota, 5995 Alameda Blvd. NE, Grading and Drainage Plan
Engineer's Stamp dated 11-04-03 (C18/D12)**

Dear Mr. Bordenave,

Based upon the information provided in your submittal received 1-16-04, 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

SLB

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

C-18/D12

12/9/14 NOTE THIS PROPERTY
NOW UNDER C18 D12

PROJECT TITLE: AMERICAN TOYOTA

DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE #: C18/D12

WORK ORDER#: _____

LEGAL DESCRIPTION: TRACTA1 AND B1, AMERICAN TOYOTA

CITY ADDRESS: 5995 Alameda Blvd NE

ENGINEERING FIRM: BORDENAVE DESIGNS

ADDRESS: PO BOX 91194

CITY, STATE: ALBUQUERQUE, NM

CONTACT: J. BORDENAVE

PHONE: 505-823-1344

ZIP CODE: 87199

OWNER: LARRY MILLER

ADDRESS: _____

CITY, STATE: ALBUQUERQUE, NM

CONTACT: L MILLER

PHONE: _____

ZIP CODE: _____

ARCHITECT: FFKR ARCHITECTS

ADDRESS: 730 PACIFIC AVE

CITY, STATE: SALT LAKE CITY, UT

CONTACT: J. JENSEN

PHONE: 801-521-6186

ZIP CODE: 84104

SURVEYOR: BORDENAVE DESIGNS

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: PJ DEVELOPMENTS

ADDRESS: PO BOX 14903

CITY, STATE: ALBUQUERQUE, NM

CONTACT: P. JOSEPH

PHONE: 505-263-6965

ZIP CODE: 87191

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
- ☐ BASIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERTIFICATION (TCL)
- ☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

Resubmittal

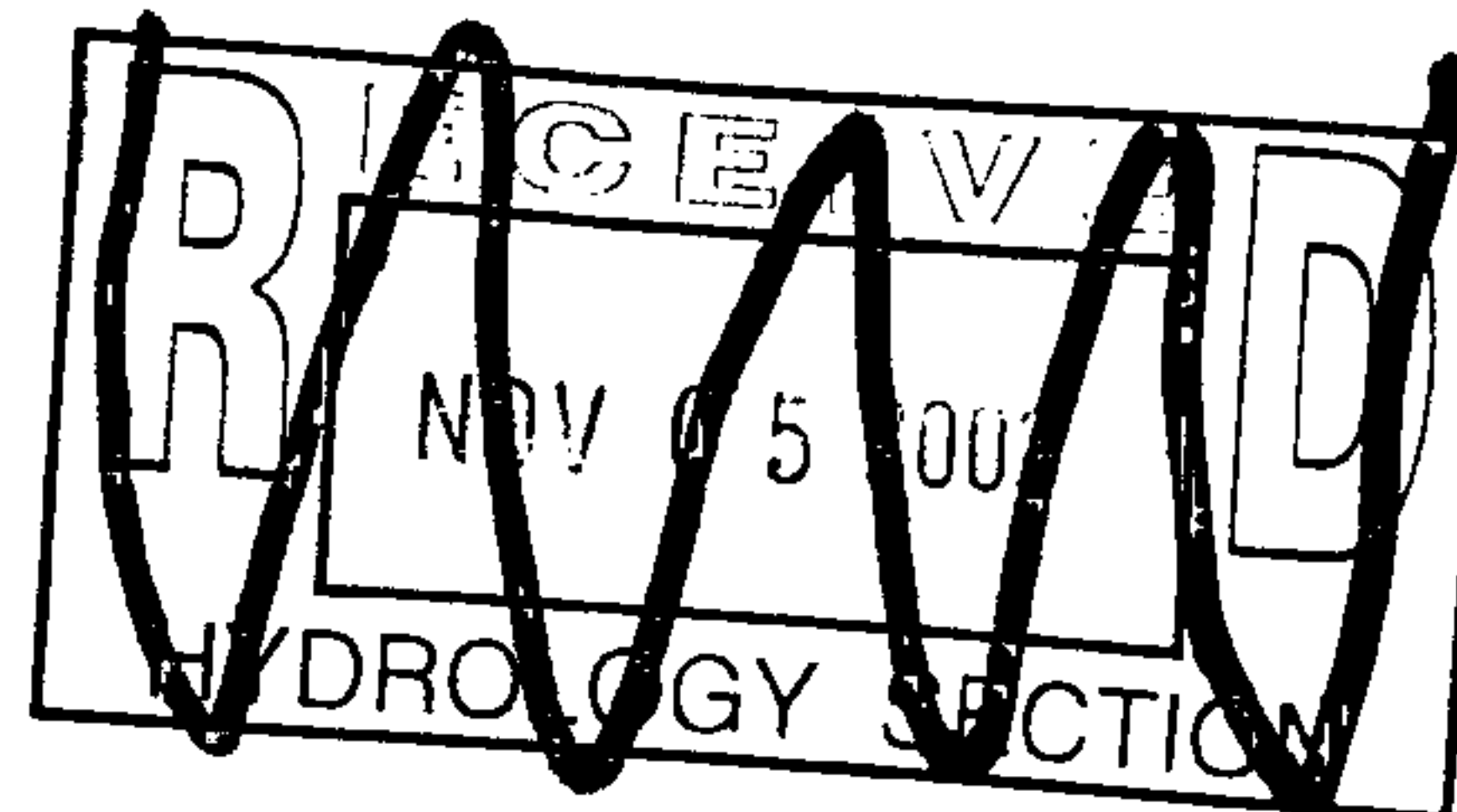
CHECK TYPE OF APPROVAL SOUGHT:

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

Rec
JAN 16, 2004



BY: J. BORDENAVE

DATE SUBMITTED: 1/16/04

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

December 5, 2003

Jean Bordenave, P.E.
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87199

**Re: American Toyota, 5995 Alameda Blvd. NE, Grading and Drainage Plan
Engineer's Stamp dated 11-04-03 (C18/D12)**

Dear Mr. Bordenave,

Based upon the information provided in your submittal received 11-05-03, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- ✓ 1. Since the inlet at the west side is now entirely on private property, a private facility covenant will be required for maintenance. This covenant will be a condition of C.O. approval.
2. Please show contours north of your site, especially the eastern 250 feet, since there is a private access easement to the adjacent lot and I must assure that access is possible. An opening in the proposed 6-foot CMU wall must be coordinated with the adjacent property owner.
3. Please provide the grading plan for the adjacent project to the north to show that your grades are coordinated and to show the design grades necessary for the retaining wall design.

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

Sincerely,

Bradley L. Bingham

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

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: AMERICAN TOYOTA

DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE #: C18/D12

WORK ORDER#: _____

LEGAL DESCRIPTION: TRACTA1 AND B1, AMERICAN TOYOTA

CITY ADDRESS: 5995 Alameda Blvd NE

ENGINEERING FIRM: BORDENAVE DESIGNS

ADDRESS: PO BOX 91194

CITY, STATE: ALBUQUERQUE, NM

CONTACT: J. BORDENAVE

PHONE: 505-823-1344

ZIP CODE: 87199

OWNER: LARRY MILLER

ADDRESS: _____

CITY, STATE: ALBUQUERQUE, NM

CONTACT: L. MILLER

PHONE: _____

ZIP CODE: _____

ARCHITECT: FFKR ARCHITECTS

ADDRESS: 730 PACIFIC AVE

CITY, STATE: SALT LAKE CITY, UT

CONTACT: J. JENSEN

PHONE: 801-521-6186

ZIP CODE: 84104

SURVEYOR: BORDENAVE DESIGNS

ADDRESS: _____

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CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: PJ DEVELOPMENTS

ADDRESS: PO BOX 14903

CITY, STATE: ALBUQUERQUE, NM

CONTACT: P. JOSEPH

PHONE: 505-263-6965

ZIP CODE: 87191

CHECK TYPE OF SUBMITTAL:

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- ☒ 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

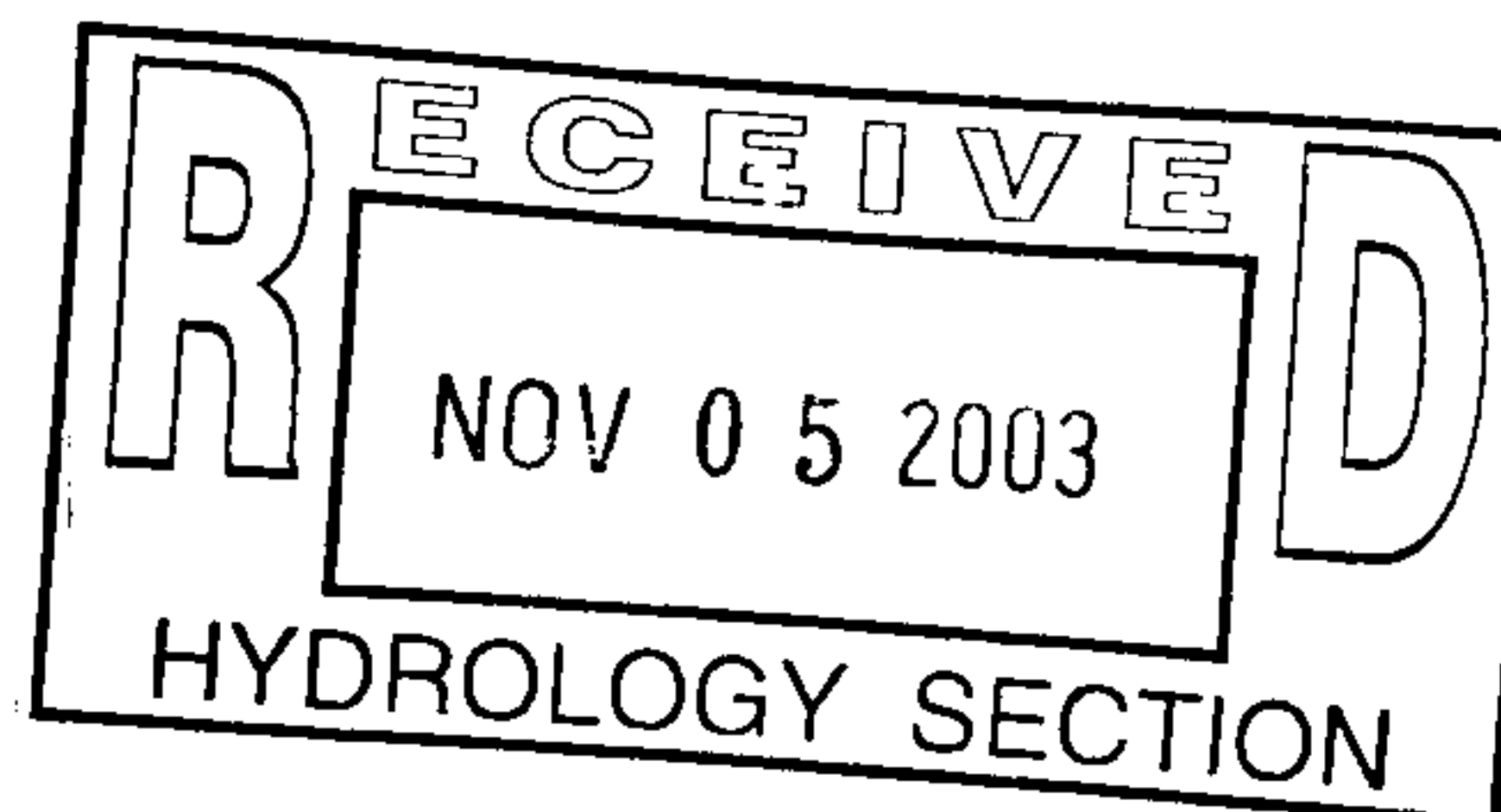
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- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 11/04/03

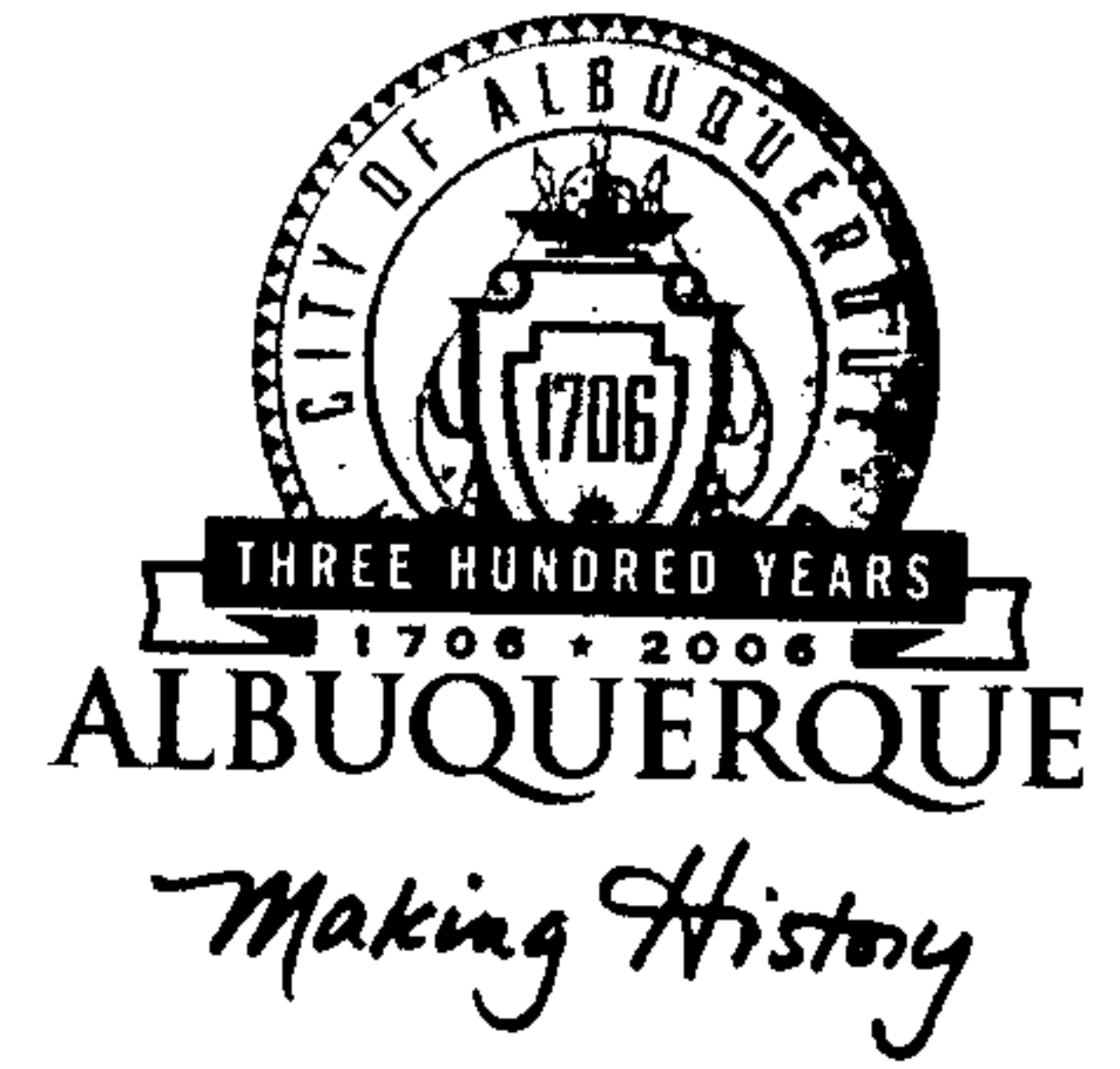


BY: J. BORDENAVE

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



**Planning Department
Transportation Development Services Section**

March 31, 2005

Sara Lavy, P.E.
8509 Jefferson NE
Albuquerque, NM 87113

Re: Certification Submittal for Final Building Certificate of Occupancy for
Premier Auto, [C-18 / D-62]
8900 Pan American
Engineer's Stamp Dated 03/29/05

Dear Mr. Lavy:

P.O. Box 1293

The TCL / Letter of Certification submitted on March 30, 2005 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103

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

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Premier Auto ZONE MAP/DRG. FILE #: C-18/ D-62
DRB #: 1002201 EPC #: _____ WORK ORDER #: 725581

LEGAL DESCRIPTION: Lots 14A & 21A, Block 10, Tract A, Unit B, North Albuquerque Acres
CITY ADDRESS: 8900 Pan American

ENGINEERING FIRM: Tierra West, LLC CONTACT: Sara Lavy, PE
ADDRESS: 8509 Jefferson NE PHONE: (505) 858-3100
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

OWNER: Omega Auto Real Estate Ltd. CONTACT: Scott Craigmile
ADDRESS: 1800 E. Airport Fwy PHONE: 972-815-2700
CITY, STATE: Irving, Texas ZIP CODE: 75063

ARCHITECT: Windfield & Associates CONTACT: Paul Eddie
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Baseline Field Services CONTACT: Walt Richards
ADDRESS: 208 3rd St. SW PHONE: 505-244-3326
CITY, STATE: Albuquerque, NM ZIP CODE: 87102

CONTRACTOR: Jaynes Corporation CONTACT: Thomas Thomsen
ADDRESS: 2906 Broadway NE PHONE: 505-345-8591
CITY, STATE: Albuquerque, NM ZIP CODE: 87125

CHECK TYPE OF SUBMITTAL:

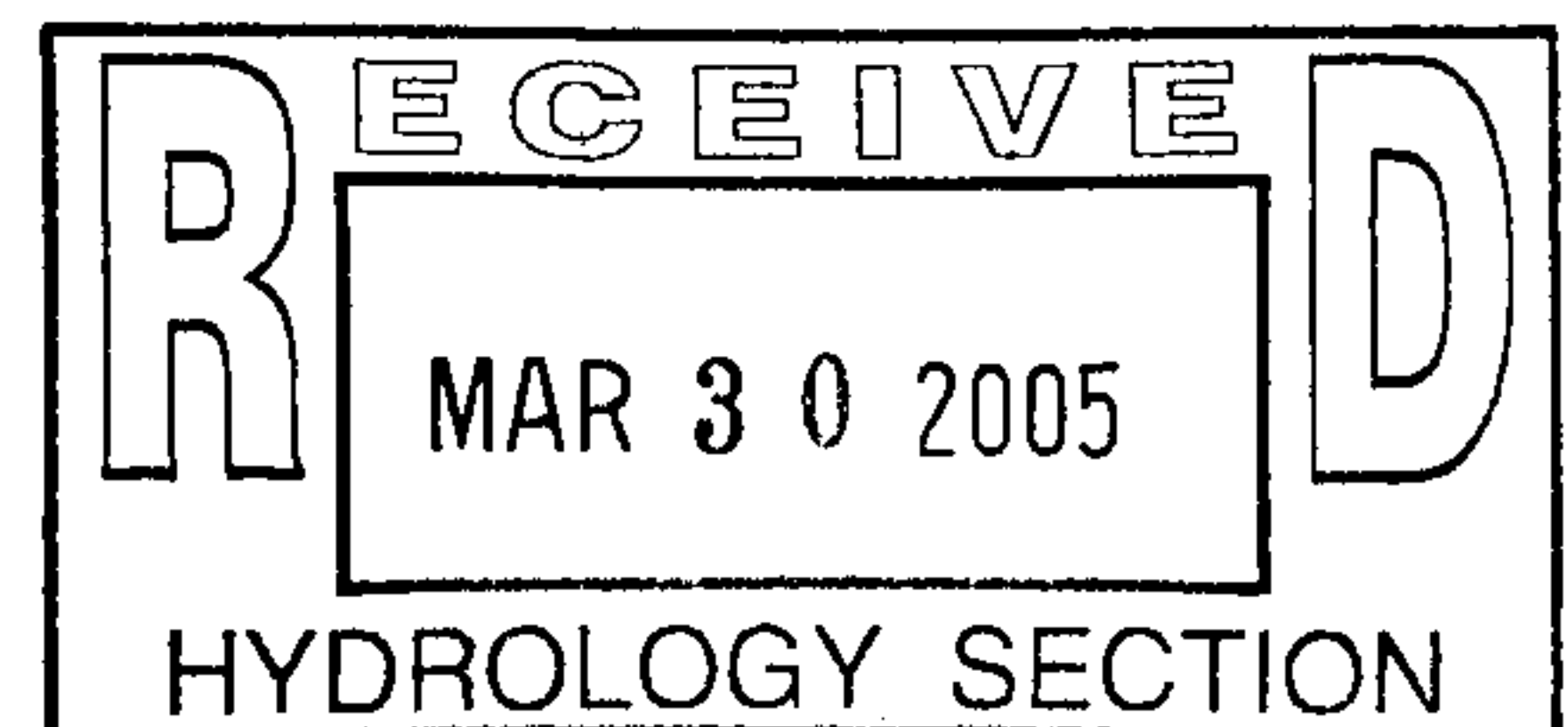
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
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- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☒ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

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- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 3/30/05 BY: RON WRIGHT (259-5635)

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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TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

March 29, 2005

Mr. Nilo Salgado-Fernandez, PE
Development and Building Services
Public Works Department
P.O. Box 1293
Albuquerque, NM 87103

**RE: Site Plan Certification for Permanent Certificate of Occupancy
Premier Motorcars
8900 Pan American NE**

Dear Mr. Salgado-Fernandez:

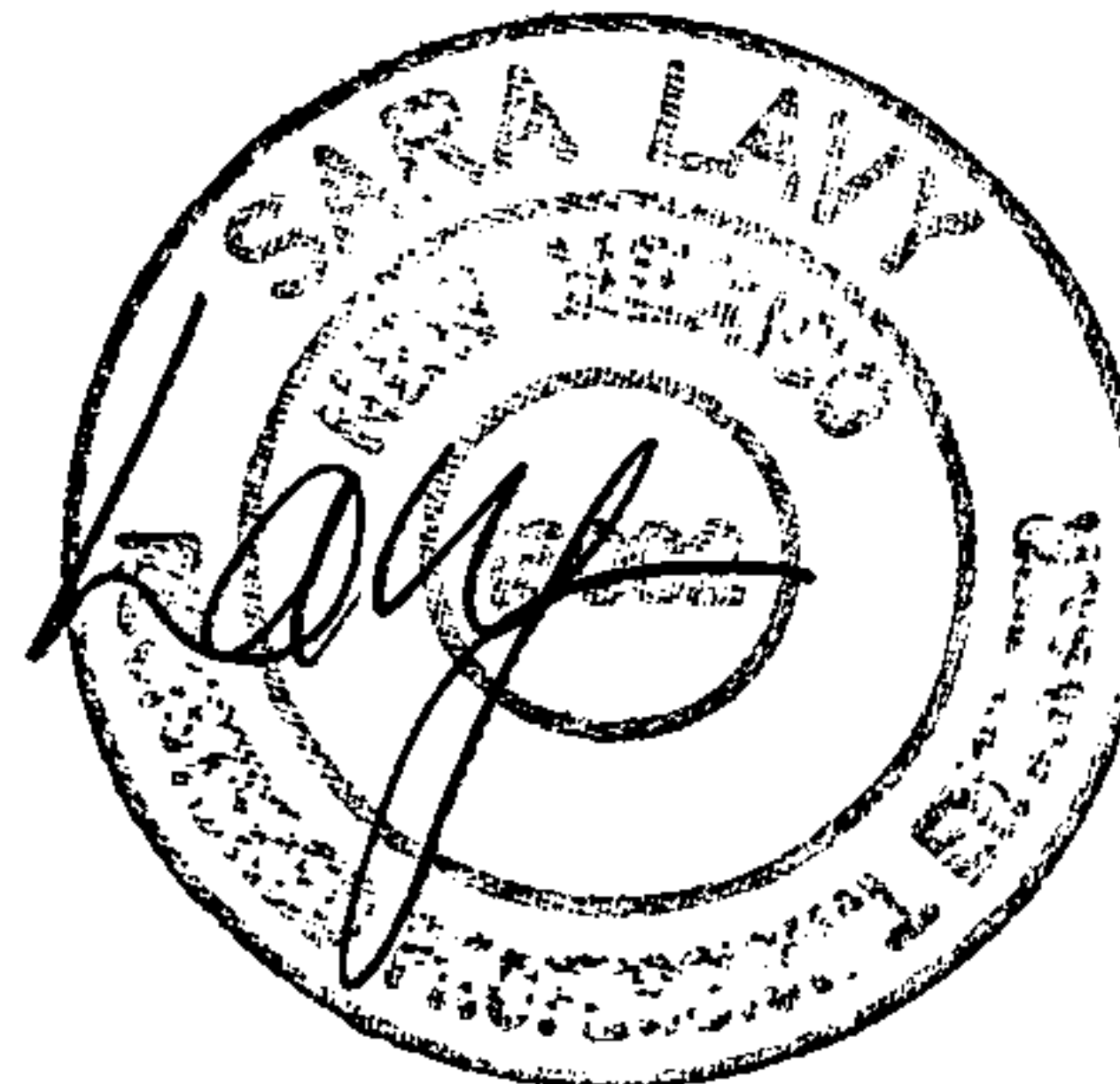
Tierra West, LLC, requests a Final Certification of the Site Plan for Building Permit for Premier Motorcars located at 8900 Pan American NE. Enclosed, please find the information sheet and the As-built DRB Approved Site Plan. At the request of the owner, the inventory and display parking areas were not striped.

Field verification of the site was completed by our office and with the exception of the striping mentioned above, is in substantial compliance with the approved plan. Therefore, we are requesting Certification of the Site Plan for Building Permit for a Final Certificate of Occupancy.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,


Sara Lavy, PE



Enclosure/s

cc: Thomas Thompsen, Jaynes Corp.
Scott Craigmile, Premier Motorcars

JN: 220082
SCL/rw/kdk

220082 Premier Final C003-29-05

