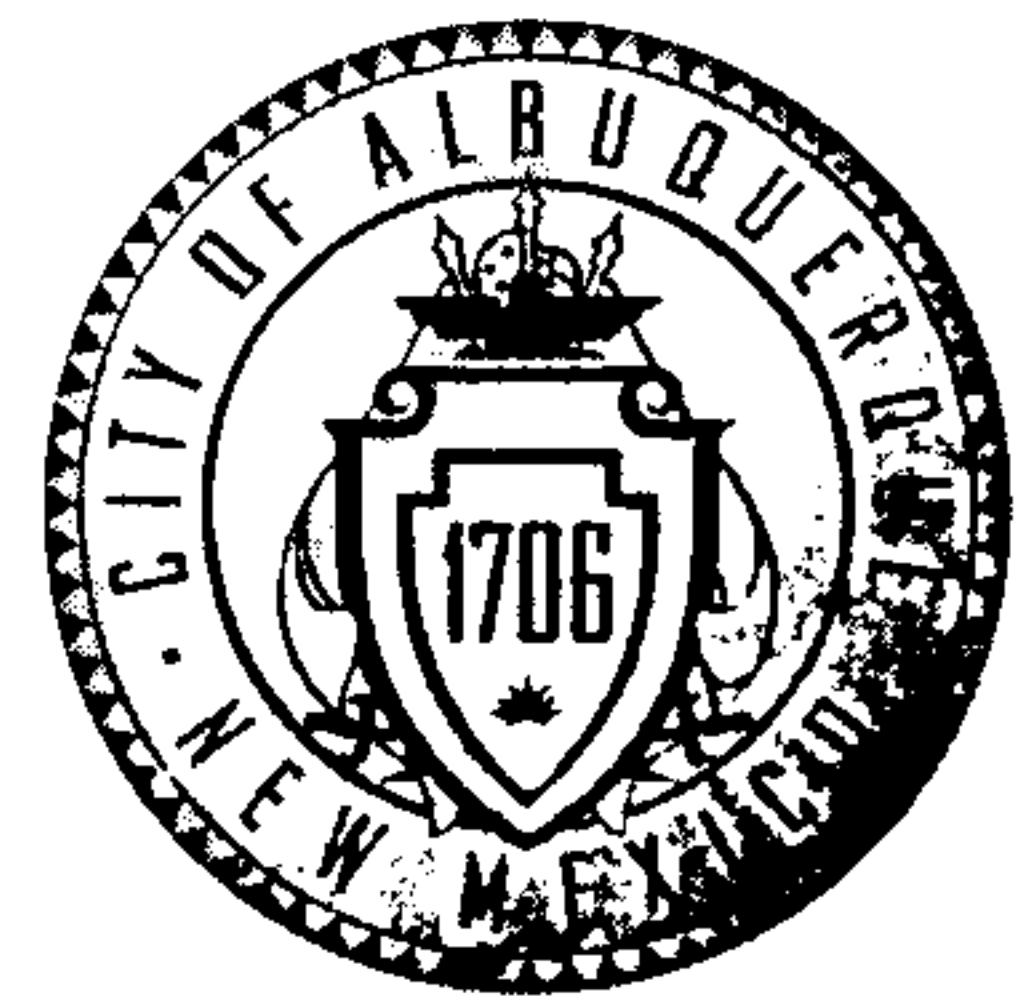


# CITY OF ALBUQUERQUE



May 13, 2015

Kirk Randall, PE  
Anderson Wahlen & Associates  
2010 North Redwood Rd.  
Salt Lake City, UT 84116

**Re: Smith's Fuel Center #485  
6941 Montgomery Blvd NE  
Request Permanent C.O. - Accepted  
Engineer's Stamp dated: 11-3-14 (F18D057)  
Certification dated: 5-11-15**

Dear Mr. Randall,

Based on the Certification received 5/12/2015, the above named fuel center is acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

PO Box 1293

Albuquerque

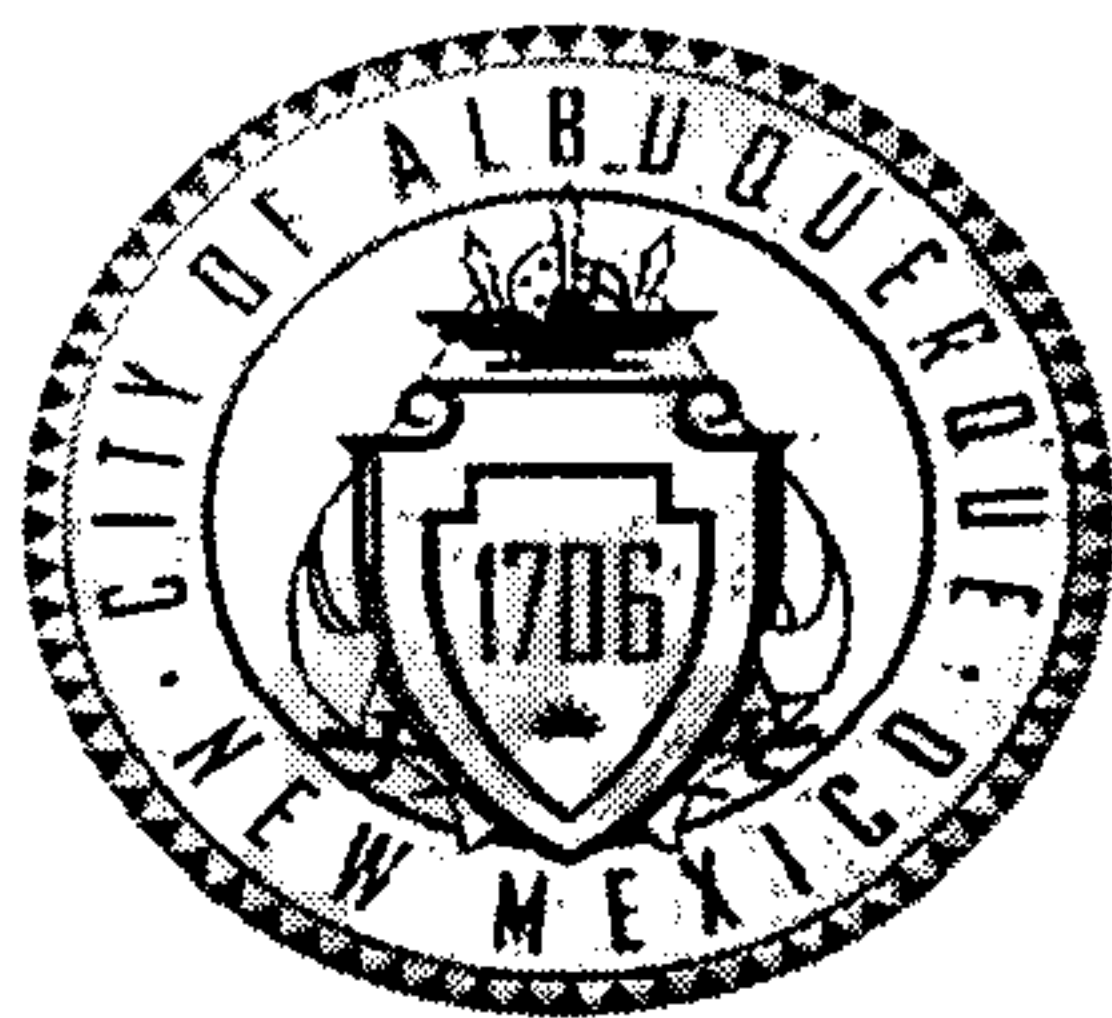
New Mexico 87103

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

Sincerely,

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

C: RR/RH  
email



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Smith's #485 Fuel Center Building Permit #: \_\_\_\_\_ City Drainage #: F18-D057

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Tract 2-D Municipal Add No.1, portion of Tract 2 replat of Tract G replat Municipal Add No.1

City Address: 6941 Montgomery Blvd. NE

Engineering Firm: Anderson Wahlen & Associates Contact: Kirk Randall

Address: 2010 North Redwood Road, Salt lake City, UT 84116

Phone#: 801-410-8520 Fax#: 801-521-9551 E-mail: kirk@awagreatbasin.com

Owner: Smith's Food & Drug Centers, Inc. Contact: Roger Gough

Address: 1550 South Redwood Road, Salt Lake City, Ut 84104

Phone#: 801-974-1529 Fax#: 801-974-1628 E-mail: roger.gough@sfdc.com

Architect: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

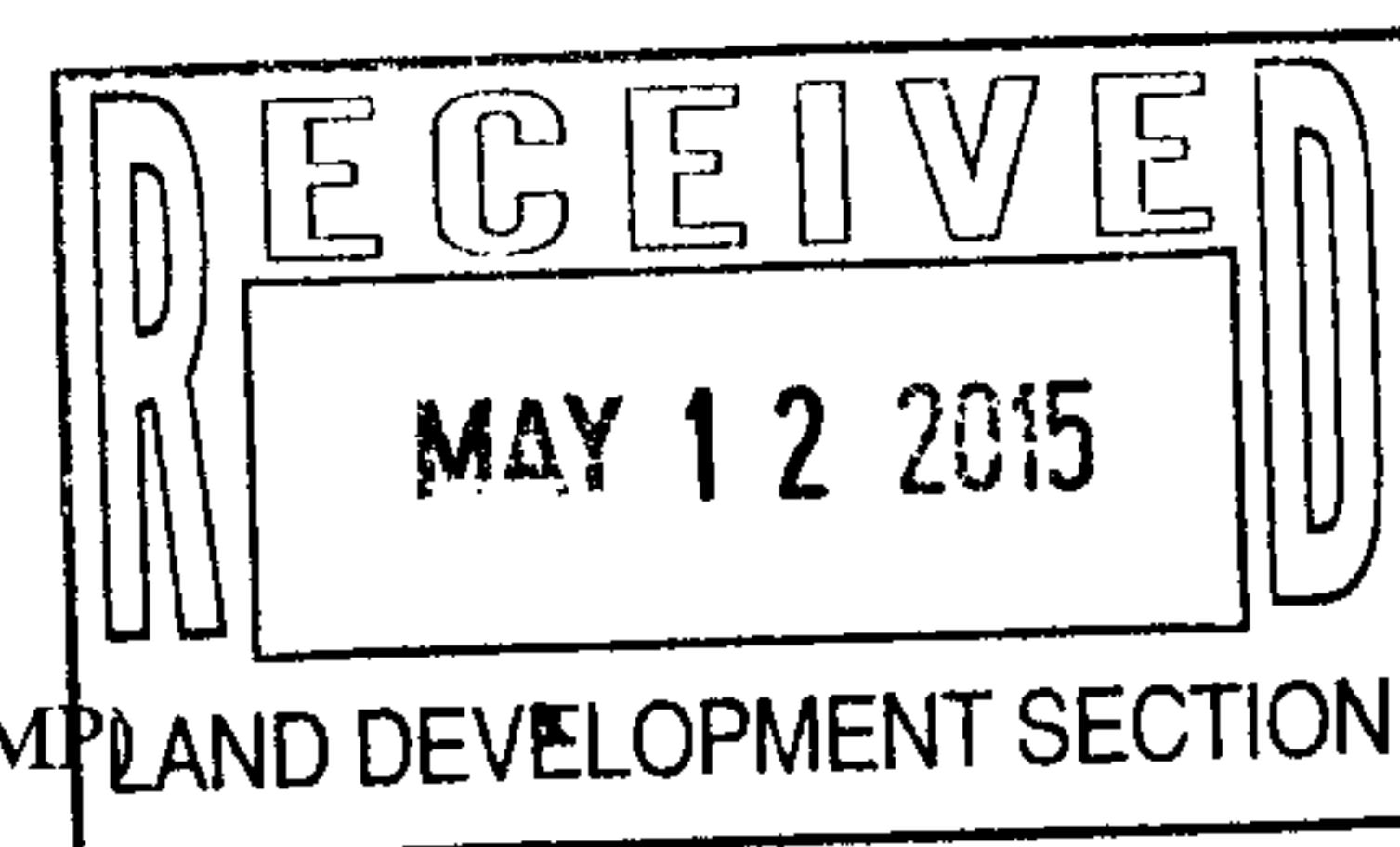
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### 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)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) \_\_\_\_\_



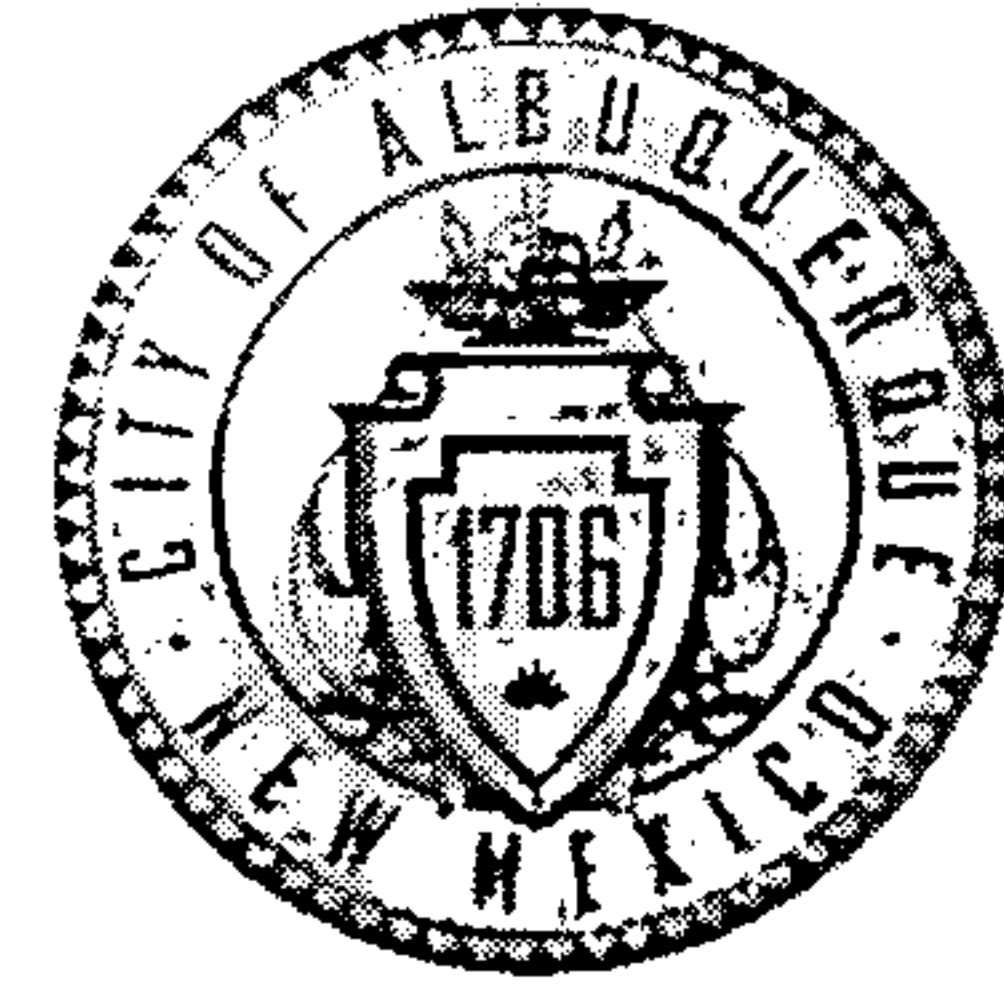
WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: 5-12-15 By: Kirk Randall

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:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

# CITY OF ALBUQUERQUE



April 28, 2015

Kirk Randall, PE  
Anderson Wahlen & Associates  
2010 North Redwood Rd  
Salt Lake City, UT 84116

**Re: Smith's #485 Fuel Center  
6941 Montgomery Blvd NE  
Request for 30 day Temporary C.O. - Accepted  
Engineer's Stamp dated: 11-3-14 (F18D057)  
Certification dated: 4-22-15**

Dear Mr. Randall,

Based on the Certification received 4/23/2015, the site is acceptable for release of a 30 day Temporary Certificate of Occupancy by Hydrology.

PO Box 1293

Albuquerque

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

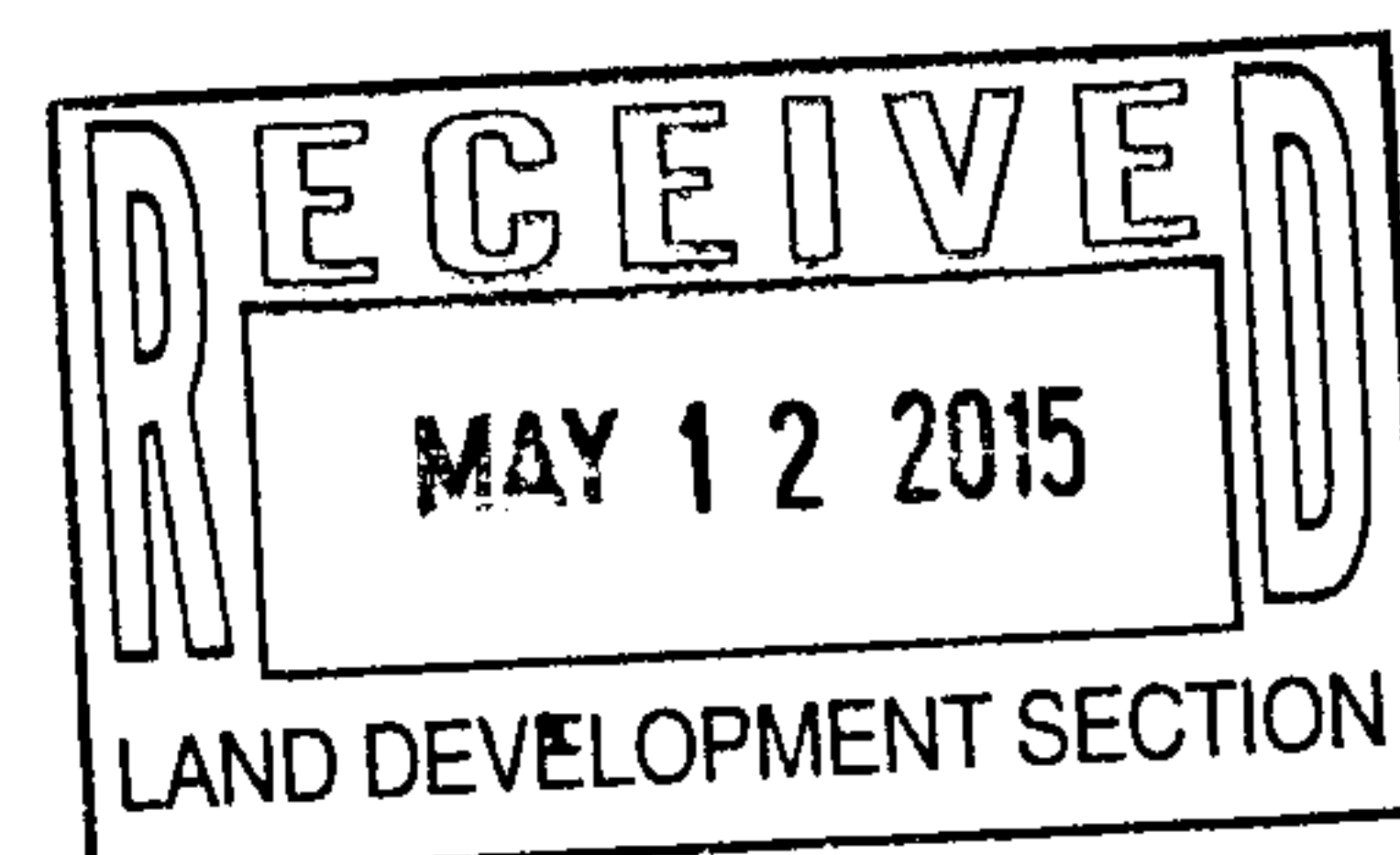
New Mexico 87103

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

Sincerely,

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

C: RR/RH  
CO Clerk  
email



# CITY OF ALBUQUERQUE



April 28, 2015

Kirk Randall, PE  
Anderson Wahlen & Associates  
2010 North Redwood Rd  
Salt Lake City, UT 84116

**Re: Smith's #485 Fuel Center  
6941 Montgomery Blvd NE  
Request for 30 day Temporary C.O. - Accepted  
Engineer's Stamp dated: 11-3-14 (F18D057)  
Certification dated: 4-22-15**

Dear Mr. Randall,

Based on the Certification received 4/23/2015, the site is acceptable for release of a 30 day Temporary Certificate of Occupancy by Hydrology.

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Albuquerque

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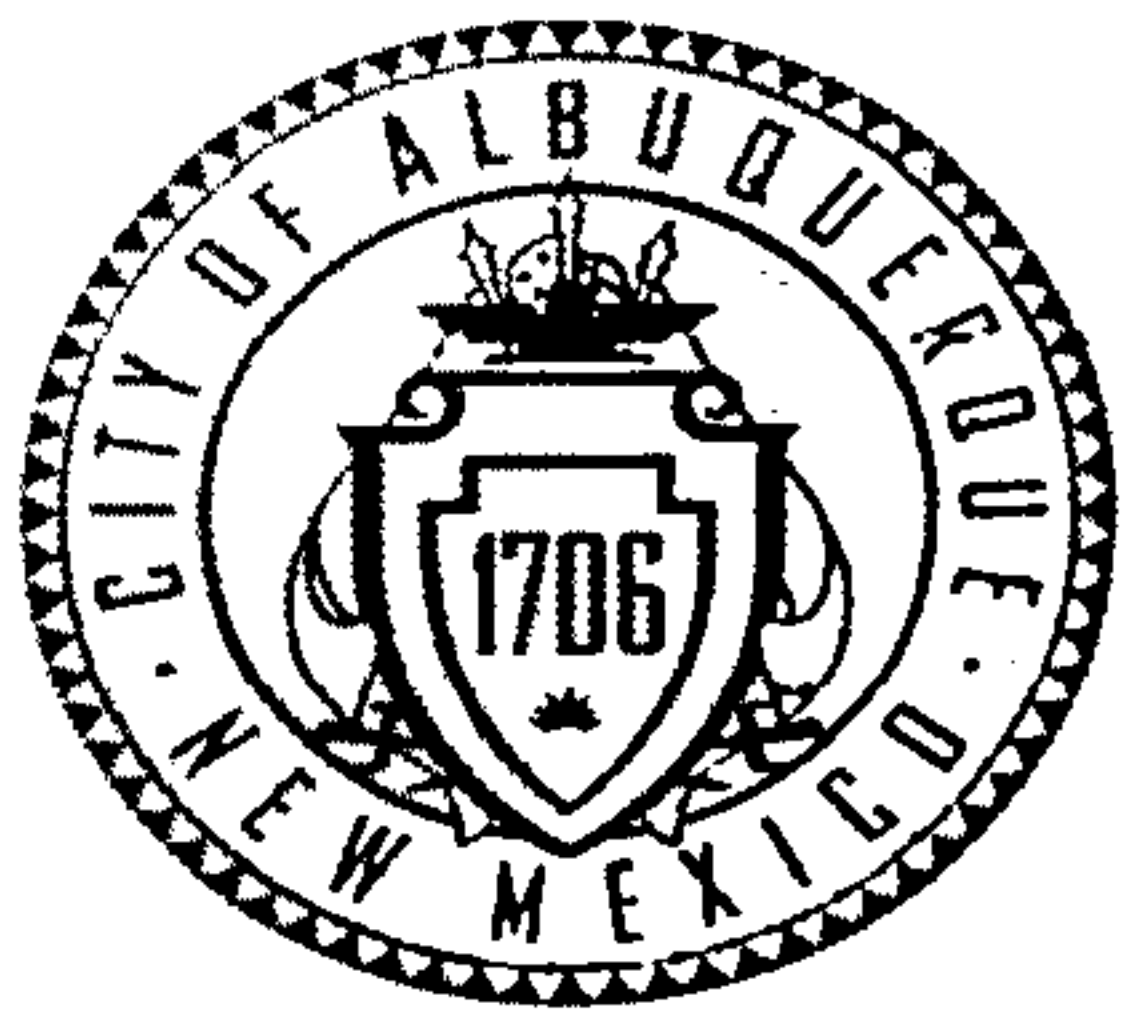
New Mexico 87103

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

Sincerely,

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

C: RR/RH  
CO Clerk  
email



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

201591855  
6941 Montgomery  
924-3320  
924-3368  
30-day review

Project Title: Smith's #485 Fuel Center Building Permit #: \_\_\_\_\_ City Drainage #: F18-D057

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Tract 2-D Municipal Add No.1, portion of Tract 2 replat of Tract G replat Municipal Add No.1

City Address: 6941 Montgomery Blvd. NE

Engineering Firm: Anderson Wahlen & Associates Contact: Kirk Randall

Address: 2010 North Redwood Road, Salt lake City, UT 84116

Phone#: 801-410-8520 Fax#: 801-521-9551 E-mail: kirk@awagreatbasin.com

Owner: Smith's Food & Drug Centers, Inc. Contact: Roger Gough

Address: 1550 South Redwood Road, Salt Lake City, Ut 84104

Phone#: 801-974-1529 Fax#: 801-974-1628 E-mail: roger.gough@sfdc.com

Architect: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

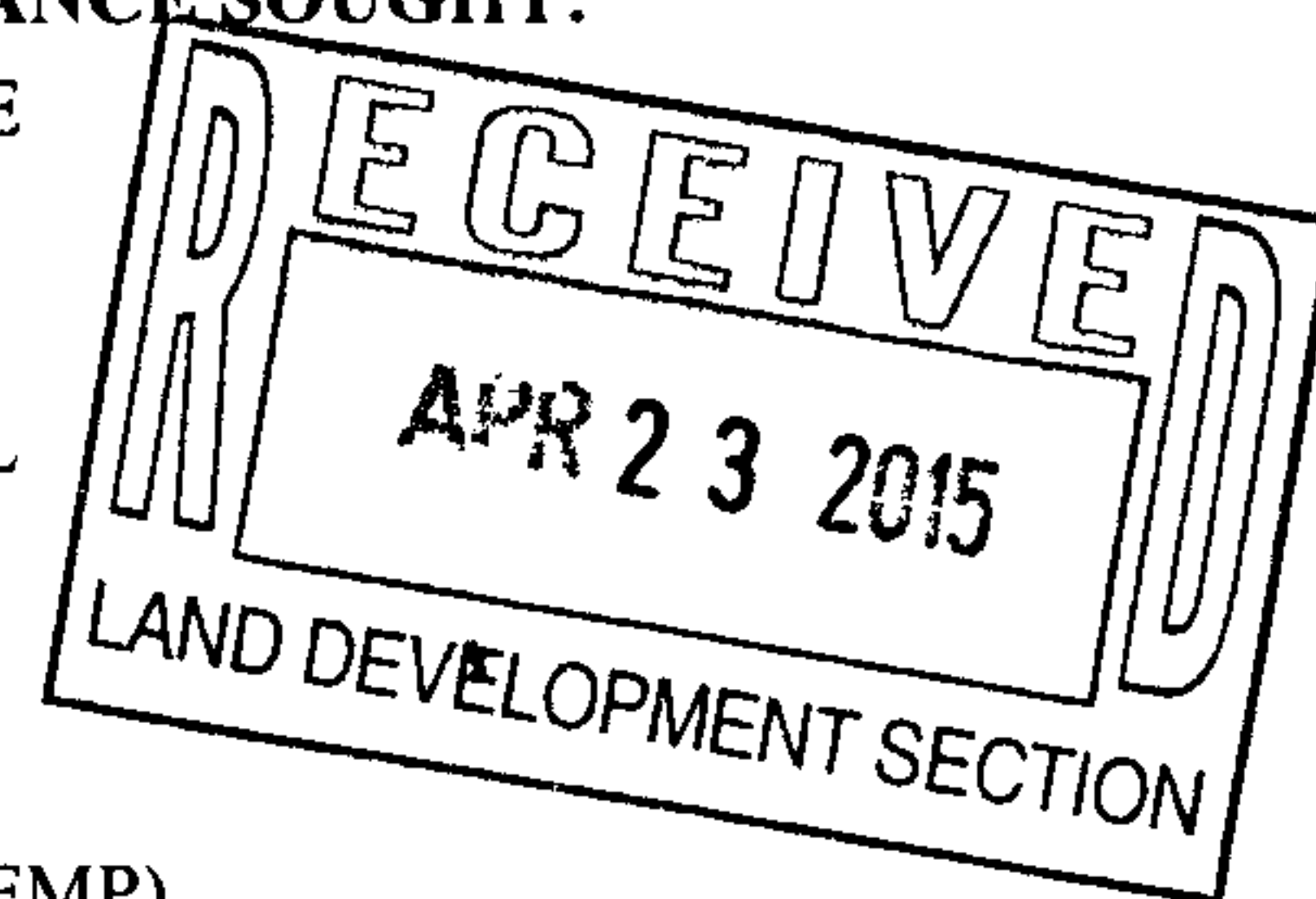
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### 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)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

### CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
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- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
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- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)



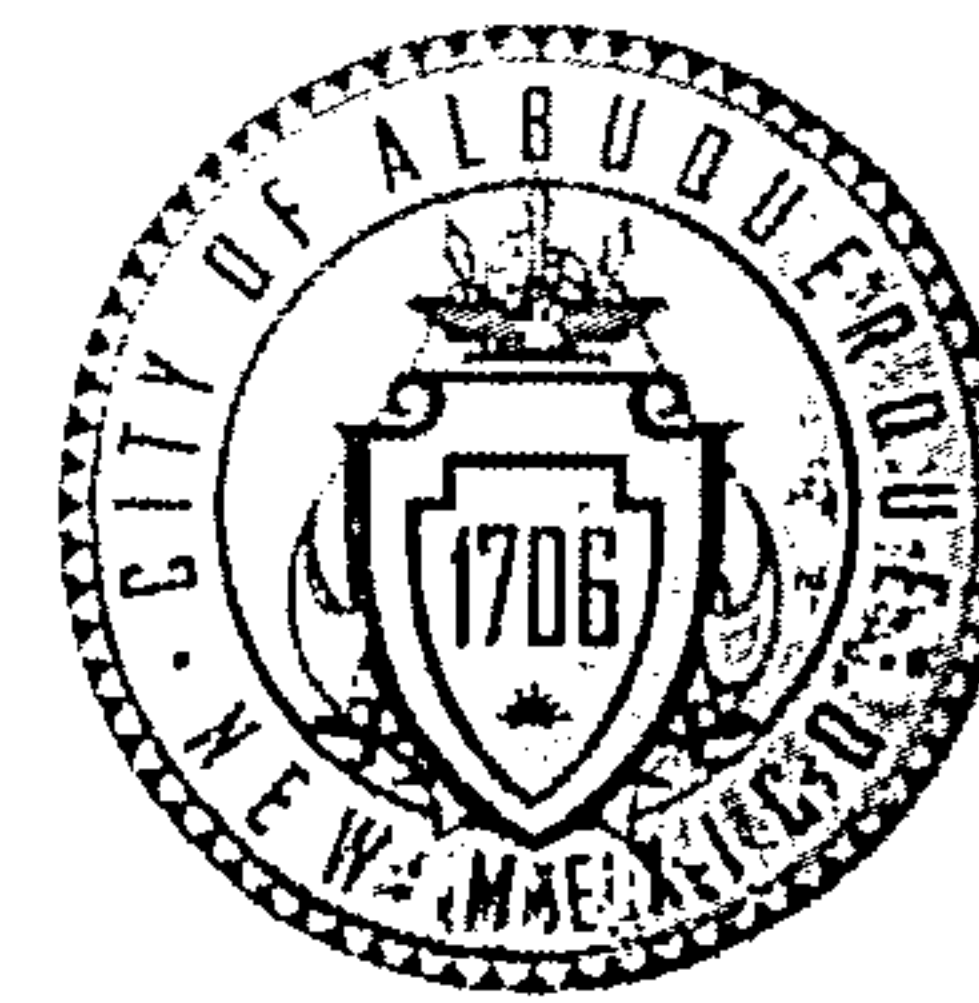
WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes ☒ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: 4-22-15 By: Kirk Randall

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

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

# CITY OF ALBUQUERQUE



October 29, 2014

Mr. Kirk Randall  
Anderson Wahlen & Associates  
2010 North Redwood Road  
Salt Lake City, UT 84116

**Re: Smith's #485 Fuel Center  
Grading and Drainage Plan  
Engineer's Stamp Date 10-22-14 (F18-D057)**

Dear Mr. Randall,

Based upon the information provided in your submittal received October 22, 2014, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the Building Permit and Work Order 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, you can contact me at 924-3994.

Albuquerque

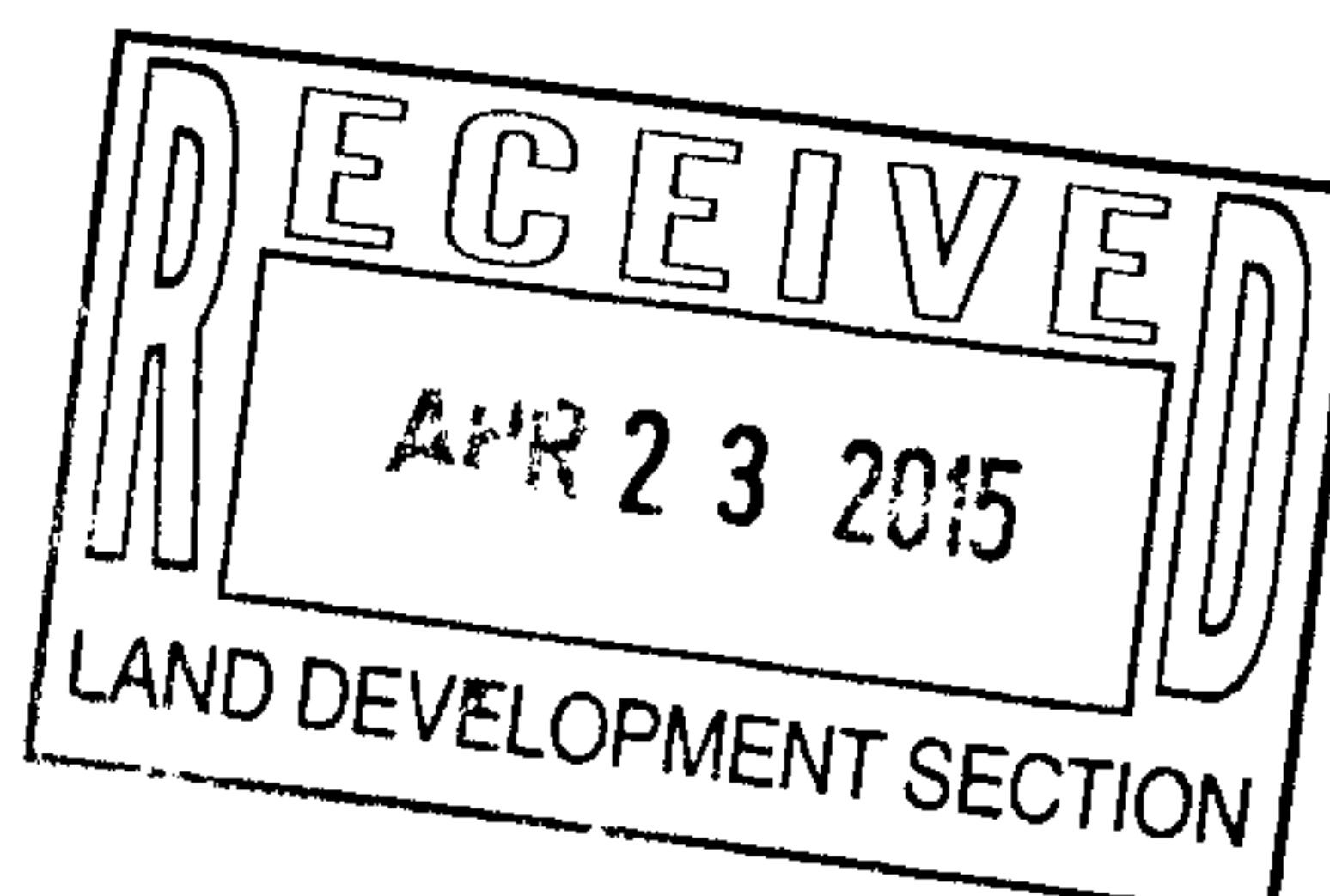
Sincerely,

New Mexico 87103

Amy L. D. Niese, P.E.  
Senior Engineer, Hydrology  
Planning Department

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

C: e-mail



# CITY OF ALBUQUERQUE



***Planning Department  
Transportation Development Services***

April 28, 2015

Kirk Randall  
Anderson, Wahlen and Associates  
2010 North Redwood Rd.  
Salt Lake City, UT 84116

**Re: Smith's Food & Drug Center #485, Fuel Center  
6941 Montgomery Blvd, NE  
Certificate of Occupancy – Transportation Development  
Engineer's/Architect's Stamp dated 9-5-14 (F18-D057)  
Certification dated 4-22-15**

Dear Mr. Randall,

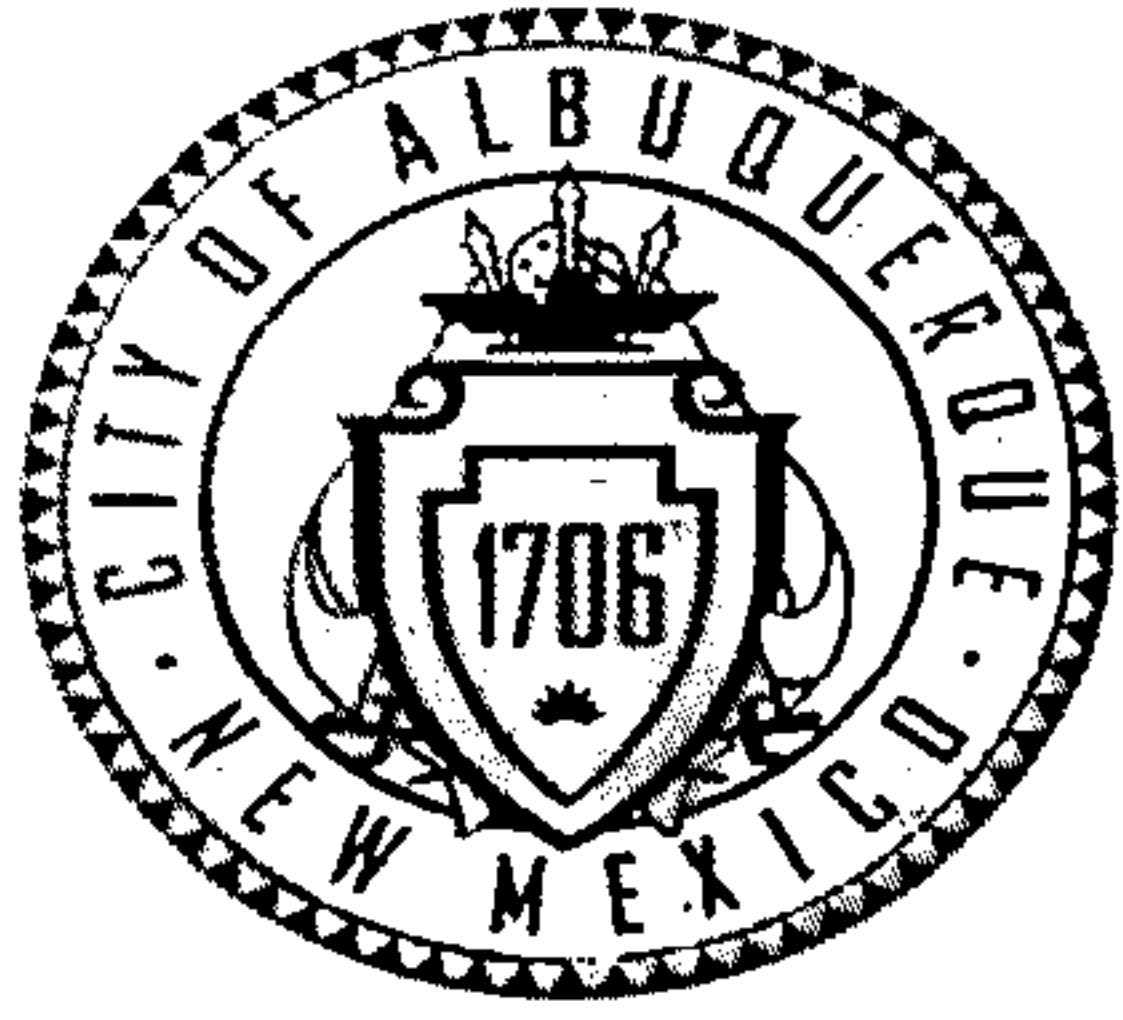
Based upon the information provided in your submittal received 4-23-15,  
Transportation Development has no objection to the issuance of a Permanent  
Certificate of Occupancy. This letter serves as a "green tag" from Transportation  
Development for a Permanent Certificate of Occupancy to be issued by the Building  
and Safety Division.

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

Sincerely,

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

c: File  
CO Clerk



*Perm. CO*

# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Smith's #485 Fuel Center Building Permit #: \_\_\_\_\_ City Drainage #: F18-D057  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Tract 2-D Municipal Add No.1, portion of Tract 2 replat of Tract G replat Municipal Add No.1  
City Address: 6941 Montgomery Blvd. NE

Engineering Firm: Anderson Wahlen & Associates Contact: Kirk Randall  
Address: 2010 North Redwood Road, Salt lake City, UT 84116  
Phone#: 801-410-8520 Fax#: 801-521-9551 E-mail: kirk@awagreatbasin.com

Owner: Smith's Food & Drug Centers, Inc. Contact: Roger Gough  
Address: 1550 South Redwood Road, Salt Lake City, Ut 84104  
Phone#: 801-974-1529 Fax#: 801-974-1628 E-mail: roger.gough@sfdc.com

Architect: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

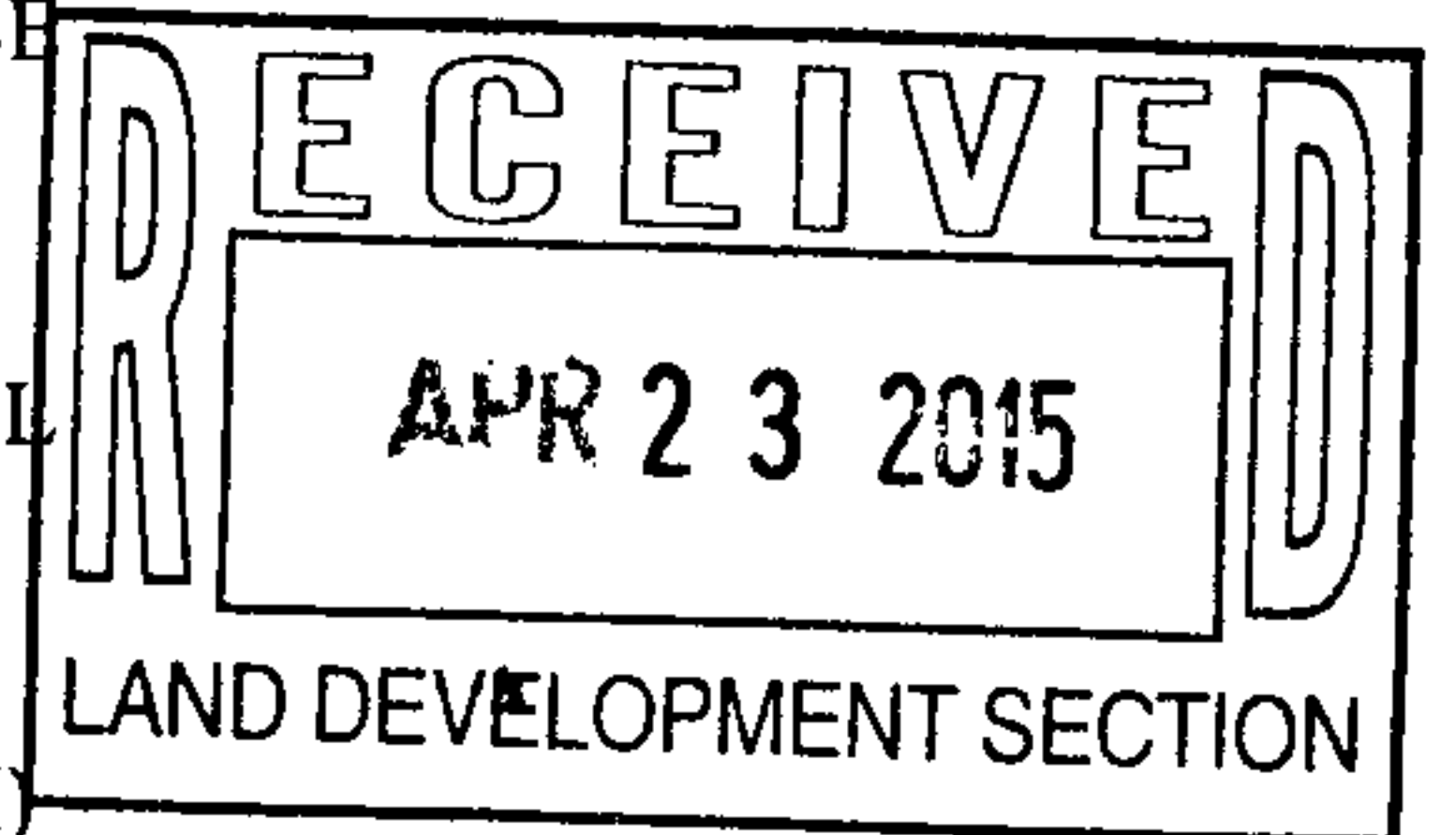
Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### 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
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- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
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- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) \_\_\_\_\_



WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: 4-22-2015 By: Kirk Randall

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:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
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ANDERSON WAHLEN & ASSOCIATES

## TRAFFIC CERTIFICATION

I, David G. Anderson, NMPE 20167, of the firm Anderson Wahlen & Associates, hereby confirm that this project is in substantial compliance with and in accordance with the design intent of the TCL approved plan dated 9-16-14. Any record information edited onto the original design document has been obtained by Andrew S. Medina, NMPS 12649, of the firm Sandia Land Surveying, LLC. I further verify that I have reviewed the site improvements and personnel under my direct supervision observed the project site on 4-9-15 and have determined by visual observation 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 documentation is submitted in support of a request for Permanent Occupancy Permit.

(Describe any exceptions and/or qualifications here in a separate paragraph)

-None

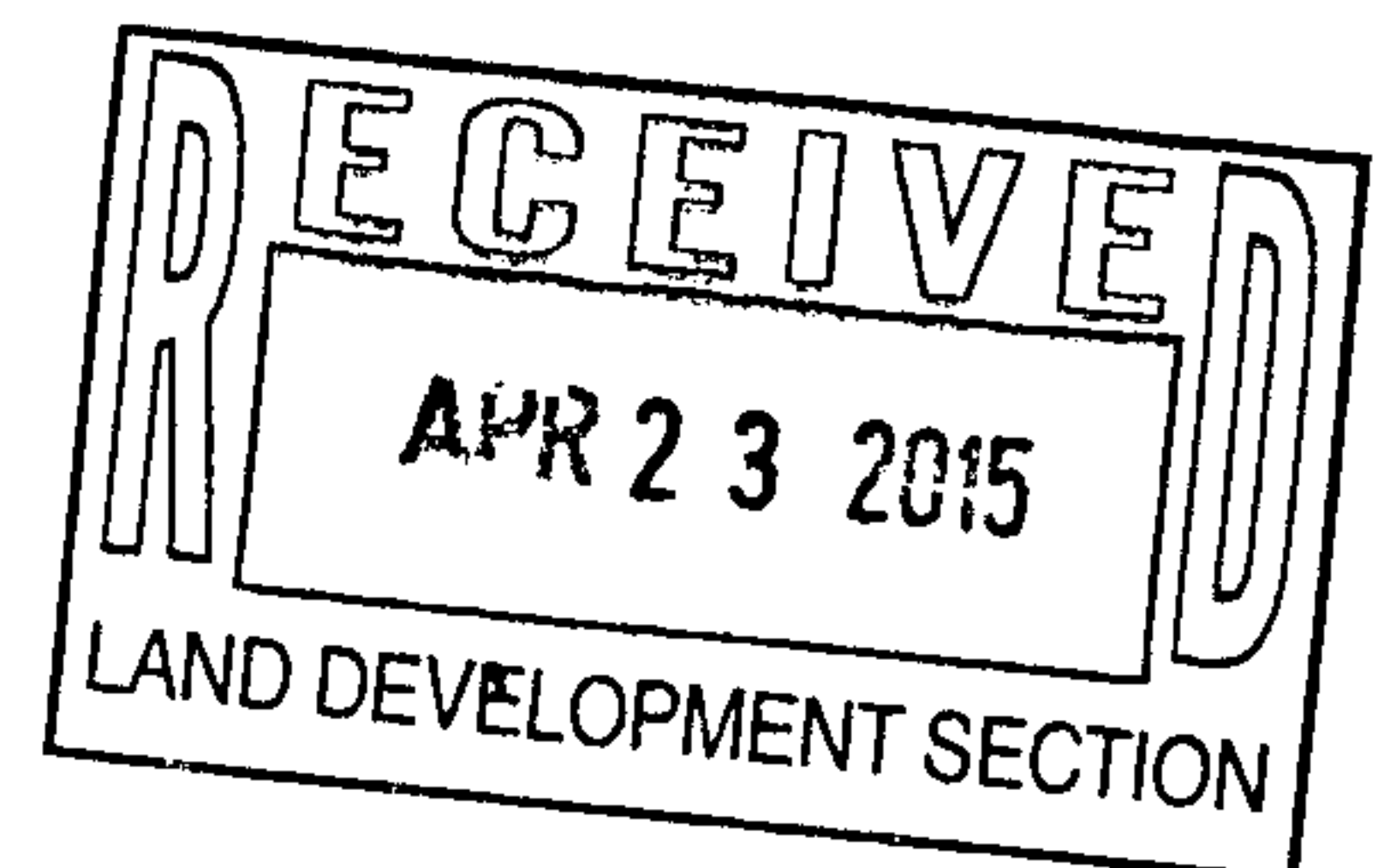
(Describe any deficiencies and/or corrections required here in a separate paragraph)

-None

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 this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

David G. Anderson, NMPE 20167

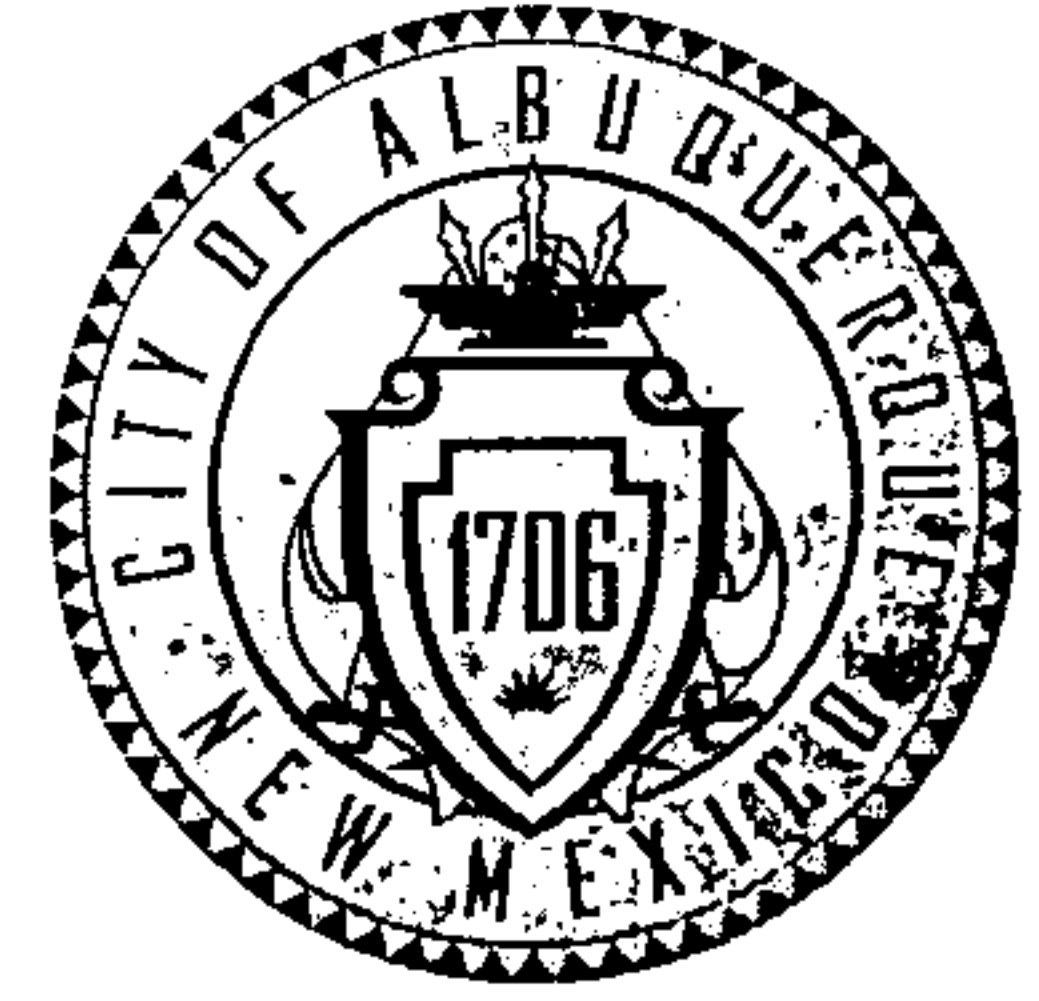
(seal)



4-22-15

Date

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services**

September 16, 2014

David Anderson, P.E.  
Co Kirk Randall  
Anderson Wahlen & Associates  
2010 North Redwood Road  
Salt Lake City, UT 84116

**Re: Smith's #485 Fuel Center, 6941 Montgomery, Traffic Circulation Layout**  
Engineer's Stamp dated 9-05-14 (F18-D057)

Dear Mr. Randall:

The TCL submittal received 9-10-14 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. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC or other appropriate permit is required to construct these items.**

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

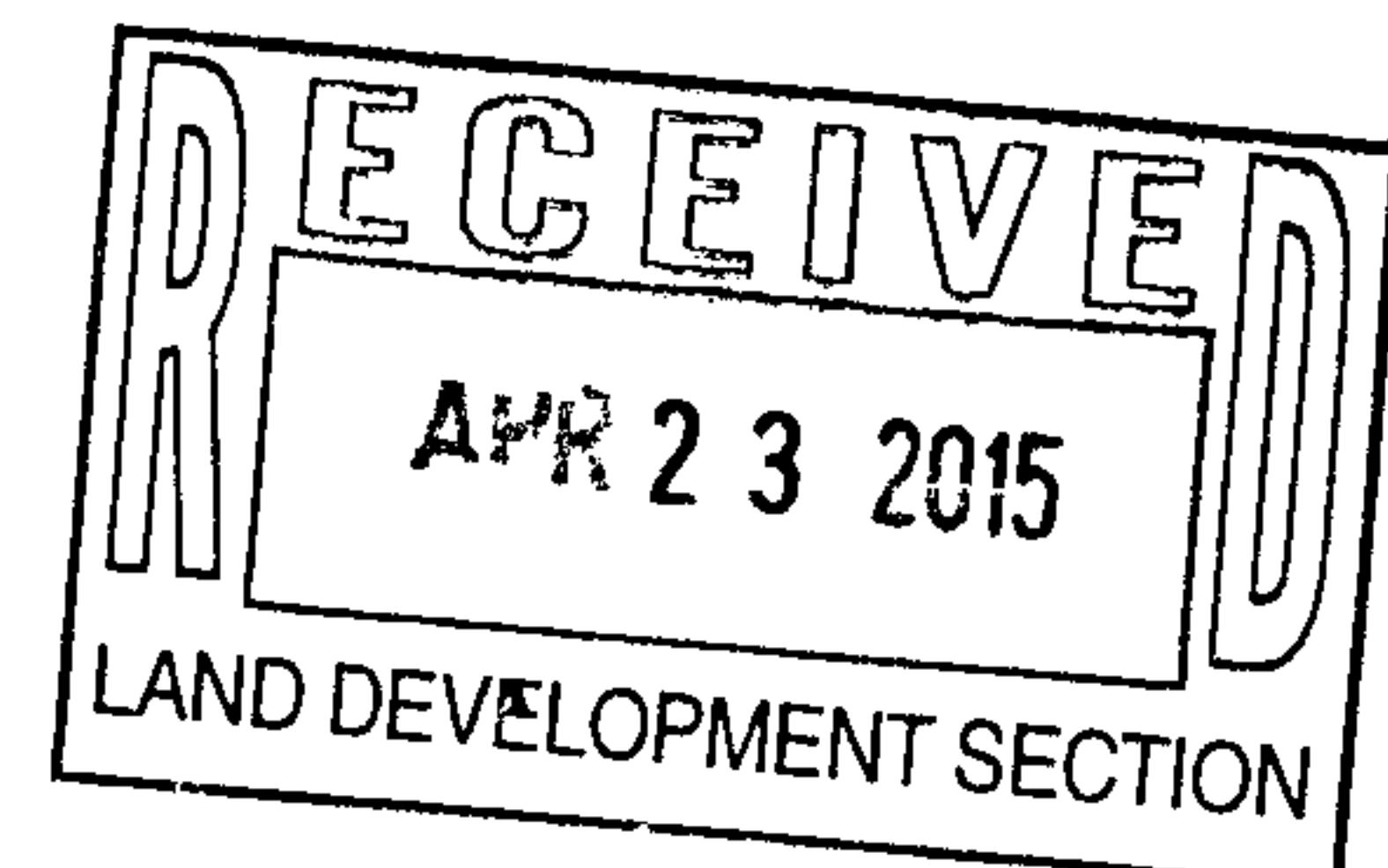
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification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

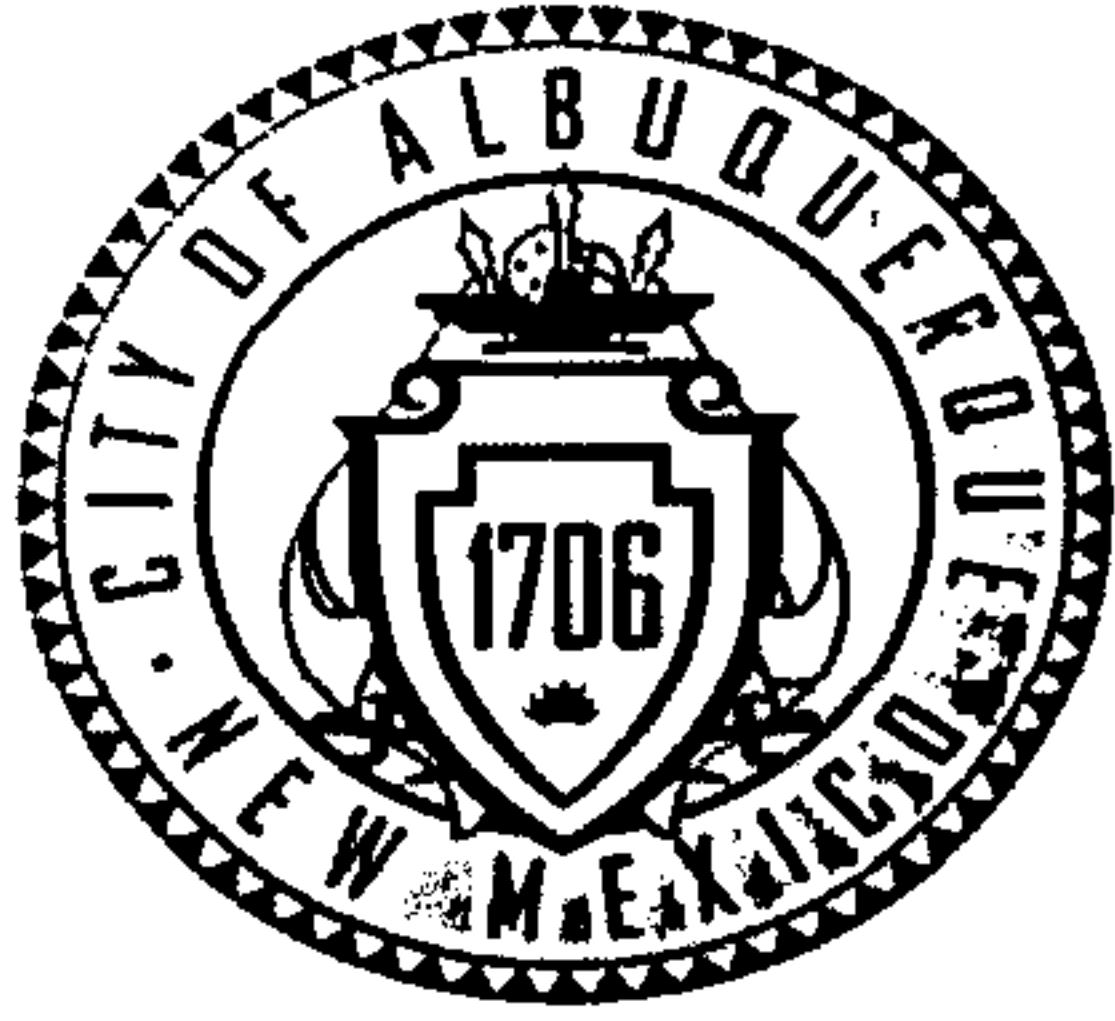
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Kristal D. Metro, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

C: File





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Smith's #485 Fuel Center Building Permit #: \_\_\_\_\_ City Drainage #: F18-D057

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Tract 2-D Municipal Add No.1, portion of Tract 2 replat of Tract G replat Municipal Add No.1

City Address: 6941 Montgomery Blvd. NE

Engineering Firm: Anderson Wahlen & Associates Contact: Kirk Randall

Address: 2010 North Redwood Road, Salt Lake City, UT 84116

Phone#: 801-410-8520 Fax#: 801-521-9551 E-mail: kirk@awagreatbasin.com

Owner: Smith's Food & Drug Centers, Inc. Contact: Roger Gough

Address: 1550 South Redwood Road, Salt Lake City, Ut 84104

Phone#: 801-974-1529 Fax#: 801-974-1628 E-mail: roger.gough@sfdc.com

Architect: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

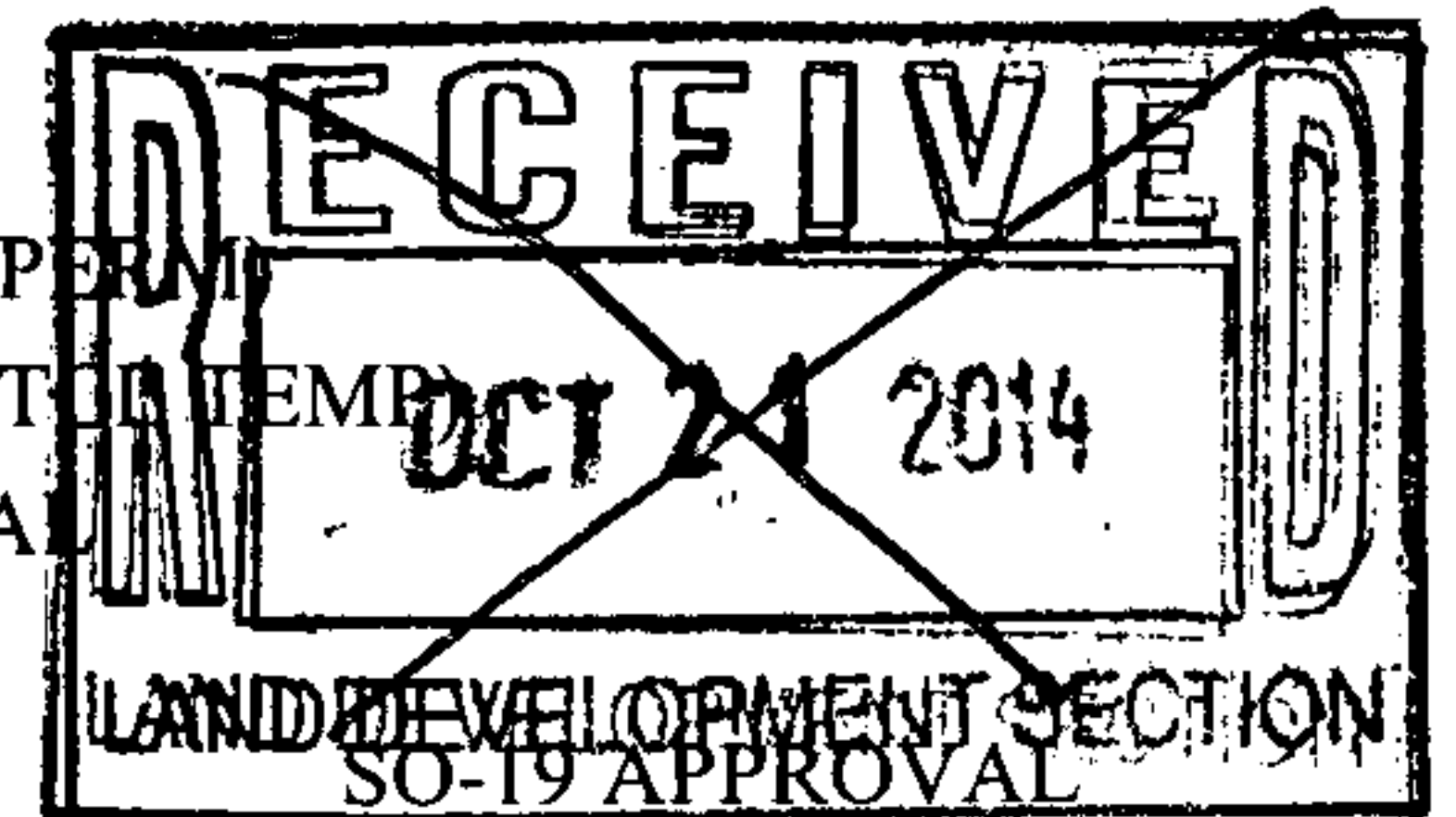
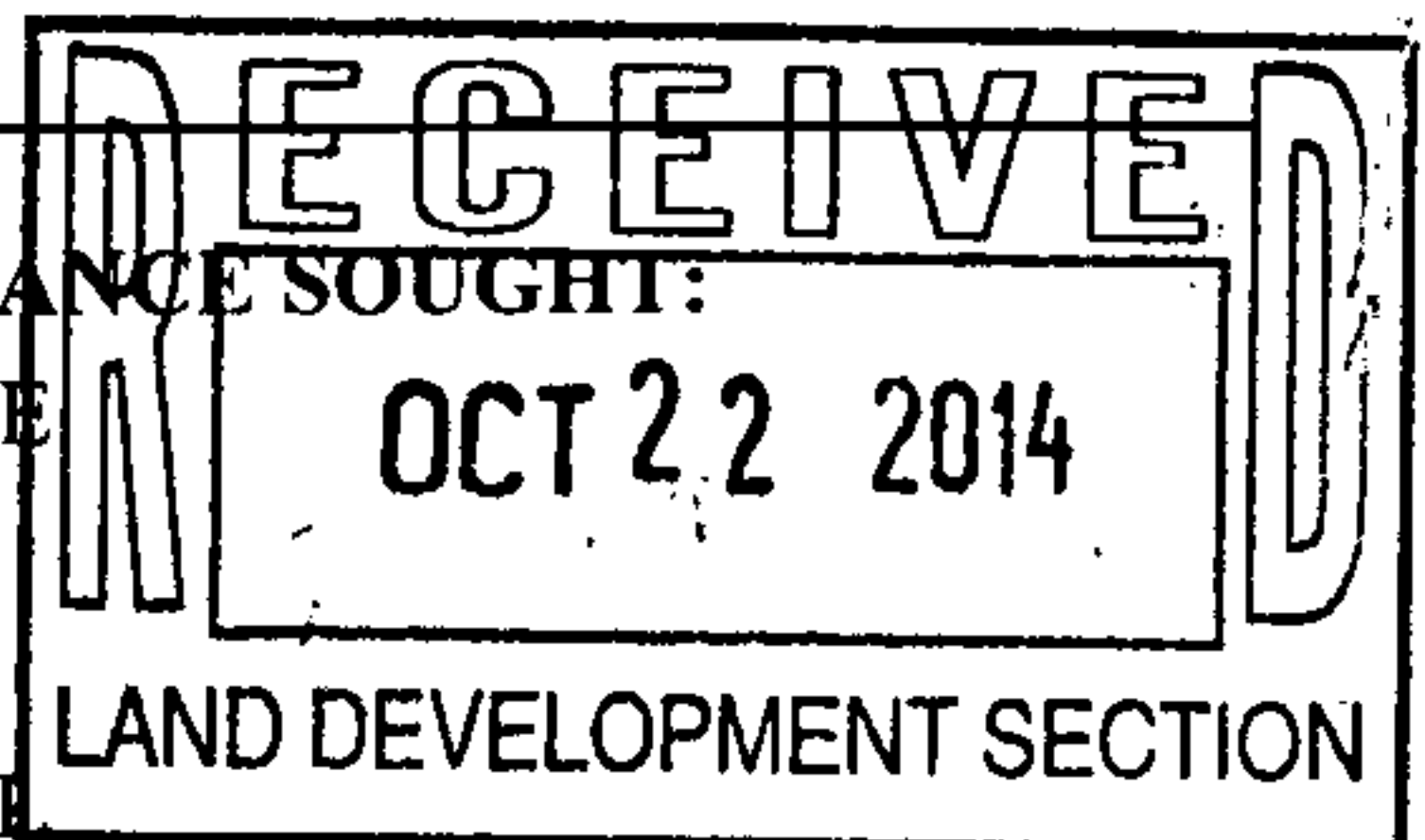
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### 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)  
☐ ENGINEER'S CERT (ESC)  
☐ SO-19  
☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE  
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☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☐ S. DEV. FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY (PERM)  
☐ CERTIFICATE OF OCCUPANCY (TEMP)  
☐ FOUNDATION PERMIT APPROVAL  
☒ BUILDING PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ GRADING CERTIFICATION



WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Copy Provided

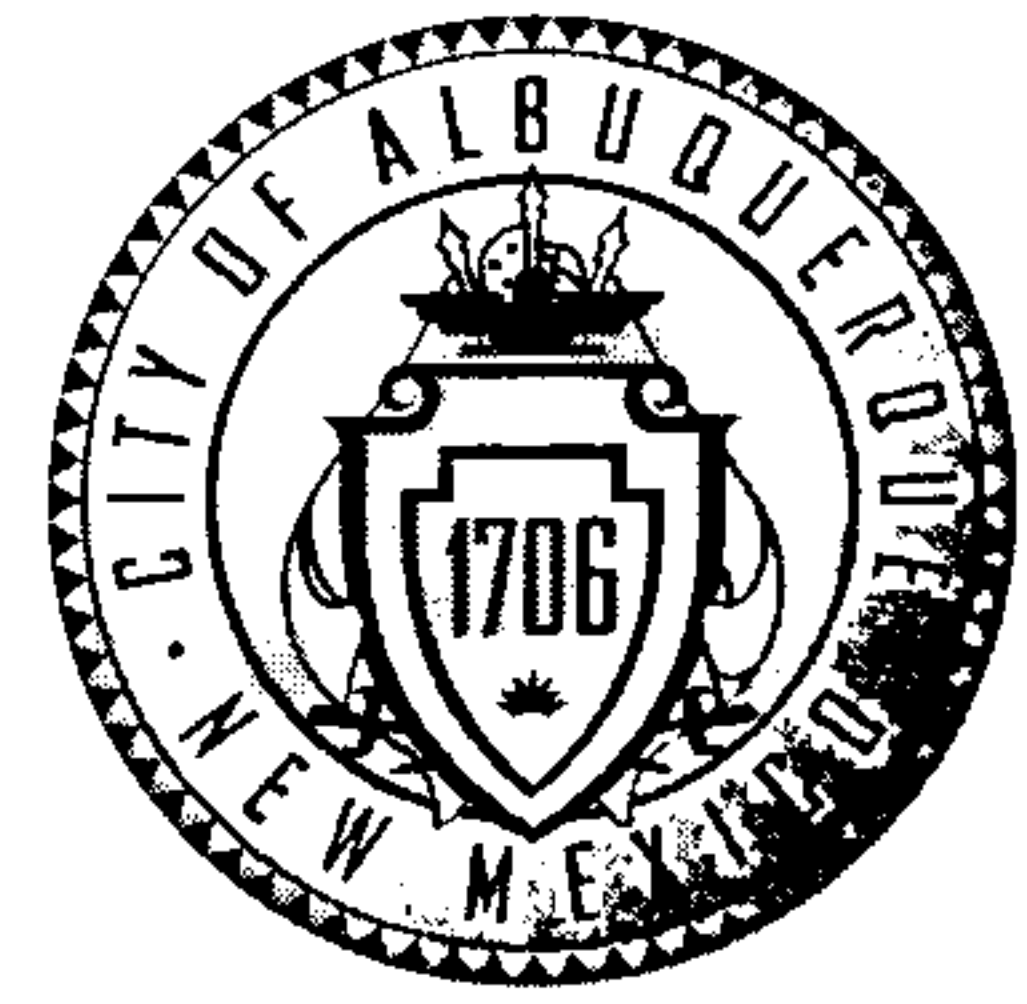
DATE SUBMITTED: 10-22-2014 By: Kirk Randall

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:

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

$A_D = 0.76 \text{ AC}$   $Q_{out} = 2.77 \text{ CFS}$

# CITY OF ALBUQUERQUE



October 29, 2014

Mr. Kirk Randall  
Anderson Wahlen & Associates  
2010 North Redwood Road  
Salt Lake City, UT 84116

**Re: Smith's #485 Fuel Center  
Grading and Drainage Plan  
Engineer's Stamp Date 10-22-14 (F18-D057)**

Dear Mr. Randall,

Based upon the information provided in your submittal received October 22, 2014, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the Building Permit and Work Order 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, you can contact me at 924-3994.

Albuquerque

Sincerely,

New Mexico 87103

Amy L. D. Niese, P.E.  
Senior Engineer, Hydrology  
Planning Department

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

C: e-mail

# Drainage Submittal

for

## **Smith's #485 - Fuel Center**

6941 Montgomery Boulevard  
Albuquerque, NM  
August 27, 2014



Prepared for:  
Smith's Food & Drug Stores  
1550 South Redwood Rd.  
Salt Lake City, UT 84104



**ANDERSON WAHLEN & ASSOCIATES**  
— Great Basin Engineering South —

2010 North Redwood Road • P.O. Box 16747 • Salt Lake City, Utah 84116  
(801) 521-8529 • (801) 394-7288 • Fax (801) 521-9551

*approved 10/29/14*

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## Appendix

- Vicinity Map
- FEMA Flood Insurance Rate Map
- Final Demolition Plan
- Final Grading & Drainage Plan
- Final Utility Plan
- Peak Runoff Calculations per City of Albuquerque Development Process Manual (DPM)
- Volume Calculation for On-site Management & Retention of 90<sup>th</sup> Percentile Storm Events for Contributing Impervious Areas
- Storm Drain Pipe Sizing Calculation

## **Introduction**

Smith's Food & Drug is proposing the addition of a fuel center at the northwest corner of Montgomery and Louisiana Boulevard, more particularly located at 6941 Montgomery Boulevard. The purpose of this report is to:

- Determine the peak flows that will result by developing the proposed site.
- Describe on-site surface and right-of-way improvements that will convey flows to Montgomery Boulevard.
- Determine the volume of storm water retention storage needed to manage the 90<sup>th</sup> percentile storm event for contributing impervious areas.
- Determine adequate sizing of storm drainage piping and improvements.

## **Background**

The proposed site and re-development plan will occupy two existing parcels. The southern parcel currently developed as an existing car wash structure, and the northern parcel currently developed as a cabinet retail showroom building. The site is bordered by an existing building (Studio Pizazz Dance Studio) to the north, Louisiana Boulevard to the east, Montgomery Boulevard to the south and an existing building and parking lot (Optic Expressions Eyewear) to the west. Neither parcel in its current developed condition has storm water facilities that are piped directly to the existing public storm drain system in Louisiana Boulevard. No storm drain piping exists within the fronting portion of Montgomery Boulevard.

The existing properties, proposed to be combined, are comprised of impervious surface improvements covering roughly 91 percent of the site area. The remaining 9 percent of the primarily car wash site is landscaped with rock mulch, small trees and shrubs around the perimeter. The existing cabinet shop does not currently maintain landscaped areas.

Both properties direct storm water runoff generated on-site to the southwest into the existing Montgomery Boulevard curb and gutter via an existing vehicle access point and the Optic Expressions Eyewear parking lot. Storm water discharges from the subject site into Montgomery Boulevard combine with existing street runoff and adjacent private property discharge and are conveyed via the gutter system for approximately 1,530 lineal feet to the west. Montgomery Boulevard curb flows enter an existing storm drain catch basin at this western location.

## **Flood Hazard Certification**

Floodplain information published for the site in the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Bernalillo County, New Mexico and Incorporated Areas, Community Panel Number 35001C0139G, dated September 26, 2008 (See Appendix) provides flood zone designation information. The subject site is located in Zone X (not shaded) which is defined as, "Areas determined to be outside the 0.2% annual chance floodplain." The site does not lie within a Flood Hazard Area as

shown on the Federal Emergency Management Agency (FEMA) maps requiring no further flood-proofing or other flood mitigation.

## **Hydrologic Analysis**

Design Storm: The site is located within Precipitation Zone 3 being in the area lying north of Interstate 40; between San Mateo and Eubank Boulevard as specified in Chapter 22, Section 2(A.1 & A.2) of the City of Albuquerque Development Process Manual (DPM). The principal design storm is the 100-year 6 hour event defined by the National Oceanic and Atmospheric Administration (NOAA) Atlas 2, Precipitation-Frequency Atlas of the Western United States, Vol. IV – New Mexico. Detention basin/retention basin designs are not proposed; however, the management requirement for the 90<sup>th</sup> percentile storm event for contributing impervious areas does provide a small on-site below grade retention system. Larger detention/retention systems are not proposed and therefore longer duration design storms are not considered in this analysis. Accordingly, the rainfall depths of interest for design purposes are the 10-Year, 6-Hour storm with a design depth of 1.73 inches and the 100-Year, 6-Hour storm with a design depth of 2.60 inches.

Land Treatments: The existing site contains 37,389 square feet (0.858 acres) of commercial designated land uses constructed with a small portion of pervious surface being primarily landscape rock mulch with some trees and shrubs upon 3,262 square feet (0.0749 acres) with the remainder of the site being impervious concrete and asphalt paved surfaces over 34,127 square feet (0.783 acres). On-site existing Land Treatments defined in Chapter 22, Section 2(A.3) of the City of Albuquerque DPM are Land Treatment Type C for pervious rock-mulch areas and Type D for impervious areas, pavement and roof. Existing site conditions are nine percent Type C and 91 percent Type D Land Treatment Types. The proposed site conditions will consist of roughly 11 percent pervious landscaped areas (Land Treatment Type C) and 89 percent impervious surfaces (Land Treatment Type D).

Excess Precipitation & Volumetric Runoff: Excess precipitation (runoff) is the depth of precipitation discharged after the initial volume of rainfall retained on the ground surface as depression storage and infiltration has been subtracted from the design storm unit hydrograph. The majority of the existing site is covered by impervious surfaces designated Land Treatment D. Land Treatment C (rock mulch landscape) is projected to generate 0.62 inches of excess precipitation for a 10-Year, 6-Hour Storm and 1.29 inches of excess precipitation for a 100-Year, 6-Hour Storm within Precipitation Zone 3. Land Treatment D (impervious surfaces) are anticipated to generate 1.50 inches excess precipitation for a 10-Year, 6-Hour Storm and 2.36 inches of excess precipitation for a 100-Year, 6-Hour Storm within the same Precipitation Zone.

The volume of runoff or excess precipitation has been calculated by summing the depth of rainfall over the two established land treatment types. The excess precipitation depth, volume and peak discharge generated by the existing developed and proposed developed site conditions are summarized in Table 1.

**Table 1 - Existing Developed and Proposed Developed Excess Precipitation Volumes & Peak Discharge Rates.**

|                                   | <b>Excess<br/>Precipitation<br/>(Inches)</b> | <b>Volumetric Run-off<br/>(Acre-Feet)</b> | <b>Peak Discharge<br/>(cfs)</b> |
|-----------------------------------|----------------------------------------------|-------------------------------------------|---------------------------------|
| <b>Existing Developed</b>         |                                              |                                           |                                 |
| 2-YR(90 <sup>th</sup> Percentile) | 0.34                                         | 0.0222 (Not Built)                        | N/A                             |
| 10-Year, 6-Hour                   | 1.42                                         | 0.102                                     | 2.81                            |
| 100-Year, 6-Hour                  | 2.27                                         | 0.162                                     | 4.19                            |
| <b>Proposed Developed</b>         |                                              |                                           |                                 |
| 2-YR(90 <sup>th</sup> Percentile) | 0.34                                         | 0.0216                                    | N/A                             |
| 10-Year, 6-Hour                   | 1.40                                         | 0.100                                     | 2.77                            |
| 100-Year, 6-Hour                  | 2.24                                         | 0.160                                     | 4.16                            |

Final Demolition, Grading & Drainage and Utility Plans for the subject site have been provided for further review and consideration in the Appendix.

### **Proposed Conditions**

Proposed site conditions involve combining the two parcels (car wash & cabinet showroom) into one developed site with slightly more landscaped area than the previous developed condition by removing portions of the existing drive approaches, walls separating the properties, and other impervious surfaces. This slight increase in landscaped surface areas decreases the existing design site precipitation depth, volume of runoff and peak discharge as depicted in Table 1.

Due to the nature of the commercial use being a fuel center, the drainage system is designed to isolate possible fuel spillage to the fronting roadway. While all protective measures and safety precautions will be implemented, discharge from under the canopy fueling areas will pass through a 550 gallon oil/water separator prior to discharge to the fronting Montgomery Boulevard curb and gutter. Drainage flows from the underground fuel tank filling area are also directed to the curb and gutter of Montgomery Boulevard. Should containment be required, such flows are more easily contained, managed and removed from the more than 1,500 lineal feet of fronting roadway curb and gutter prior to entering the first storm drain inlet. Roof drains and other paved areas are graded such that storm drain runoff will be captured by an on-site retention system sized to manage the 90<sup>th</sup> Percentile storm event discharge from impervious areas. Retained 90<sup>th</sup> percentile storm flows will percolate into the ground via a below grade retention system. Storm drain flows exceeding the provided 90<sup>th</sup> percentile storm retention volume will overflow the lowest elevation inlet catch basin and spill to the fronting curb and gutter along Montgomery Boulevard (See Appendix – Utility Plan).

All storm water runoff flows not entering the spill containment inlet piped to the fronting curb and gutter will be conveyed as surface flow to the 90<sup>th</sup> percentile storm water

retention basin. Once filled, the retention basin will overflow to the fronting roadway for the duration of the storm event. Overflow curb and gutter flows will be directed to Montgomery Boulevard via the proposed drive approach located in the same location as the existing Montgomery Boulevard drive approach. Existing low back curb and gutter remaining from previously abandoned drive approaches on Louisiana Boulevard will be removed and replaced with new curb, gutter and contiguous sidewalk fronting the proposed site.

### **Water Block Design**

Proposed drive approach locations will be constructed with modified water blocks. The existing drive approach onto Montgomery Boulevard will remain essential unchanged from existing conditions to maintain the existing clearance heights for vehicles passing under the existing overhead, billboard sign. The topography of the site is such that finished elevations at the right-of-way/property line along Montgomery Boulevard are greater than 10.5 inches.

The proposed drive approach into the site from Louisiana Boulevard will utilize the existing drive approach into the “Studio Pizazz” dance studio site. Cross access has been established by agreement. The existing access point is not developed with a 10.5 inch water block. Existing site grading constraints and existing building elevations limit the ability to propose major elevation changes necessary for full height water block at the lowest point of the access. Proposed grading plans provide for a 4.5 inch water block based upon the following:

- a. Gutter flow depth and width of spread along the west side of Louisiana Boulevard is substantially reduced by the existing catch basin inlet immediately north of the subject site access point (See Appendix – Demolition & Utility Plans). The presence of the catch basin immediately adjacent decreases tributary gutter flow depth and width of spread immediately upstream;
- b. Site topography and grading constraints associated with the existing, cantilevered, overhead billboard sign, not owned/controlled by the Applicant, limits raising the overall site elevations. Raising the site reduces overhead clearance for the billboard sign and forces the access point closer to the Montgomery & Louisiana Boulevard intersection, and creates access approach slope not conducive to the intended use;
- c. Moving the access point further south to a lower elevation reduces access spacing from the intersection and reduces vehicle storage available to the proposed median modifications necessary for safe and effective full movement access from Louisiana Boulevard.

Depth of flow calculations for Montgomery & Louisiana Boulevard may be determined upon request. Due to the quantification of tributary flows from other adjacent

developments being beyond the scope of this analysis, a gutter depth of flow analysis has not been completed for Montgomery or Louisiana Boulevard at this time.

**2-Year Storm On-Site Retention**

Proposed site storm water improvements include specific storm water facilities for the management of the 90<sup>th</sup> Percentile Storm Event by retaining the volume of water generated by this event on-site. These facilities retain the “first flush” and control runoff generated by contributing impervious surfaces. First Flush is defined by the City of Albuquerque as the storm water runoff during the early stages of a storm equal to or less than runoff from the 90<sup>th</sup> Percentile Storm Event that can deliver a potentially high concentration of pollutants due to the washing effect of runoff from impervious areas directly connected to the storm drainage system. The method of determining this volume to be retained is determined by the Rational Method as described in the City of Albuquerque, New Mexico Development Process Manual Volume-II Design Process, Chapter 22 Drainage, Flood Control and Erosion Control, Section 2 Hydrology.

Proposed Site Impervious Area = 33,138 sf  
90<sup>th</sup> Percentile (2-Year) Storm Depth = 0.44 inches  
Initial Abstraction – Treatment Type D – impervious = 0.1 inches

Depth of Direct Runoff = (0.44 inches – 0.10 inches) = 0.34 inches

Volume of Direct Runoff = (0.34 inches )\*(1 ft/12 inches) \* (33,138 sf)  
= **939 cubic feet**

First Flush Retention Facility: StormTech Subsurface Storm Water Management  
MC4500 Chamber, Endcaps, pipes, catch basins, and  
cleanout manholes.

Volume Provided: Catch basins, pipe, & cleanout volume = 467 cf  
MC 4500 End cap & section volume = 556 cf  
Provided: 1,023 cf

A copy of the final Utility Plan has been provided in the Appendix for more information regarding the configuration of the piping, catch basins, cleanout manholes and StormTech Chambers.

**Oil Water Separator**

Proposed Utility Plans provide for the installation of an “Oldcastle Precast Oil / Water Separator 577-SA 900 Gallon – American Petroleum Institute (API) Style” oil water separator. This oil water separator provides a 900 gallon maximum volume oil water separator with a 67 gallon per minute flow rate at 15 minute retention time capacity. More simply stated, the design flow rate is a slightly greater volume of water generated

by dumping thirteen five gallon buckets of water every minute under the canopy area. The maximum oil storage volume provided is 500 gallons.

The subject oil water separator is specified to only treat under canopy or covered concrete pavement area drainage flows which consists of a number of possible sources, such as: wind-blown rainfall under the canopy; excessive parking area runoff passing under the canopy, water main breaks, small fuel spills during vehicle fueling, moisture dripping from parked cars being fueled under the canopy during rain/snow events and other maintenance flows that may periodically pass through the separator. The separator is designed to provide separation for minor fuel spills, water dripping from vehicles and wind-blown rainfall under the canopy.

The separator is connected to the under canopy catch basin by 6-inch diameter polyvinyl chloride storm drain piping with a capacity of 4.5 cfs or 2,020 gpm (wider flow) to 1.0 cfs or 449 gpm (orifice flow) depending on the amount of water ponded above the inlet pipe and the cleanliness of the pipe opening at the time of discharge. Treated flows are discharged to the fronting roadway curb and gutter. Oil water treatment during greater than design flow events would not result in oil / water separation treatment. Conveyed flows exceeding treatment capacity will pass through the separator to the fronting roadway curb and gutter until such time that the flow capacity returned to design conditions. Ponding over the catch basin inlet will only reach a depth of 2.5 inches. Ponded depths greater than 2.5 inches above the grate will spill from under the canopy and travel over asphalt surfaces to the fronting roadway.

Accordingly, the oil / water separator is considered adequately sized for under canopy or covered drainage areas for the design center under canopy drainage operations and provides an initial form of fuel spill containment isolation of 500 gallons and oil / water separation for flows less than 67 gallons per minute with 15 minute retention time.

### **Storm Drain Pipe Sizing**

Storm drain pipe sizing is typically designed to convey the minor storm event or events equal to or less than a 10-Year Return Period peak discharge rate. The site is broken into drainage areas tributary to catch basins for the management of the 90<sup>th</sup> percentile storm event, roof drains, under canopy drainage and spill containment areas. Each area tributary to the catch basins is comprised of drainage areas smaller than the overall site thereby generating flows less than the overall site design. Discharge exceeding provided pipe and inlet capacities will be conveyed to the fronting roadway without flooding on-site and off-site facilities. **The proposed site 10-Year, 6-Hour Storm peak discharge flow rate for the entire site is 2.77 cubic feet per second.** Discharge capacities for 12-inch diameter pipes constructed at 0.5% provide a full flowing pipe capacity of 2.52 cubic feet per second. The minimum pipe slope for the 12-inch storm drain piping on-site is 0.75% which provides a full flow discharge capacity of 3.08 cubic feet per second. The pipes provided will convey the tributary 10-Year, 6-Hour storm peak flow rates.

Storm flows exceeding the capacity of the two 4" pipes discharging to the Montgomery Boulevard curb and gutter will bubble out of the on-site curb inlet, flow to the on-site 90<sup>th</sup> Percentile Storm Water Management retention basin until full and then spill out to the fronting Montgomery Boulevard curb and gutter via the proposed drive approach.

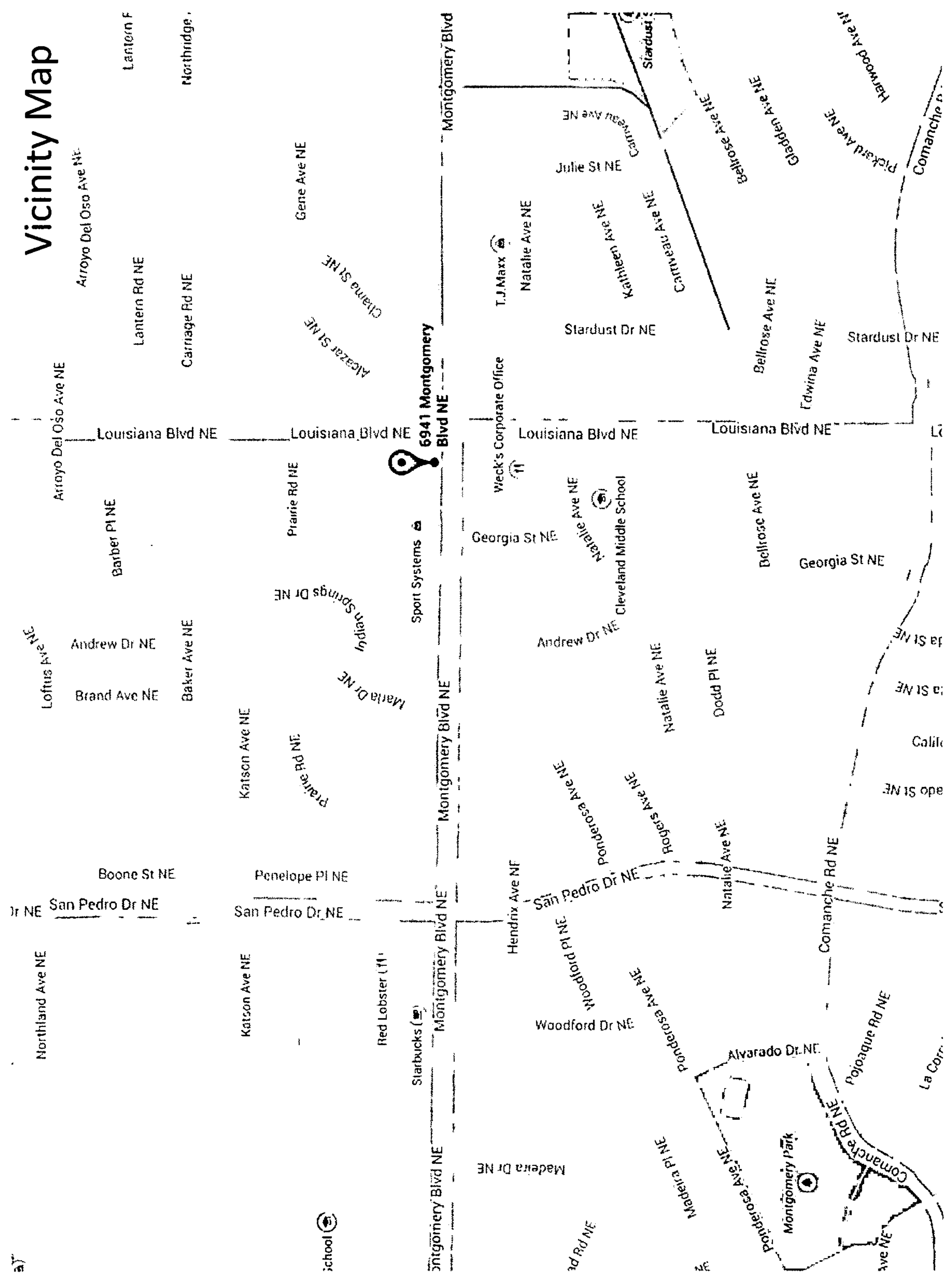
## **Conclusion**

This analysis has been prepared in accordance with the requirements and specifications of Section 22.2 of the DPM. Existing developed conditions at the site generate a historical flow to the storm drain system in Montgomery Boulevard that will not be exceeded by the proposed development. Historic excess precipitation and the accompanying volume of excess precipitation and peak flow rates are slightly reduced as a result of increased landscape areas not currently present on the site. Treatment of runoff from under the fuel center canopy will occur by passing under canopy flows through an oil/water separator as shown on the Final Utility Plan (See Appendix).

# Appendix

Vicinity Map

# Vicinity Map



## FEMA Flood Insurance Rate Map

## LEGEND

 SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

 FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

 OTHER FLOOD AREAS

- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

 OTHER AREAS

- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.

 COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

 OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

MAP SCALE 1" = 500'



NIP

PANEL 0139G

**FIRM**

FLOOD INSURANCE RATE MAP  
BERNALILLO COUNTY,  
NEW MEXICO  
AND INCORPORATED AREAS

PANEL 139 OF 825

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

| <u>COMMUNITY</u>     | <u>NUMBER</u> | <u>PANEL</u> | <u>SUFFIX</u> |
|----------------------|---------------|--------------|---------------|
| ALBUQUERQUE, CITY OF | 350002        | 0139         | G             |

Notice to User: The **Map Number** shown below should be used when placing map orders, the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER  
35001C0139G

MAP REVISED  
SEPTEMBER 26, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



MAP SCALE 1" = 500'

0 500 1000 FEET

NEIP

PANEL 0139G

**FIRM**

FLOOD INSURANCE RATE MAP  
BERNALILLO COUNTY,  
NEW MEXICO  
AND INCORPORATED AREAS

PANEL 139 OF 825

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

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Final Demolition Plan  
Final Grading & Drainage Plan  
Final Utility Plan

Peak Runoff Calculations  
Per  
City of Albuquerque Development Process Manual (DPM)

Curtis Cheney -  
(505)  
924-3986



ANDERSON WAHLEN & ASSOCIATES  
Great Basin Engineering South

Project Name Smith's #485 FUEL CENTER (SHEET 1 of 2) Date 8 July, '14

SITE ADDRESS: 6941 MONTGOMERY BLVD  $\Rightarrow$  PRECIPITATION  
ZONE 3

### EXISTING SITE CONDITIONS:

PERVIOUS AREA: 3,262 s.f. TREATMENT TYPE C

IMPERVIOUS AREA: 34,127 s.f. TREATMENT TYPE D

TOTAL AREA: 37,389 s.f. (0.858 ACRES)

### PROPOSED SITE CONDITIONS:

PERVIOUS AREA: 4,251 s.f. TREATMENT TYPE C

IMPERVIOUS AREA: 33,138 s.f. TREATMENT TYPE D

TOTAL AREA: 37,389 s.f. (0.858 ACRES)

### EXCESS PRECIPITATION & VOLUMETRIC RUNOFF

EXCESS PRECIP - TABLE A.8

EXISTING SITE CONDITION:

10-YEAR, 6-HOUR =

10-YEAR, 6-HOUR:

TREATMENT TYPE C: 0.62 IN.  
TREATMENT TYPE D: 1.50 IN.

$$E_{W_{360-10}} = \frac{0.62(3262) + 1.50(34,127)}{37,389}$$

$$= 1.42 \text{ INCHES}$$

100-YEAR, 6 HOUR

TREATMENT TYPE C: 1.29 IN.  
TREATMENT TYPE D: 2.36 IN.

$$V_{360-10} = 1.42 \text{ IN} (37,389 \text{ s.f.}) \left( \frac{1 \text{ AC}}{43,560 \text{ s.f.}} \right) \left( \frac{1 \text{ FT}}{12 \text{ IN}} \right) = \underline{\underline{0.102 \text{ AC-FT}}}$$

$$V_{360-100} = E_{W_{360-100}} \cdot A_{SITE} = \left[ \frac{1.29(3262) + 2.36(34,127)}{37,389} \right] \cdot \frac{37,389}{43,560(12)}$$

$$= \underline{\underline{0.162 \text{ AC-FT}}}$$

$$E_{W_{360-100}} = \underline{\underline{2.27 \text{ IN}}}$$

EXISTING SITE CONDITION:

$$V_{360-10} = 0.102 \text{ AC-FT} \quad V_{360-100} = 0.162 \text{ AC-FT}$$



ANDERSON WAHLEN & ASSOCIATES  
Great Basin Engineering South

Project Name SMITH'S #485 FUEL CENTER (SHEET 2 of 2) Date 8 July, '14

## EXCESS PRECIPITATION & VOLUMETRIC RUNOFF (CONT'D):

### PROPOSED SITE CONDITIONS:

$$V_{360-10} = \frac{0.62(4251) + 1.50(33,138)}{(43,560)(12)} = \underline{\underline{0.100 \text{ AC-FT}}}$$

$$E_{W360-10} = 1.40 \text{ IN.}$$

$$V_{360-100} = \frac{1.29(4251) + 2.36(33,138)}{(43,560)(12)} = \underline{\underline{0.160 \text{ AC-FT}}}$$

$$E_{W360-100} = 2.24 \text{ IN.}$$

### PEAK DISCHARGE FOR SMALL WATERSHEDS (A.6)

ASSUME: TIME OF CONCENTRATION,  $T_c = 12$  MINUTES  
ZONE 3 PRECIPITATION

#### TABLE A-9 PEAK DISCHARGE (CFS/ACRE)

10-YEAR, 6-HOUR

TREATMENT TYPE C 2.00

TREATMENT TYPE D 3.39

100-YEAR, 6-HOUR

TREATMENT TYPE C 3.45

TREATMENT TYPE D 5.02

### EXISTING SITE CONDITIONS:

$$Q_{P360-10} = \left[ \frac{2.00(3,262) + 3.39(34,127)}{43,560} \right] = \underline{\underline{2.81 \text{ cfs}}}$$

$$Q_{P360-100} = \left[ \frac{3.45(3,262) + 5.02(34,127)}{43,560} \right] = \underline{\underline{4.19 \text{ cfs}}}$$

### PROPOSED SITE CONDITIONS:

$$Q_{P360-10} = \left[ \frac{2.00(4251) + 3.39(33,138)}{43,560} \right] = \underline{\underline{2.77 \text{ cfs}}}$$

$$Q_{P360-100} = \left[ \frac{3.45(4251) + 5.02(33,138)}{43,560} \right] = \underline{\underline{4.16 \text{ cfs}}}$$

Volume Calculation  
for  
On-site Management & Retention of 90<sup>th</sup> Percentile Storm Events  
for Contributing Impervious Areas



ANDERSON WAHLEN & ASSOCIATES

Great Basin Engineering South

Project Name SMITHS #485 - 90<sup>th</sup> PERCENTILE RETENTION VOLUME Date 8 July, 2014

SITE ADDRESS: 6491 Montgomery Blvd.

REQUIRED: MANAGEMENT OF 90<sup>th</sup> PERCENTILE STORM EVENTS FOR CONTRIBUTING IMPERVIOUS AREA.

EXISTING/PROPOSED SITE CONDITIONS:

IMPERVIOUS AREA (PROPOSED): 33,138 S.F.

RATIONAL METHOD:

90<sup>th</sup> PERCENTILE STORM EVENT = 0.44 INCHES

PAVED STREETS/ASPHALT 100% IMPERVIOUS  
2 YR EVENT  $C = 0.87$  (RUNOFF COEFFICIENT)

$$\text{Volume} = \frac{0.44 \text{ in}}{12 \frac{\text{in}}{\text{ft}}} (0.87) (33,138 \text{ S.F.}) = \underline{1,057 \text{ ft}^3} \approx P = 0.383''$$

$$\text{Volume} = \frac{0.44}{12} (0.70) (33,138 \text{ ft}^2) = \underline{850 \text{ ft}^3} \approx P = 0.308''$$

↑ AMERICAN SOCIETY OF ENG., 1960  
DESIGN MANUAL FOR STORM DRAINAGE  
NEW YORK, NY.

USE CHAPTER 22, CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL

INITIAL ABSTRACTION = 0.1 INCHES.

STORM DEPTH = 0.44 INCHES.

DIRECT RUNOFF =  $0.44 - 0.1 = 0.34$  INCHES.

$$\text{Volume} = \left( \frac{0.34 \text{ in}}{12 \frac{\text{in}}{\text{ft}}} \right) (33,138 \text{ S.F.}) = \underline{939 \text{ ft}^3} \approx P = 0.34 \text{ in.}$$

RETENTION VOLUME FOR 90<sup>th</sup> STORM EVENTS

939 ft<sup>3</sup>

## Storm Drain Pipe Sizing Calculations



ANDERSON WAHLEN & ASSOCIATES  
Great Basin Engineering South

Project Name Smith's #485 Pipe Sizing Calculations Date Aug 25, 2014

## STORM DRAIN PIPE SIZING:

GIVEN: 10 YEAR, 6 HOUR SITE PEAK DISCHARGE (SEE HYDROLOGY CALCS.)  
 $Q_{PEAK} = \frac{2.77 \text{ cfs}}{3600}$

REQ: PROVIDE 12"  $\phi$  PIPE CAPACITY

## MANNING'S EQUATION:

$$Q = \frac{1.49}{n} R_h^{2/3} S^{1/2} A$$

$$R_h = \frac{A}{P} = \frac{\frac{\pi D^2}{4}}{\pi D} = \frac{D}{4}$$
$$= \frac{1'}{4} = 0.25'$$

$Q$  = DISCHARGE  $\text{ft}^3/\text{SEC}$   
 $R_h$  = HYDRAULIC RADIUS  
 $A$  = PIPE CROSS SECTION AREA  
 $S$  = SLOPE ( $\text{ft}/\text{ft}$ )  
 $n$  = MANNING'S ROUGHNESS COEFFICIENT

$$S_{min} = 0.005$$

$$A = \frac{\pi D^2}{4} = \frac{\pi (1')^2}{4} = \cancel{3.14} 0.7853 \text{ ft}^2$$

$$Q = \frac{1.49}{0.013} (0.25')^{2/3} (0.005)^{1/2} (0.785 \text{ ft}^2) = 2.52 \text{ ft}^3/\text{SEC}$$

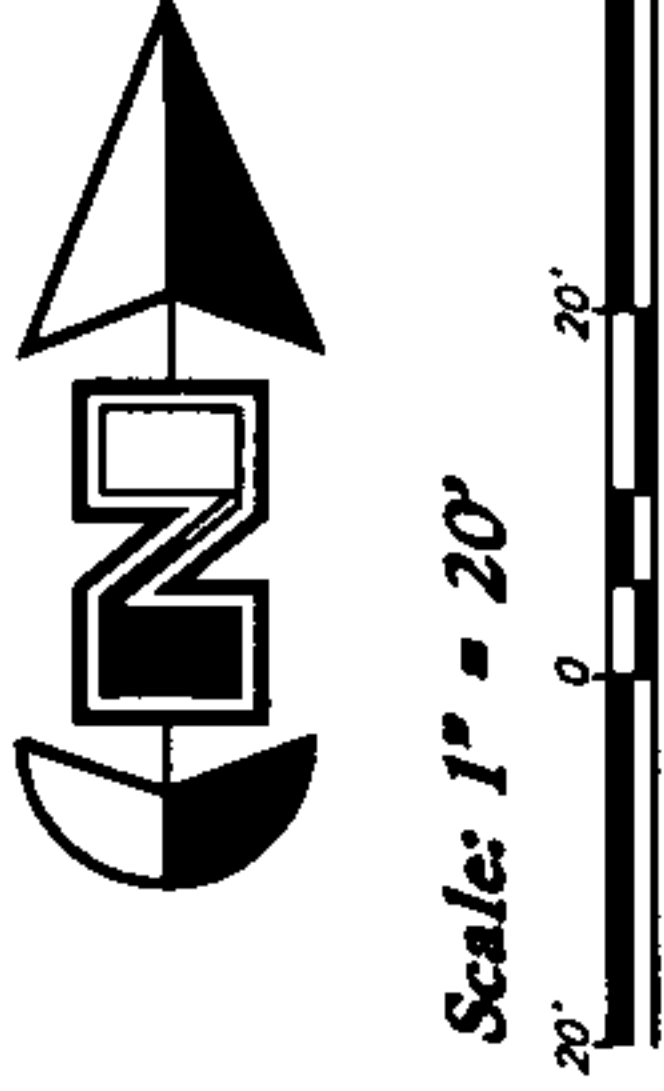
ONSITE DRAINAGE CONSISTS OF 3 CATCH BASIN INLETS.

## FUEL SPILL CONTAINMENT:

POTENTIAL ~~WATER~~ FUEL SPILLS ARE DIRECTED TO THE FRONTING ROADWAY FOR EASE IN CLEANUP.

REMAINING SITE RUNOFF ROUTED THROUGH OTHER TWO CATCH BASINS & ROOF DRAINS FOR CANOPY.

- 10 YEAR, SIX HOUR SITE DISCHARGE IS LESS FOR TRIBUTARY AREA FLOWRATES THAN 12"  $\phi$  PIPE CAPACITY.
- $\therefore$  STORM DRAIN SYSTEM IS ADEQUATELY SIZED.



**General Grading Notes:**

1. All grading shall be in accordance with the project geotechnical report.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fill shall be compacted per the recommendations of the geotechnical report.
5. Areas to receive fill shall be properly prepared and approved by the Owner's Special Inspection prior to placing fill.
6. Fill shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by the Owner's Special Inspection.
8. The Owner's Special Inspection shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final completion report and certification from the Owner's Special Inspection shall contain the type of final testing performed. Each test shall be identified by the project name and location. The report shall include whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the quality of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permittee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by Kohnfelder are included in the requirements of grading and site preparation. The Report is titled "Geotechnical Engineering Report" and is dated July 24, 2014. The Report is located at 1000 Montgomery Boulevard, NE, Albuquerque, New Mexico.

18. If Contractor observes evidence of hazardous materials or contaminated soils, he shall immediately contact the project engineer to provide assistance in the investigation and remediation. Proceeding with disturbance of soil materials or contaminated soil.
19. Contractor will be responsible to phase the construction development so that storm water improvements and storm water facilities including detention or retention improvement facilities are constructed and installed in a timely manner to prevent any adverse impacts on the surrounding community.
20. Contractor will be responsible to phase the construction development so that storm water improvements and storm water facilities including detention or retention improvement facilities are constructed and installed in a timely manner to prevent any adverse impacts on the surrounding community.
21. Importing fill material from an off-site location without prior written approval of the City Engineer is prohibited. The Contractor shall be responsible for obtaining all necessary permits and approvals for the importation of fill material. The Contractor shall be responsible for documenting all fill material imported and retained on site. The Contractor shall be responsible for ensuring that no environmental contamination is present. If any material is brought on site without prior written approval of the Owner's Project Manager, the Contractor will forfeit all costs of the material and shall be responsible for the removal of the material from the site. The Contractor shall be responsible for the removal of the material from the site. The Contractor shall be responsible for the removal of the material from the site.

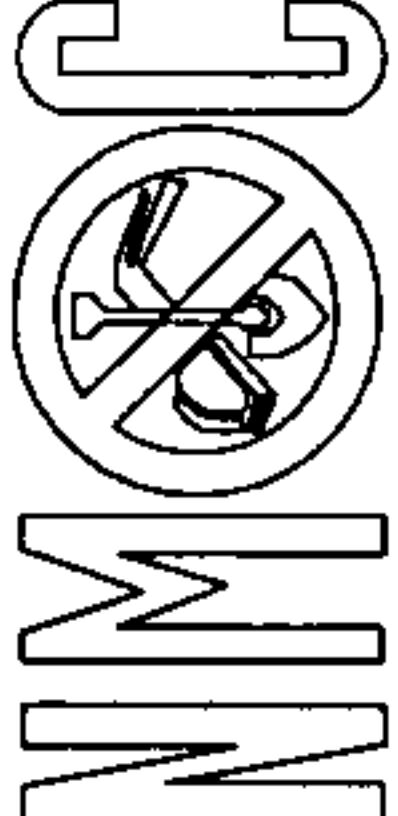
**Curb and Gutter Construction Notes:**

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for a standard and open face curb and gutter for dimensions.
5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.

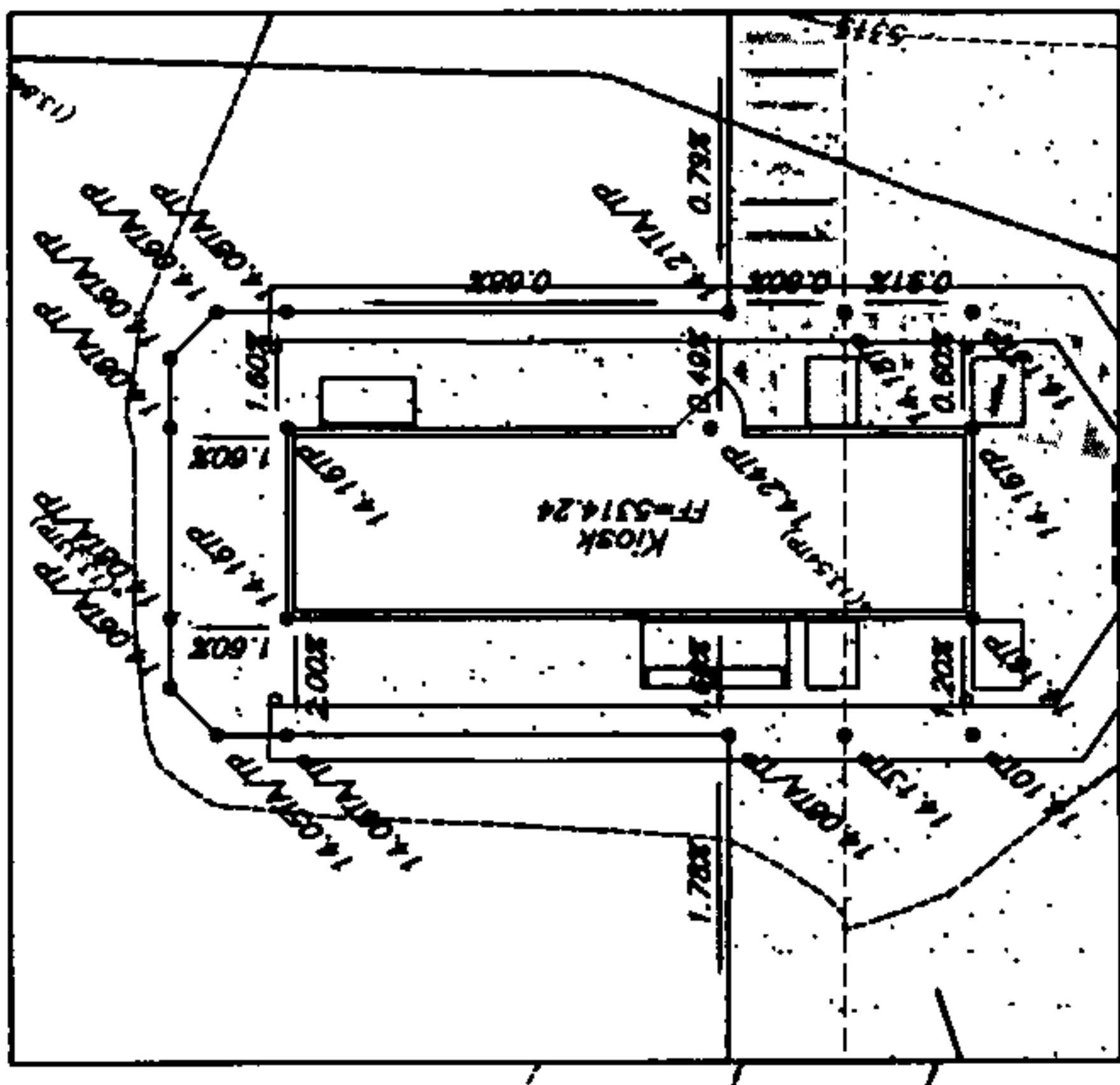


**Smith's**  
FOOD & DRUG STORES  
**# 485**  
Albuquerque, NM

ADA Note: Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If a contractor cannot maintain a minimum clear width of 36", the contractor must submit a plan showing the proposed route and the contractor must submit a plan showing the proposed route and the contractor must submit a plan showing the proposed route.



New Mexico One Call, Inc.  
1-800-321-ALERT

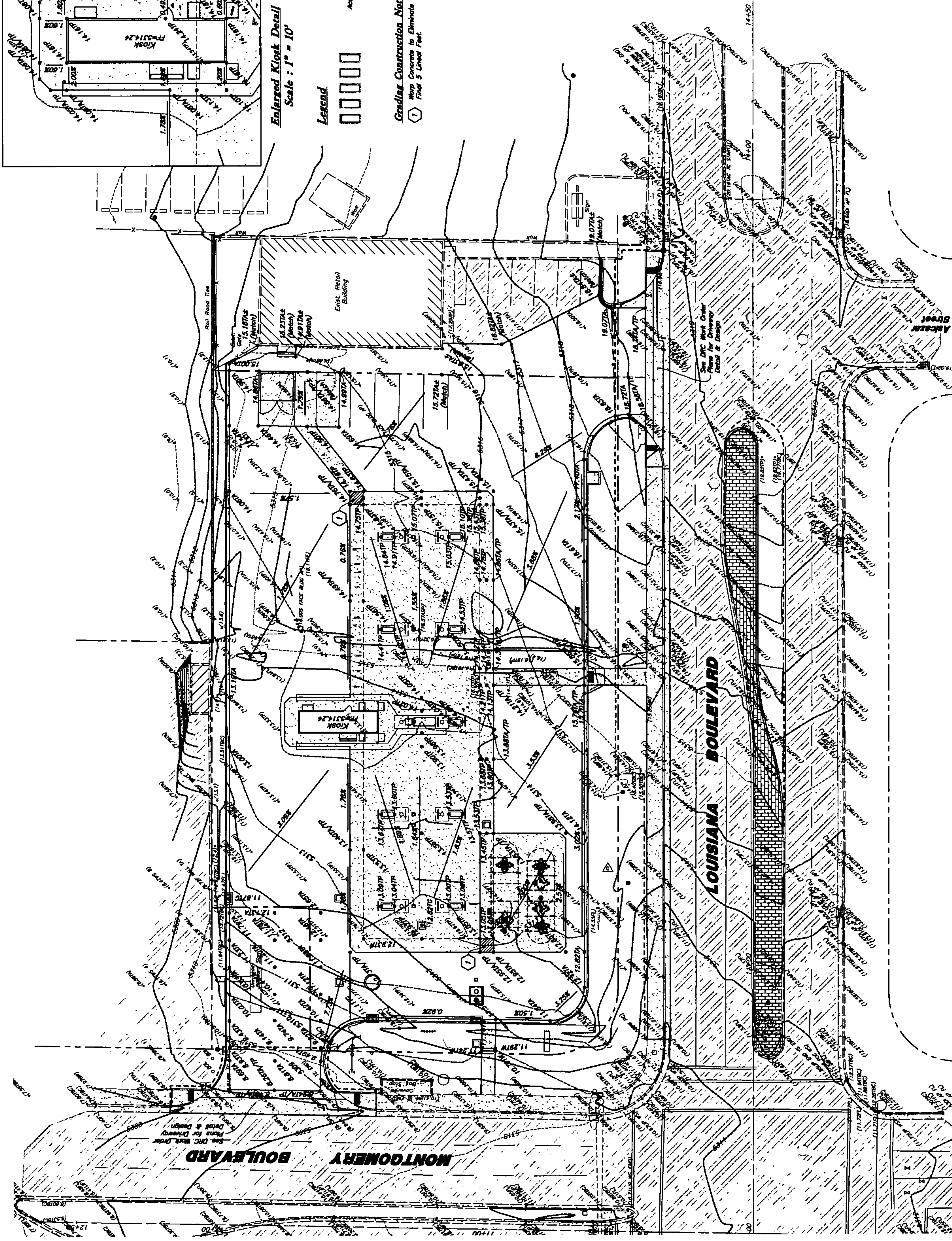


**Enlarged Kiosk Detail**  
Scale: 1" = 10'

- Legend**
- Accessible Route

**Grading Construction Notes:**

1. WEP Concrete to Eliminate Highway Trough in Final 5' Limit Face.





**ANDERSON WAHLEN & ASSOCIATES**  
Great Basin Engineering South  
2010 North Redwood Road, Salt Lake City, Utah 84115  
801-321-0529 - amw@engineering.net

**Smith's #485 Fuel Center**  
6941 Montgomery Blvd.  
Albuquerque, NM

**Grading Plan**



22 Aug. 2014  
SHEET NO. **C2.1**



|                 |                     |
|-----------------|---------------------|
| Designed by: KR |                     |
| Drafted by: All |                     |
| Client Name:    | Smith's Food & Drug |
|                 | smc485-UT           |

**Utility Plan**



**Smith's**  
**FOOD & DRUG STORES**  
**#485**  
**Albuquerque, NM**

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinates all utility connections to building with plumbing plans and building contractor.
3. Notify depth and location of all existing utilities prior to constructing any new utility trenching. Call Engineer or City Department if any discrepancies or conflicts prior to any construction being made.
4. All catch basins and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water mains are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Meter boxes, valves, the hydrants, fittings etc. are to be constructed as shown. Necessary adjustments may include, but are not limited to, alarm dials, or other utilities as necessary including valve boxes and hydrant stands to prepare grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, elements & all other structures located within the project.

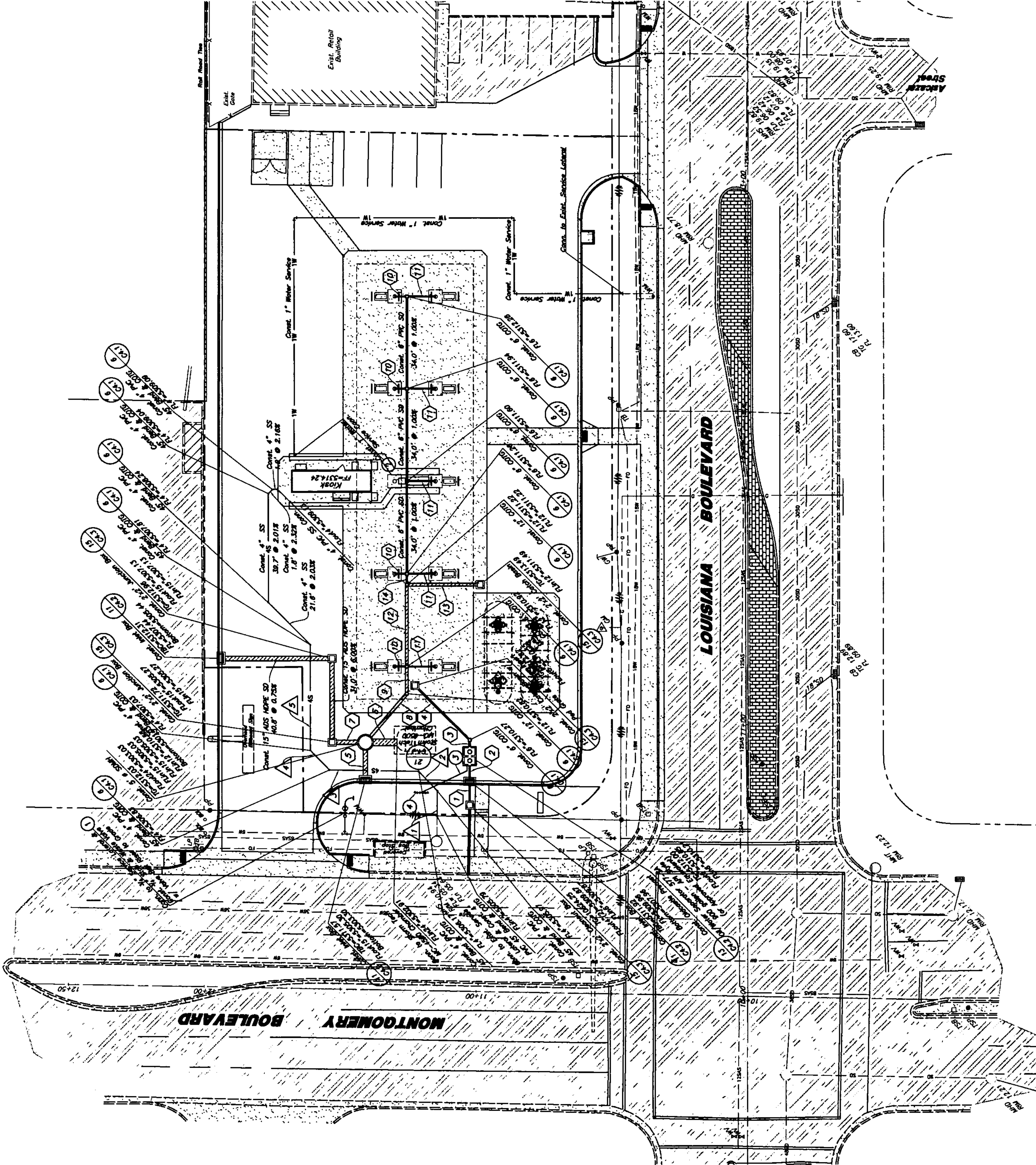
*All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.*

| Quadrant | Const.                  | $4^\circ$ | SS |
|----------|-------------------------|-----------|----|
| 1.       | $8.8^\circ \pm 2.07\%$  | $4^\circ$ | SS |
| 2.       | $8.8^\circ \pm 2.06\%$  | $4^\circ$ | SS |
| West     |                         |           |    |
| 1.       | $32.8^\circ \pm 2.02\%$ | $4^\circ$ | SS |
| 2.       | $32.8^\circ \pm 2.02\%$ | $4^\circ$ | SS |
| South    |                         |           |    |
| 1.       | $8.7^\circ \pm 2.06\%$  | $4^\circ$ | SS |
| 2.       | $33.8^\circ \pm 2.02\%$ | $4^\circ$ | SS |

[illegible]

*All Storm Drainage Pipe  
Lengths and Slopes are from Center  
of Box to Center of Box.*

**New Mexico One Call, Inc.**  
**NMOC**  
Professional Resources for Damage Prevention  
**1-800-327-ALERT**





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 2, 2002

Ed Landreth, PE  
Landreth Engineering  
P.O. 92156  
Albuquerque, NM 87199

**Re: J.M. Carwash Grading and Drainage Plan**  
**Engineer's Stamp dated 6-14-02 (F18/D57)**

Dear Mr. Landreth,

Based upon the information provided in your submittal dated 6-26-02, 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. This will include any retaining wall added on the north side.

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

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

F-18/057

PROJECT TITLE: J.M. CAR WASH ZONE MAP/DRG. FILE #:  
DRB #: EPC#: WORK ORDER#:

LEGAL DESCRIPTION: LOT 2, MUNICIPAL ADDITION, 1964, UNIT 1  
CITY ADDRESS: 6941 MONTGOMERY BLVD. NE.

ENGINEERING FIRM: LANDRETH ENGR. LLC  
ADDRESS: P.O. BOX 92156  
CITY, STATE: ALBUQ., NM 87199

CONTACT: ED LANDRETH  
PHONE: 239.9915  
ZIP CODE: 87199

OWNER: JOEL MARKS  
ADDRESS: 548 PASEO de BOSQUE  
CITY, STATE: ALBUQ., NM 87107

CONTACT: JOEL MARKS  
PHONE: 681.7148  
ZIP CODE: 87107

ARCHITECT: JAMES W. GREEN ARCHITECT  
ADDRESS: 10421 CAMINO DEL OSO NE  
CITY, STATE: ALBUQ., NM 87111

CONTACT: JIM GREEN  
PHONE: 296.1456 238.1397  
ZIP CODE: 87111

SURVEYOR:  
ADDRESS:  
CITY, STATE:

CONTACT:  
PHONE:  
ZIP CODE:

CONTRACTOR: BMI CONSTRUCTION  
ADDRESS: 141 VINEYARD NW  
CITY, STATE: ALBUQ., NM 87107

CONTACT: BILL IRBY  
PHONE: 440.0234  
ZIP CODE: 87107

## CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ 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: BY:

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
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
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

***Planning Department  
Transportation Development Services Section***

January 31, 2003

Edward W. Landreth, Registered Architect  
P.O. Box 92156  
Albuquerque, NM 87199

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Krisp & Klean Car Wash, [E187D57]  
6941 Montgomery NE  
Architect's Stamp Dated 01/28/03

Dear Mr. Landreth:

The TCL / Letter of Certification submitted on January 30, 2003 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

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

Krisp & Klean

F-18/057

PROJECT TITLE: J.M. (CAR WASH) ZONE MAP/DRG. FILE #:  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 2, MUNICIPAL ADDITION, 1964, UNIT 1  
CITY ADDRESS: 6941 MONTGOMERY BLVD. NE.

ENGINEERING FIRM: LANDRETH ENGR. LLC  
ADDRESS: P.O. BOX 92156  
CITY, STATE: ALBUQ., NM 87199

CONTACT: ED LANDRETH  
PHONE: 239.9915  
ZIP CODE: 87199

OWNER: JOEL MARKS  
ADDRESS: 548 PASO DE BOSQUE  
CITY, STATE: ALBUQ., NM 87107

CONTACT: JOEL MARKS  
PHONE: 681.7148  
ZIP CODE: 87107

ARCHITECT: JAMES W. GREEN ARCHITECT  
ADDRESS: 10421 CAMINO DEL OSO NE  
CITY, STATE: ALBUQ., NM 87111

CONTACT: JIM GREEN  
PHONE: 296.1456 238.1397  
ZIP CODE: 87111

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

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

CONTRACTOR: BMI CONSTRUCTION  
ADDRESS: 141 VINEYARD NW  
CITY, STATE: ALBUQ., NM 87107

CONTACT: BILL IRBY  
PHONE: 440.0234  
ZIP CODE: 87107

## CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ 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: 1-30-03 BY: \_\_\_\_\_

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
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



## Landreth Engineering, LLC

P. O. Box 92156 --- Albuquerque, New Mexico 87199  
Cellular: 505 - 239 - 9915 --- Email: EWLandreth@aol.com

January 28, 2003

### CERTIFICATION TRAFFIC CIRCULATION PLAN

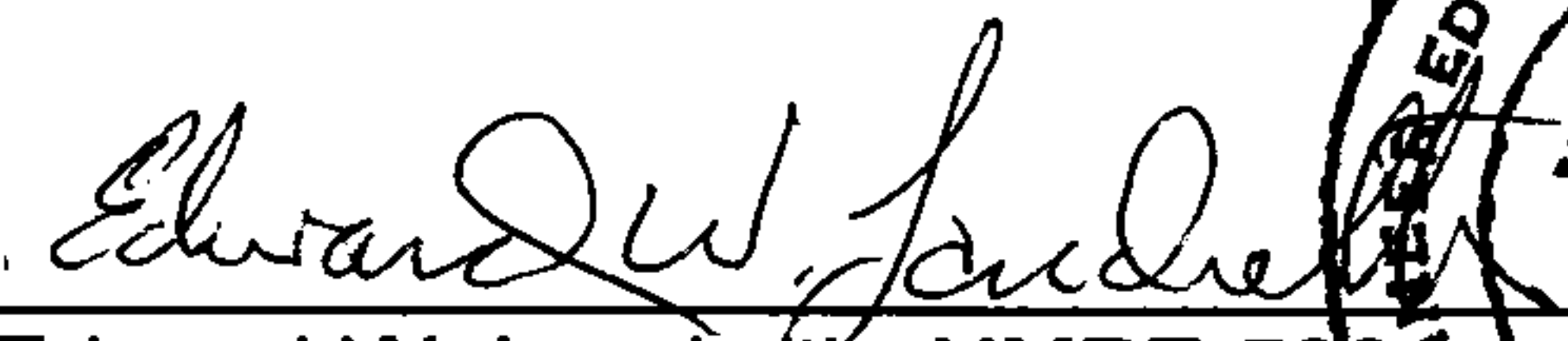
Project: Krisp & Klean Car Wash (Formerly JM Car Wash)  
6941 Montgomery, NE  
Albuquerque, NM

I Edward W. Landreth, NMPE 5801, of the firm Landreth Engineering, LLC, hereby certify that the project is in substantial compliance with and in accordance with the design intent of the approved Traffic Circulation Plan dated 2/15/02.

I further certify that I have personally visited the project site on 1/27/03.

This Certification is submitted in support of a request for Certificate of Occupancy.

The record information presented on the Traffic circulation Plan originally dated 2/15/02 revised 1/27/03 "As Build" is not necessarily complete and is intended only to verify substantial compliance of the Traffic Circulation Plan for this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

  
Edward W. Landreth, NMPE 5801





## Landreth Engineering, LLC

P. O. Box 92156 --- Albuquerque, New Mexico 87199  
Cellular: 505 - 239 - 9915 --- Email: EWLandreth@aol.com

December 12, 2001

Mr. Carlos A. Montoya  
City Floodplain Administrator  
City of Albuquerque  
P. O. Box 1293  
Albuquerque, NM 87103

Subject: Grading & Drainage Plan for JM Car Wash (F18-D57) Dated November 21, 2001

Dear Mr. Montoya:

Reference your letter of December 3, 2001 furnishing comments pertaining to your review of the subject grading and drainage plan submitted on November 21, 2001. The following information is in response to your comments and is enumerated concurrently with your comments.

1. Attached is a portion of the USGS topographic map that will provide you some assistance in reviewing the drainage patterns adjacent to this site. The JM Car Wash Site is located in the northwest quadrant adjacent to Montgomery Blvd on the south property line and Louisiana Blvd. on the east property line. Louisiana Blvd. collects westward flowing drainage at the East side of this site.

The frontage for the commercial establishment on the North Side of this site drains to the north from the north property line of the JM Car Wash Site and then around the north side of the commercial establishment. The roof for this building drains to roof gutter along the West Side of this building with downspouts that discharge as surface flow to the west property line.

The commercial site adjacent to the JM Car Wash Site on the West Side of this site drains to Montgomery Blvd.

The JM Car Wash site will receive no significant offsite runoff in accordance with adjacent offsite existing development.

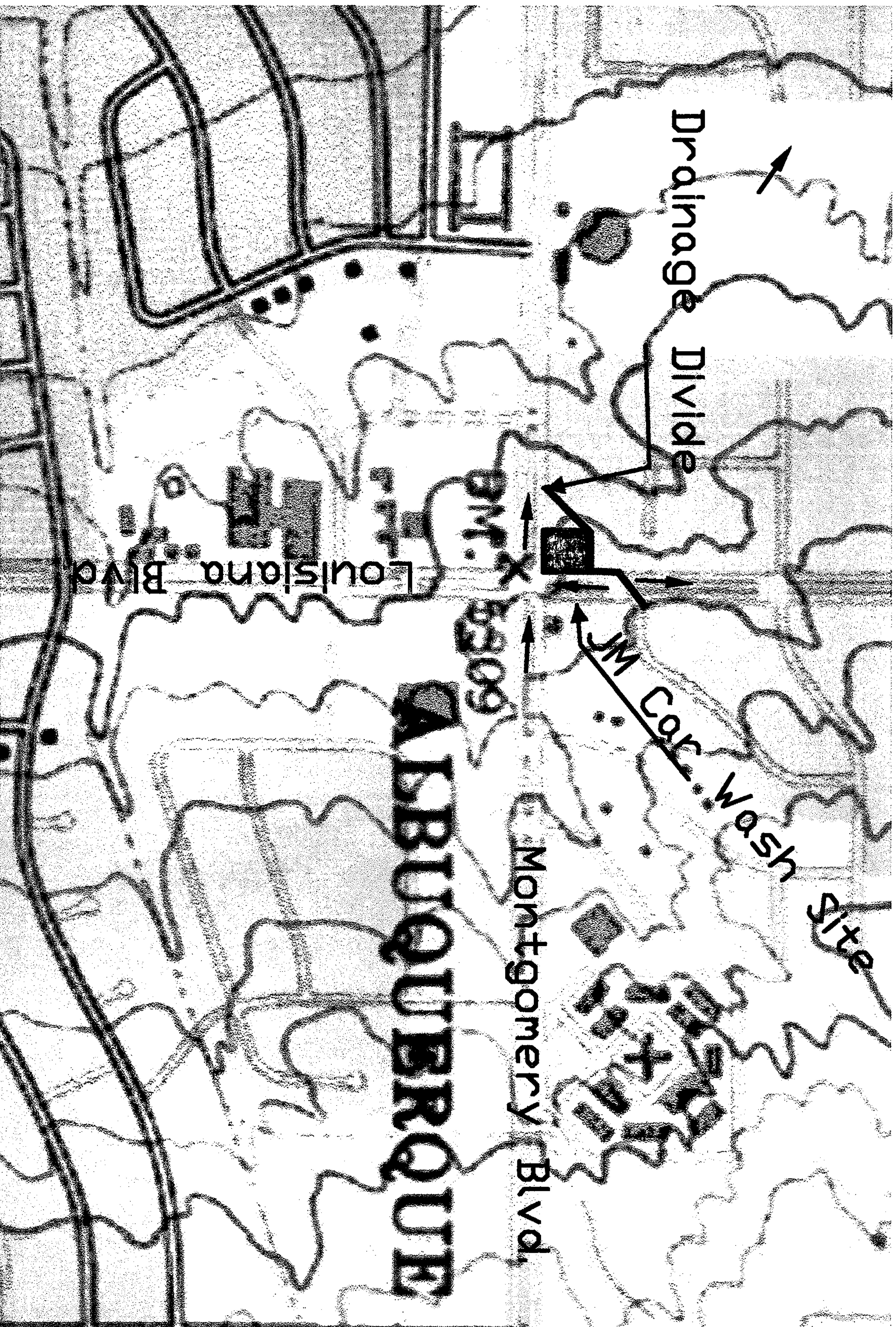
2. The construction legend has been revised to indicate COA Construction Detail Standards.
3. The plan sheets have been revised to match the details on sheet 3.
4. The inlet connection detail has been deleted from plan sheet 4. This was an extraneous detail in the event that a detail for an inlet connection may have been required.

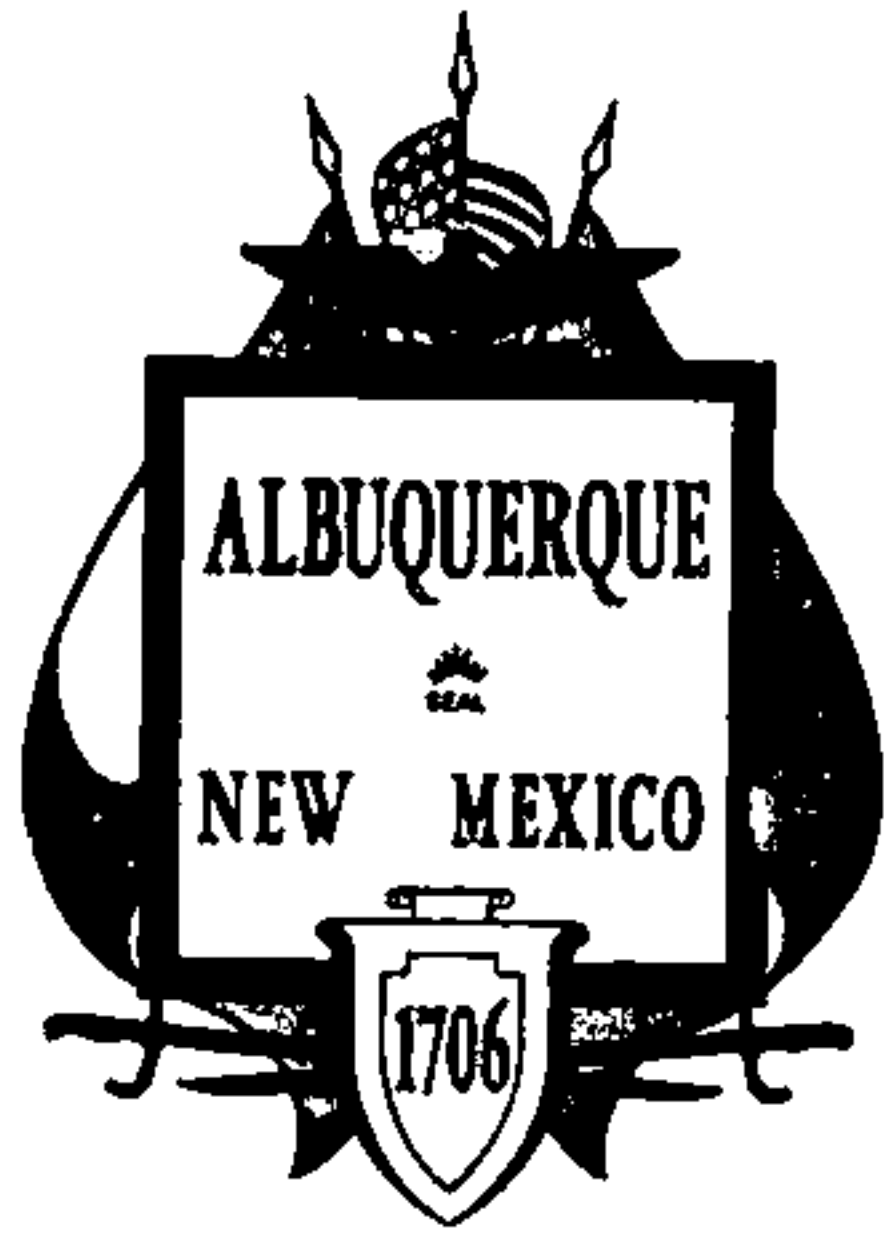
If I can provide any additional information please contact me.

Sincerely,

*Edward W. Landreth*  
Edward W. Landreth, PE

*Called  
12-17-01  
Told him to submit plan  
with changes  
ctm*





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 19, 2001

Ed Landreth  
Landreth Engineering, LLC  
P.O. Box 92156  
Albuquerque, New Mexico 87199

**RE: Grading and Drainage Plan for JM Car Wash (F18-D57) Dated December 18, 2001**

Dear Mr. Landreth:

The above referenced grading and drainage plan received December 18, 2001 is approved for Building Permit. Upon completion of the project the engineer will certify the project per the DPM prior to Certificate of Occupancy release.

If you have any questions please call me a 924-3982.

Sincerely,

Carlos A. Montoya  
City Floodplain Administrator



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 3, 2003

Edward Landreth, P.E  
Landreth Engineering, LLC  
P.O. Box 92156  
Albuquerque, New Mexico 87199

**RE: KRISP 'N KLEAN CAR WASH #1 (F-18/D57)**  
**(6941 Montgomery Blvd NE) (AKA: J M Car Wash)**  
**ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY**  
**ENGINEERS STAMP DATED 6/14/2002**  
**ENGINEERS CERTIFICATION DATED 1/28/2003**

Dear Mr. Landreth:

Based upon the information provided in your Engineers Certification submittal dated 1/30/2003, the above referenced site is approved for a Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin  
Hydrology Plan Checker  
Development & Bldg. Ser. Div.  
RLB

C: Certificate of Occupancy Clerk, COA  
drainage file  
approval file

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

F-18/057

PROJECT TITLE: J. M. CAR WASH ZONE MAP/DRG. FILE #: \_\_\_\_\_  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 2, MUNICIPAL ADDITION, 1964, UNIT 1  
CITY ADDRESS: 6941 MONTGOMERY BLVD. NE.

ENGINEERING FIRM: LANDRETH ENGR. LLC  
ADDRESS: P. O. BOX 92156  
CITY, STATE: ALBUQ., NM 87199

CONTACT: ED LANDRETH  
PHONE: 239.9915  
ZIP CODE: 87199

OWNER: JOEL MARKS  
ADDRESS: 548 PASO DE BOSQUE  
CITY, STATE: ALBUQ., NM 87107

CONTACT: JOEL MARKS  
PHONE: 681.7148  
ZIP CODE: 87107

ARCHITECT: JAMES W. GREEN ARCHITECT  
ADDRESS: 10421 CAMINO DEL OSO NE  
CITY, STATE: ALBUQ., NM 87111

CONTACT: JIM GREEN  
PHONE: 296.1456 238.1397  
ZIP CODE: 87111

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

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

CONTRACTOR: BMI CONSTRUCTION  
ADDRESS: 141 VINEYARD NW  
CITY, STATE: ALBUQ., NM 87107

CONTACT: BILL IRBY  
PHONE: 440.0234  
ZIP CODE: 87107

## CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ 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:

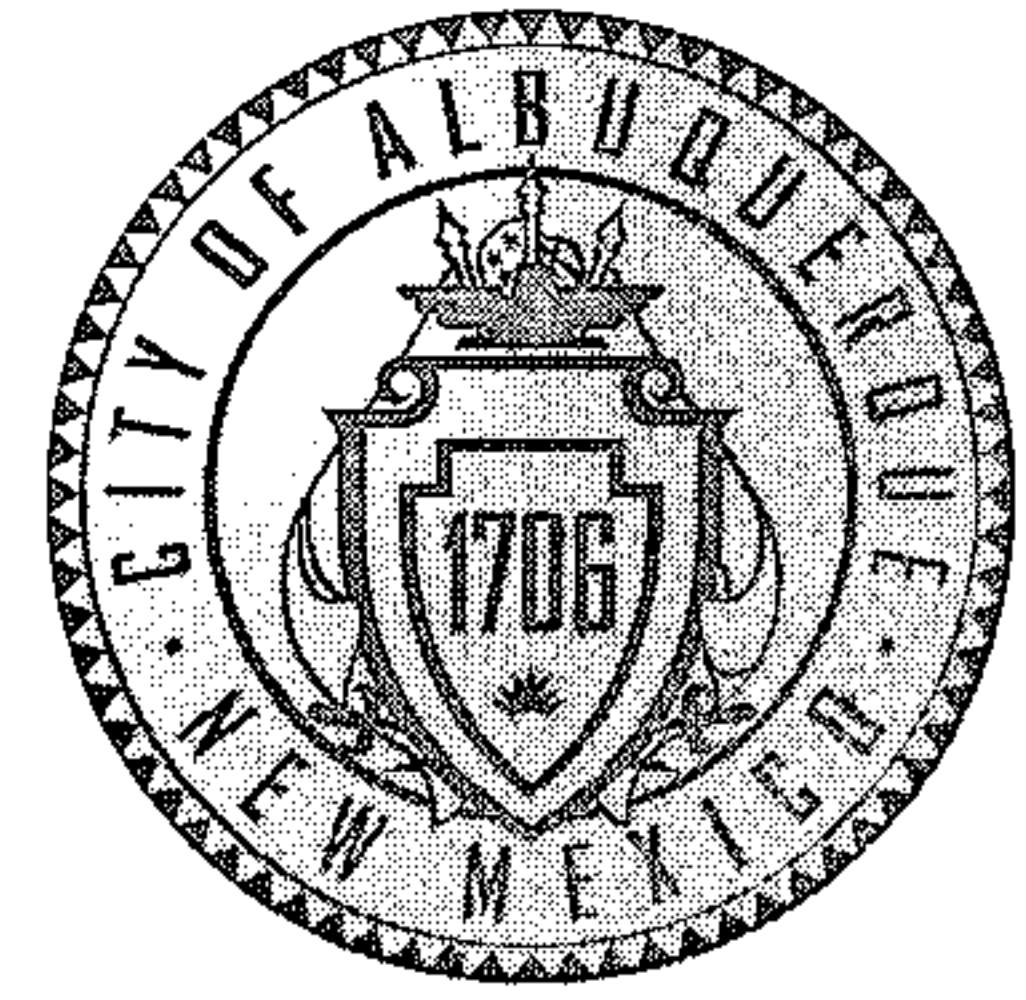
- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 1-30-03 BY: \_\_\_\_\_

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
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

# CITY OF ALBUQUERQUE



September 12, 2014

Mr. Kirk Randall  
Anderson Wahlen & Associates  
2010 North Redwood Road  
Salt Lake City, UT 84116

**Re: Smith's #485 Fuel Center  
Grading and Drainage Plan  
Engineer's Stamp Date 9-5-14 (F18-D057)**

Dear Mr. Randall,

Based upon the information provided in your submittal received September 10, 2014, the above referenced plan is not approved for Building Permit until the following comments are addressed:

1. There is only a 4.5 inch water block on Louisiana at the entrance to the site. Reasons have been provided for doing this, but it is not acceptable to have public water enter the property without a public drainage easement which is not advisable. Provide an 8 inch water block or demonstrate the water in Louisiana is less than 4.5 inches with an analysis of the upstream drainage basin.

PO Box 1293

Albuquerque

New Mexico 87103

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

If you have any questions, you can contact me at 924-3994.

Sincerely,

Amy L. D. Niese, P.E.  
Senior Engineer, Hydrology  
Planning Department

C: e-mail

# CITY OF ALBUQUERQUE



August 5, 2014

Mr. Kirk Randall  
Andreson Wahlen & Associates  
2010 North Redwood Road  
Salt Lake City, UT 84116

**Re: Smith's #485 Fuel Center  
Grading and Drainage Plan  
Engineer's Stamp Date 7-8-14 (F18-D057)**

Dear Mr. Randall,

Based upon the information provided in your submittal received July 9, 2014, the above referenced plan is approved for Preliminary Plat action by DRB. However, the plans are not approved for Building Permit until the following comments are addressed:

- ✓ 1. Provide the assumptions and calculations showing the storm drain and oil/water separator are adequately sized.
- ✓ 2. The entrance from Montgomery is at 8% on the west side and 11% on the east side of the entrance. Provide a smoother transition.
- ✓ 3. Sheet C4.1 is referenced throughout the drawings. Include that sheet with your next submittal.
- ✓ 4. Retain the first flush. Per the City Drainage ordinance, the 90<sup>th</sup> Percentile Storm Event, which is 44 inches, is to be managed. Reduce 0.44 inch by the 0.1 inch for the initial impervious abstraction in Table A-6 of Section 22 of the DPM. Multiply the remaining 0.34 inch by your impervious area. This is the portion to retain.
- ✓ 5. Note that the drain line through the curb should be included in the future work order construction drawings along with the other improvements in the Right-of-Way.
- ✓ 6. Thank you for the previous electronic submittal. Provide an updated electronic pdf of all calculations and drawings with stamps and signatures.

If you have any questions, you can contact me at 924-3994.

Sincerely,

Amy L. D. Niese, P.E.  
Senior Engineer, Hydrology  
Planning Department

PO Box 1293

Albuquerque

New Mexico 87103

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

**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

F-18/DS7

PROJECT TITLE: J.M. Car Wash  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ ZONE MAP/DRG. FILE #: F18  
WORK ORDER#: \_\_\_\_\_  
LEGAL DESCRIPTION: Lot 2 Municipal Acd  
CITY ADDRESS: 6941 Montgomery Blvd., NE 87109  
ENGINEERING FIRM: Landreth Engineering, LLC  
ADDRESS: P.O. Box 92156  
CITY, STATE: ABQ, NM 87199  
CONTACT: Ed Landreth  
PHONE: 239-9915  
ZIP CODE: \_\_\_\_\_  
OWNER: Bel S. Marks  
ADDRESS: 5645 4th Street  
CITY, STATE: ABQ, NM 87107  
CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_  
ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_  
CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_  
SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_  
CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_  
CONTRACTOR: BME Construction  
ADDRESS: 141 Vineyard Rd  
CITY, STATE: ABQ, NM 87107  
CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

**CHECK TYPE OF SUBMITTAL:**

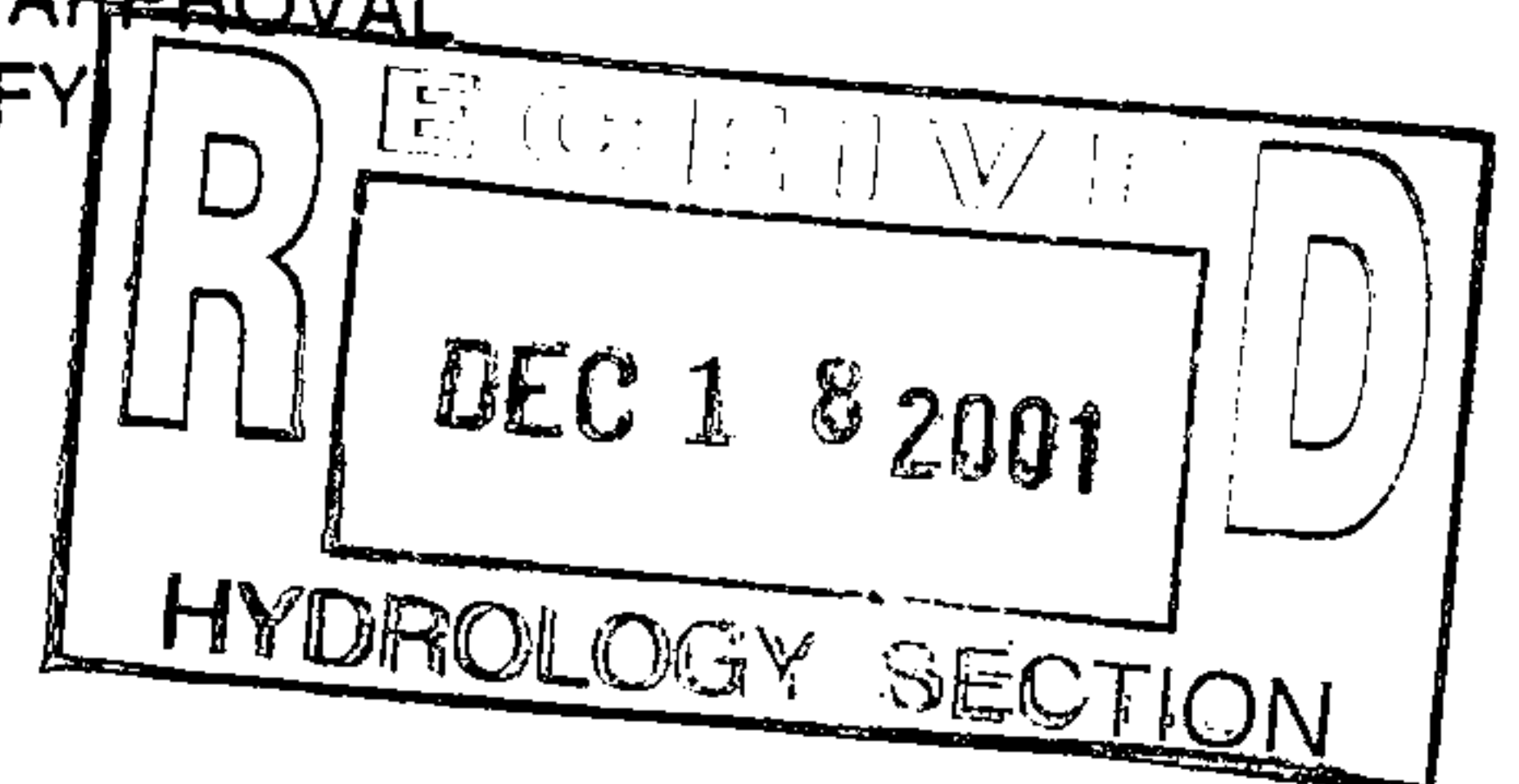
- ☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
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☐ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS CERTIFICATION (TCL)  
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER

**CHECK TYPE OF APPROVAL SOUGHT:**

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

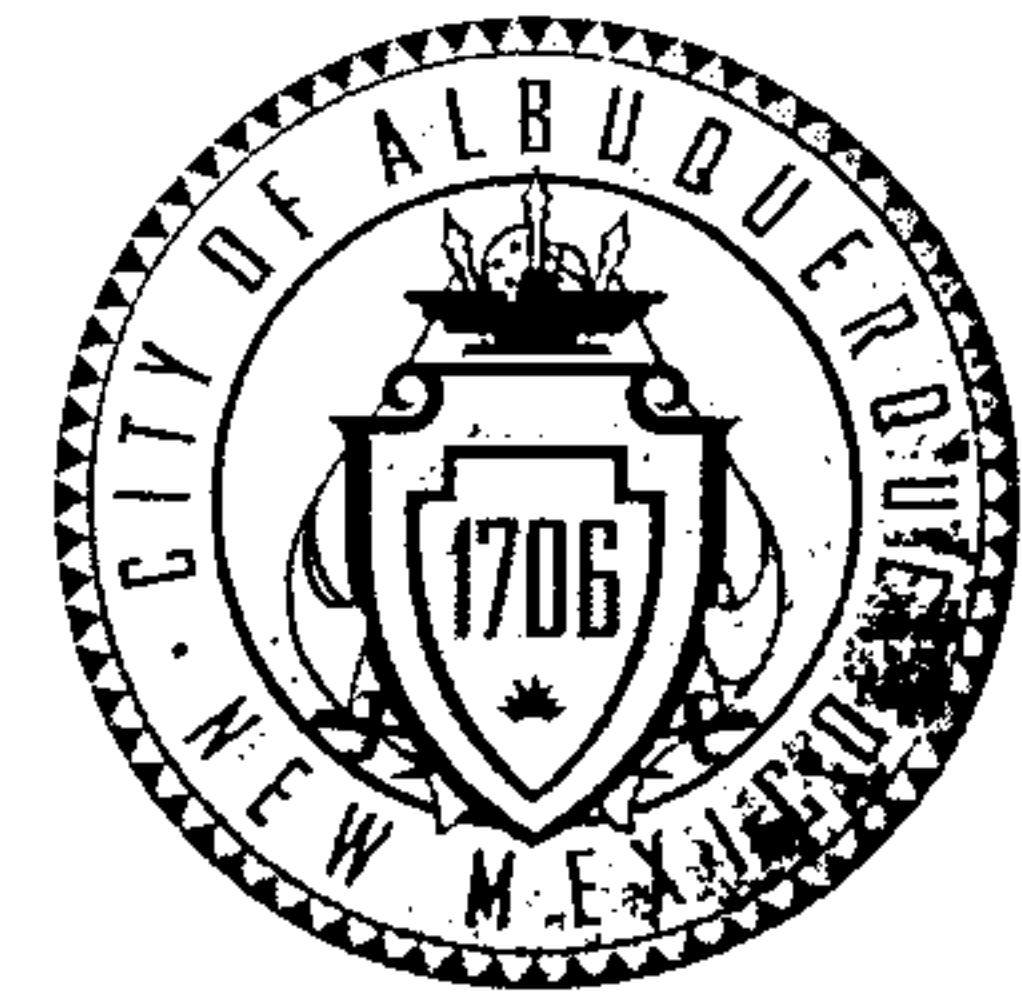


DATE SUBMITTED: 12/18/01 BY: Ed Landreth

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
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

# CITY OF ALBUQUERQUE



*Planning Department  
Transportation Development Services*

September 16, 2014

David Anderson, P.E.  
Co Kirk Randall  
Anderson Wahlen & Associates  
2010 North Redwood Road  
Salt Lake City, UT 84116

**Re: Smith's #485 Fuel Center, 6941 Montgomery, Traffic Circulation Layout**  
Engineer's Stamp dated 9-05-14 (F18-D057)

Dear Mr. Randall:

The TCL submittal received 9-10-14 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. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC or other appropriate permit is required to construct these items.**

PO Box 1293

Albuquerque

New Mexico 87103

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

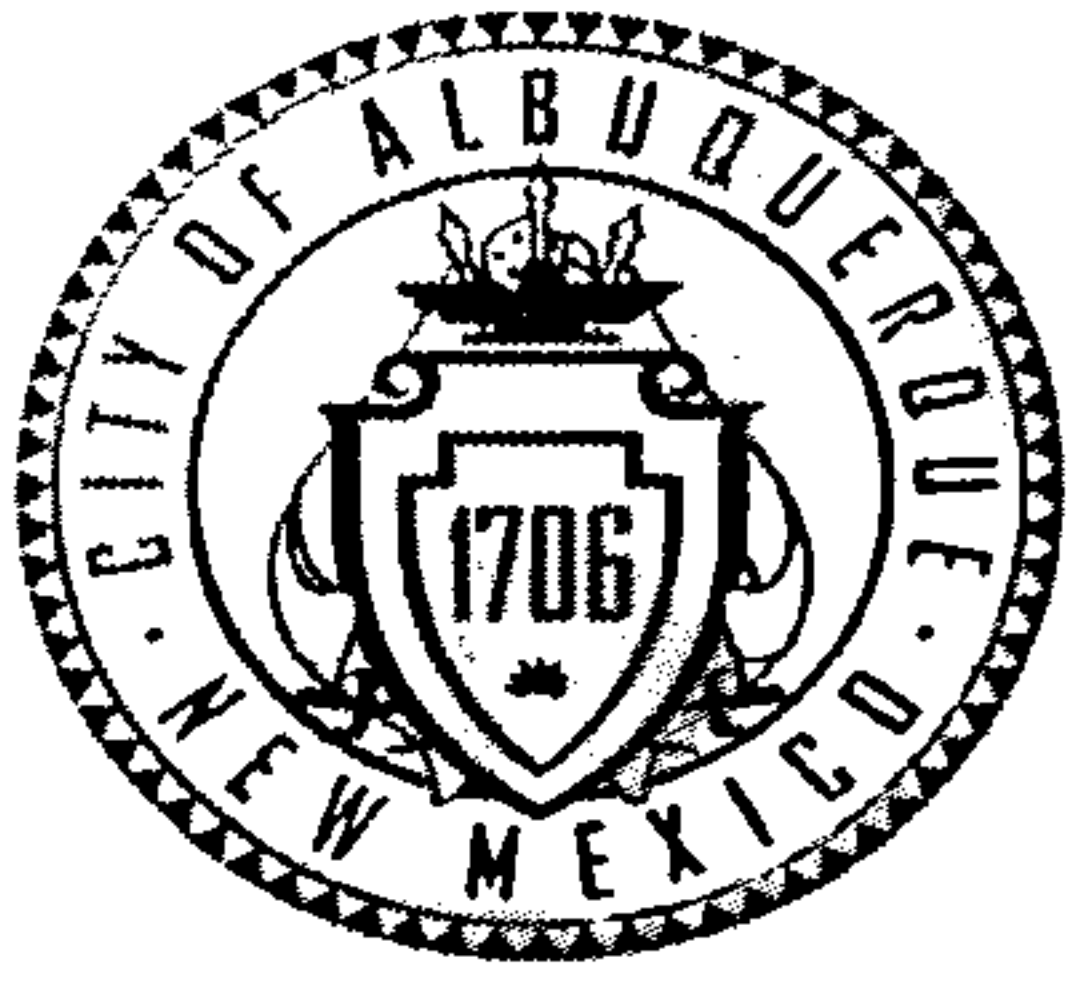
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification 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 924-3306.

Sincerely,

Kristal D. Metro, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

C: File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Smith's #485 Fuel Center Building Permit #: \_\_\_\_\_ City Drainage #: F18-D057  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Tract 2-D Municipal Add No.1, portion of Tract 2 replat of Tract G replat Municipal Add No.1  
City Address: 6941 Montgomery Blvd. NE

Engineering Firm: Anderson Wahlen & Associates Contact: Kirk Randall  
Address: 2010 North Redwood Road, Salt Lake City, UT 84116  
Phone#: 801-410-8520 Fax#: 801-521-9551 E-mail: kirk@awagreatbasin.com

Owner: Smith's Food & Drug Centers, Inc. Contact: Roger Gough  
Address: 1550 South Redwood Road, Salt Lake City, Ut 84104  
Phone#: 801-974-1529 Fax#: 801-974-1628 E-mail: roger.gough@sfdc.com

Architect: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

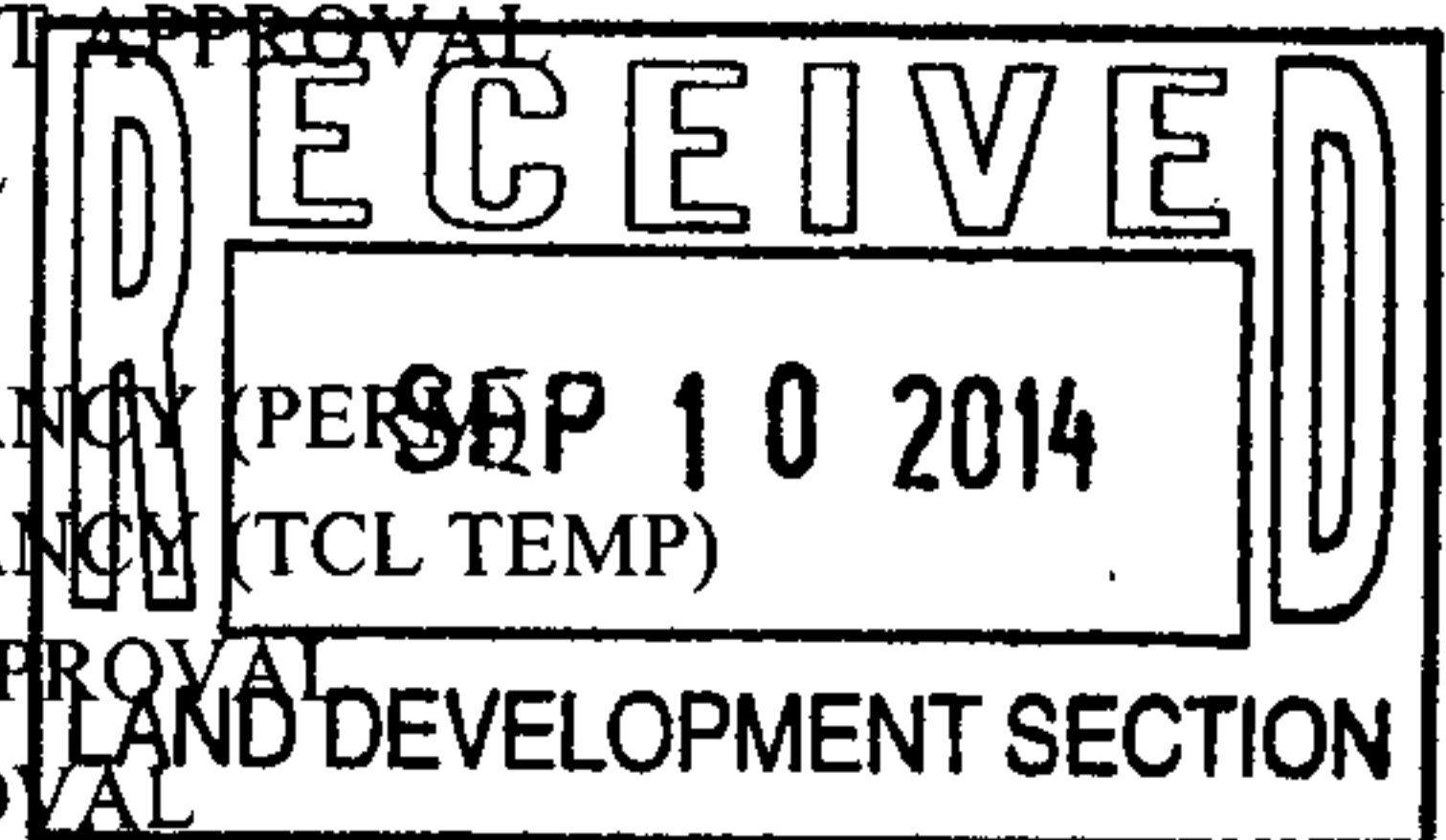
Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### 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)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) \_\_\_\_\_



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

DATE SUBMITTED: 9-10-2014 By: Kirk Randall

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:

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre that are part of a larger common plan of development

WHEN RECORDED, RETURN ORIGINAL TO:

RETURN TO: FIRST AMERICAN TITLE  
LISA ORTEGA GF: 1824/63

SMITH'S FOOD & DRUG CENTERS, INC. :  
1550 South Redwood Road :  
Salt Lake City, UT 84104 :  
Attention: Director of Real Estate Legal Services :

SPACE ABOVE FOR RECORDER'S USE

## EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT ("Easement Agreement") is made and entered into this 27 day of November, 2013, by and between WESTFALL LEGACY, LLC, a New Mexico limited liability company ("Westfall Legacy"), and SMITH'S FOOD & DRUG CENTERS, INC., an Ohio corporation ("Smith's").

### RECITALS:

A. Smith's is the owner of certain real property situated in the City of Albuquerque, County of Bernalillo, State of New Mexico, more particularly described on Exhibit "A-1" attached hereto and depicted on Exhibit "B" attached hereto ("Smith's Parcel").

B. Westfall Legacy is the owner of certain real property adjacent to the Smith's Parcel, more particularly described on Exhibit "A-2" attached hereto and as depicted on Exhibit "B" attached hereto ("Westfall Legacy Parcel").

C. Smith's intends to develop the Smith's Parcel as a fuel center. With respect to that development, Smith's wants to widen the access point between the two parcels as depicted on Exhibit "B", and in consideration of such modification of the access point, Smith's is willing to grant access and parking easements to allow Westfall Legacy and its tenants, and their respective employees and invitees, to utilize certain parking spaces in the area designated as "Westfall Legacy Parking Spaces" on the attached Exhibit "B" and to provide access across the Smith's Parcel to and from such parking spaces and to and from the rear of the building located on the Westfall Legacy Parcel, on the terms and conditions set forth in this Easement Agreement.

D. Westfall Legacy is willing to modify the access point on the Westfall Legacy Parcel as depicted on Exhibit "B" on the terms and conditions set forth in this Easement Agreement.

Doc #2013128001 eRecorded  
11/27/2013 11:48:00 AM Page 1 of 10  
EASE Rec Fee: \$25.00 M. Toulouse Oliver, Bernalillo County

## AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth below, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Consent to Modification of Access Point; Grant of Access Easement to Smith's. Westfall Legacy hereby consents to the widening of the access point between the Smith's Parcel and the Westfall Legacy Parcel, so that it is no more than forty (40) feet along Louisiana Boulevard, as depicted on Exhibit "B" (the "Access Point"). Westfall Legacy grants a non-exclusive easement to Smith's, its employees and invitees, from the Access Point, as so modified, on, over and across the parking lot on the Westfall Legacy Parcel to provide ingress to and egress from the Smith's Parcel to and from Louisiana Boulevard N.E.
2. Responsibility for Construction and Repair Activities. Smith's will pay all costs when due, and will be responsible for all construction activities required, with respect to the modification and repair of the curb cut and driveway at the Access Point, and such activities will be scheduled and performed in a manner that complies with all applicable laws and codes and that does not unreasonably interfere with the access to and parking on the Westfall Parcel by the owners and tenants, and the employees and invitees of the owners and tenants, of the Westfall Parcel during the normal business hours of the owners and tenants. Smith's also will be responsible for any future repair or maintenance of the curb cut and driveway at the Access Point and will pay, when due, all costs with respect to any such repair or maintenance.
3. Grant of Parking Easement and Access Easement to Westfall Legacy. Smith's grants to Westfall Legacy and its tenants located on the Westfall Legacy Parcel, and their respective employees and invitees, the following easements:
  - 3.1. Parking Easement. A non-exclusive easement on, over and across the Smith's Parcel for the purpose of parking motor vehicles in three (3) non-handicapped, parking spaces, which spaces will be adequate for standard size automobiles and located in the area designated as the "Westfall Legacy Parking Spaces" on the attached Exhibit B; and
  - 3.2. Access Easement. A non-exclusive access easement on, over and across the parking lot on the Smith's Parcel for the purpose of ingress to and egress from the rear of the building located on the Westfall Legacy Parcel across the boundary between the Smith's Parcel and the Westfall Legacy Parcel in the area shown and designated on the attached Exhibit "B", which access will be adequate for both delivery and trash collection vehicles, and the parties bound by this Easement Agreement will maintain a level grade at the boundary line between the Smith's Parcel and Westfall Legacy Parcel to permit such access.
4. Easements Run with the Land. The easements granted and all covenants set forth in this Easement Agreement will run with the title to the real estate described on the attached Exhibit "A-1" and Exhibit "A-2".

5. Reaffirmation of Existing Access Easement. Each party, on behalf of itself, its successors and assigns, hereby reaffirms an access easement between the Westfall Legacy Parcel and the Smith's Parcel at the access point as set forth in any document filed of record in the real property records of Bernalillo County, New Mexico prior to the date of this Easement Agreement, which access easement will be modified pursuant to the terms of this Easement Agreement.

6. Reciprocal Indemnification. Each party, on behalf of itself, its successors and assigns, hereby agrees to indemnify the other party, on demand, from and against any and all claims, actions, causes of action, damages, injuries to personal property, demands, judgments, expenses, including reasonable attorney fees caused by the indemnifying party, its agents, representatives or employees.

7. Termination of Liability on Transfer or Conveyance. Any transfer or conveyance of either party's title to or interest in the real property described on the attached Exhibit "A-1" or Exhibit "A-2" to another person or entity will result in the automatic termination of the transferor's liability for any breach of any covenant under this Easement Agreement which occurs at any time after the instrument of transfer or conveyance is filed for record in the real property records of the County Clerk of Bernalillo County, New Mexico.

8. Notices. All notices, requests, demands, waivers and other communications given by any party or successor in interest of any party to this Easement Agreement with respect to this Easement Agreement will be in writing and, unless otherwise specifically provided in this Agreement, will be deemed to have been given on the date delivered in person or three days after being deposited with the United States Postal Service, by certified or registered mail, postage prepaid, and addressed to the then current owner of record of the real estate described on the attached Exhibit "A-1" or the real estate describe on the attached Exhibit "A-2" as shown in the real property records of the County Clerk of Bernalillo County, New Mexico.

9. Disputes and Reimbursement of Expenses. If any party now or hereafter bound by or subject to this Easement Agreement files an action against any other party bound by or subject to this Agreement (i) to enforce any of the provisions of this Easement Agreement, (ii) to protest any other party's interest under this Easement Agreement, or (iii) to recover damages for any breach of this Easement Agreement, and a final order or judgment is ultimately entered in the action (the finality of which is not legally contested), then the party that does not prevail in the action will reimburse the prevailing party for all expenses and costs, including, without limitation, all discovery and court costs and the reasonable, actual attorney fees, incurred by the prevailing party with respect to the action, unless the parties otherwise agree, in writing. To the fullest extent allowed by law, the parties hereby waive their right to a jury trial for disputes arising under this Agreement.

10. Jurisdiction. Each of the parties to this Easement Agreement irrevocably submits in any suit, action or proceeding arising out of or relating to this Easement Agreement to the jurisdiction of Second Judicial District Court of Bernalillo County, New Mexico, and waives any

and all objections to the jurisdiction of such court that the party may have under the laws of either the state of New Mexico or the United States of America.

11. Severability. If any provision of this Easement Agreement is determined by a court or arbitrator, with competent jurisdiction, to be invalid, unenforceable or otherwise ineffective, then that provision will be severed from the remainder of this Easement Agreement, and the remaining provisions of this Easement Agreement will remain in effect and enforceable. Any party bound by this Easement Agreement may request, in any proceeding in which any provision is determined to be invalid, that the court or arbitrator reform the invalid provision or provisions in such a manner as to cause the invalid provision or provisions to be valid and enforceable while at the same time accomplishing as nearly as possible the original intent of the parties in including such provision in the Easement Agreement.

12. Governing Law; Binding Effect. This Easement Agreement is governed by, and will be construed according to, the laws of the state of New Mexico and is binding on and will benefit the parties to this Easement Agreement and their respective successors and assignees.

13. Modification or Termination. This Easement Agreement may be modified or terminated only by a written instrument signed by the parties or their respective successors, assignees or legal representatives.

14. Headings. The subject headings of the sections of this Easement Agreement are included for the purpose of convenience only and will not affect the construction or interpretation of any of the terms of this Easement Agreement.

15. Entire Agreement. This Easement Agreement constitutes the entire agreement of the parties, and supersedes all previous agreements, whether written or oral, between or among the parties, with respect to the subject matter of this Easement Agreement, except as otherwise expressly set forth or reaffirmed in this Easement Agreement.

IN WITNESS WHEREOF, the parties have caused this Easement Agreement to be executed as of the date first set forth above.

**WESTFALL LEGACY, LLC**

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

Christine J. Redd, Its Managing Member

**SMITH'S FOOD & DRUG CENTERS, INC.,**  
an Ohio corporation

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

Its: \_\_\_\_\_

and all objections to the jurisdiction of such court that the party may have under the laws of either the state of New Mexico or the United States of America.

11. Severability. If any provision of this Easement Agreement is determined by a court or arbitrator, with competent jurisdiction, to be invalid, unenforceable or otherwise ineffective, then that provision will be severed from the remainder of this Easement Agreement, and the remaining provisions of this Easement Agreement will remain in effect and enforceable. Any party bound by this Easement Agreement may request, in any proceeding in which any provision is determined to be invalid, that the court or arbitrator reform the invalid provision or provisions in such a manner as to cause the invalid provision or provisions to be valid and enforceable while at the same time accomplishing as nearly as possible the original intent of the parties in including such provision in the Easement Agreement.

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IN WITNESS WHEREOF, the parties have caused this Easement Agreement to be executed as of the date first set forth above.

**WESTFALL LEGACY, LLC**

By: \_\_\_\_\_  
Christine J. Redd, Its Managing Member

**SMITH'S FOOD & DRUG CENTERS, INC.,**  
an Ohio corporation

By:   
Its: VP

STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO )

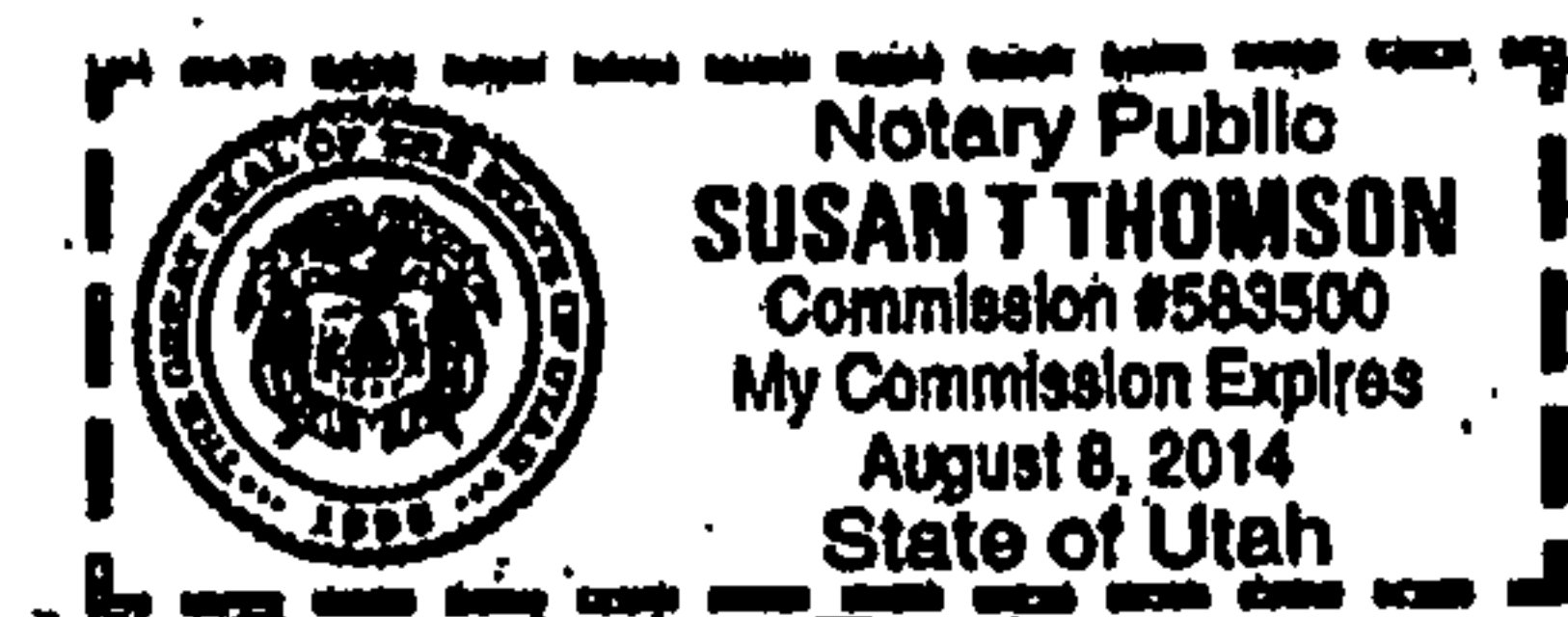
This instrument was acknowledged before me on \_\_\_\_\_, 2013 by Christine J. Redd, as Managing Member of Westfall Legacy, LLC, a New Mexico limited liability company, on behalf of the company.

\_\_\_\_\_  
Notary Public

My commission expires:  
(Seal or Stamp)

STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

On this 25<sup>th</sup> day of NOVEMBER, 2013, personally appeared before me STEVEN M. SORENGEN, who duly acknowledged to me that he executed the foregoing Easement Agreement as VICE PRESIDENT of SMITH'S FOOD & DRUG CENTERS, INC., an Ohio corporation, Grantee.



My Commission Expires:  
8-8-14

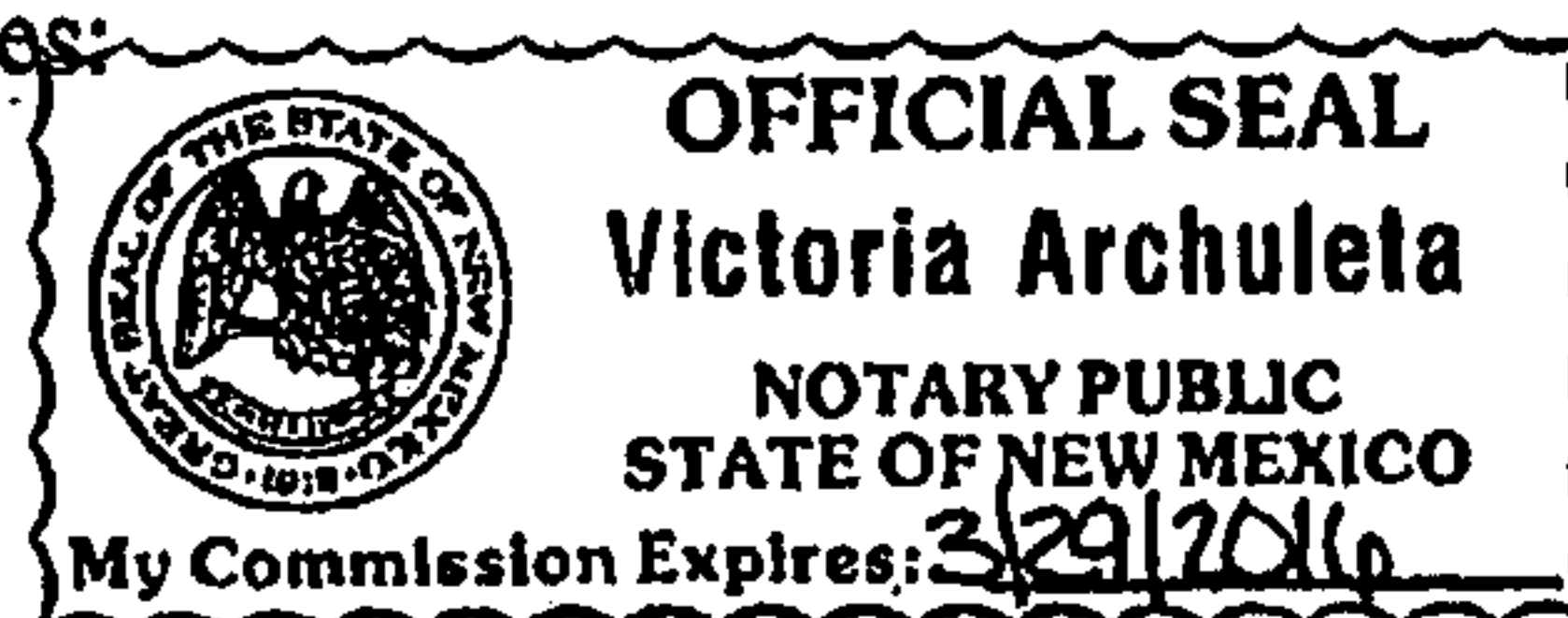
Susan T. Thomson  
Notary Public  
Residing at: SALT LAKE COUNTY, UTAH

STATE OF NEW MEXICO           )  
                                          ) ss.  
COUNTY OF BERNALILLO       )

This instrument was acknowledged before me on November 25, 2013 by Christine J. Redd, as Managing Member of Westfall Legacy, LLC, a New Mexico limited liability company, on behalf of the company.

Victoria Archuleta  
Notary Public

My commission expires:  
(Seal or Stamp)



STATE OF UTAH                   )  
                                          ) ss.  
COUNTY OF SALT LAKE        )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2013, personally appeared before me \_\_\_\_\_, who duly acknowledged to me that he executed the foregoing Easement Agreement as \_\_\_\_\_ of SMITH'S FOOD & DRUG CENTERS, INC., an Ohio corporation, Grantee.

\_\_\_\_\_  
Notary Public  
Residing at:

My Commission Expires:  
\_\_\_\_\_

**Exhibit A-1  
Smith's Parcel**

**Smith's #485  
Louisiana and Montgomery  
Fuel Center Property  
Tract 2-D and a Portion of Tract 2**

**August 12, 2013**

All of Tract Two-D (2-D) as shown on plat entitled "PLAT OF TRACTS 2-D AND 2-E MUNICIPAL ADDITION No. 1 WITHIN SECTION 36, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JULY 2007", filed in the office of the County Clerk, Bernalillo County, New Mexico on July 27, 2007, in Plat book 2007C, Page 202, as Document No. 2007108802 along with a Portion of Tract 2 of the replat of a portion of Tract "G" of the replat of municipal addition No. 1, a subdivision, Albuquerque, New Mexico, as the same is shown and designated on said replat filed in the office of the County Clerk of Bernalillo County, New Mexico, January 28, 1964;

And being more particularly described metes and bounds by survey as follows:

BEGINNING at the Northeast Corner of said Tract 2-D marked by a 5/8 inch rebar in place, at a point on the Easterly Line of said Tract 2 which is the Westerly Line of a public street known as Louisiana Boulevard NE;

Running from said beginning point South 0°08'59" West 124.55 feet along said Westerly Line of Louisiana Boulevard;

THENCE Southwesterly along the arc of a 25.00 foot radius curve to the right a distance of 39.71 feet (Center bears North 89°51'01" West, Central Angle equals 91°00'43" and Long Chord bears South 45°39'21" West 35.67 feet) to the Northerly Line of Montgomery Boulevard marked by a 5/8 inch rebar in place;

THENCE North 88°50'18" West, 88.10 feet along said Northerly Line to the Southwest Corner marked by a 5/8 inch rebar in place;

THENCE North 0°19'28" West 53.30 feet to a 5/8 inch rebar in place;

THENCE North 89°40'32" West 36.01 feet to a 5/8 inch rebar in place;

THENCE North 0°08'59" East 97.64 feet along the West Line of said Tract 2-D to the Northwest Corner marked by a 5/8 inch rebar in place;

THENCE, North 0°05'13" East 100.23 feet to the Northwest Corner marked by a 5/8 inch rebar in place;

THENCE, South 88°50'18" East 149.99 feet to the Northeast Corner on the Westerly Line of Louisiana Boulevard marked by a 5/8 inch rebar in place;

THENCE South 0°04'33" East, along said Boulevard Line, 100.23 feet to the point of  
BEGINNING. **Contains 35,476 sq. ft. or 0.814 acre**



**Exhibit A-2  
Westfall Legacy Parcel  
(4111 Louisiana Blvd. NE, Albuquerque, NM 87109)**

**Smith's #485  
Louisiana and Montgomery  
Property North of Fuel Center  
Portion of Tract 2**

**August 12, 2013**

Comprising a Portion of Tract 2 of the replat of a Portion of Tract "G" o the replat of Municipal Addition No. 1, a Subdivision, Albuquerque, New Mexico, as the same is shown and designated on the plat of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico, January 28, 1964;

And more particularly described by survey of Elder Company in December 1970, as follows:

Beginning at the Southeast corner, marked by a 3/4 inch iron pipe stake in place, a point on the Easterly line of said Tract 2 which is the Westerly line of a public street known as Louisiana Boulevard NE, whence the Southeast corner of said Tract "G" bears S. 0° 02' 25" E., along said boulevard line, 250.00 feet distant; Running from said beginning point N. 88° 59' 40" W. 150.00 feet to the Southwest corner;

Thence N. 0° 02' 25" W., 50.05 feet to the Northwest corner marked by a 1/2 reinforcing rod stake set firmly in the ground;

Thence S. 88° 59' 40" E., 150.00 feet to the Northeast corner marked by a 3.4 inch iron pipe set in place of a 1/2 inch iron pipe stake found in place, but disturbed;

Thence, S. 0°02' 25" E., along said Boulevard 50.05 feet to the point of Beginning.

## **Wolfenbarger, Jeanne**

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**From:** Williams, Brennon  
**Sent:** Monday, September 15, 2014 9:43 AM  
**To:** Wolfenbarger, Jeanne  
**Subject:** RE: Smith's Fuel (F18-D057), Project #1010174, 14 DRB-70263 and Appeal AC-14-9, DRC 791982

Hi Jeanne –

Because the lots (2D & 2E, Municipal Addition #1) are held in single ownership, they constitute a premise as defined by the zoning code. Replatting of these two parcels into a one tract is not required by my office. Also, I haven't heard anything from the Anderson folks about this, although they may have talked to other members of my staff.

Please let me know if you have any other questions.

Sincerely,

**Brennon Williams**  
Code Compliance Manager  
Planning Department  
City of Albuquerque  
600 2<sup>nd</sup> St. NW, Suite 500  
Albuquerque, NM 87102  
[bnwilliams@cabq.gov](mailto:bnwilliams@cabq.gov)

---

**From:** Wolfenbarger, Jeanne  
**Sent:** Friday, September 12, 2014 11:40 AM  
**To:** Williams, Brennon  
**Subject:** FW: Smith's Fuel (F18-D057), Project #1010174, 14 DRB-70263 and Appeal AC-14-9, DRC 791982

Good morning, Brennon. I am a new engineer working with Kristal, and I was asked to get in contact with you. Regarding the Smith Engineering fuel center on Louisiana and Montgomery, are you going to require to have the existing lot line that runs east-west through the center of the new pump station to be vacated? (See e-mail below.)

Has Anderson tried to contact you regarding this?

Jeanne

---

**From:** Metro, Kristal D.  
**Sent:** Friday, September 05, 2014 10:51 AM  
**To:** 'Kirk Randall'  
**Cc:** Biazar, Shahab; Michel, Racquel M.  
**Subject:** RE: Smith's Fuel (F18-D057), Project #1010174, 14 DRB-70263 and Appeal AC-14-9, DRC 791982

Mr. Randall,  
After further discussion, we have agreed to defer the decision regarding replat to Zoning.  
Sincerely,  
Kristal Metro, City of Albuquerque Transportation Development

---

**From:** Kirk Randall [<mailto:kirkr@awagreatbasin.com>]

**Sent:** Friday, August 29, 2014 3:18 PM

**To:** Michel, Racquel M.; Metro, Kristal D.

**Cc:** Cloud, Jack W.; Biazar, Shahab; Bret Wahlen; Sorensen, Steve; Roger Gough ([roger.gough@sfdc.com](mailto:roger.gough@sfdc.com)); Jeff Randall

**Subject:** Smith's Fuel (F18-D057), Project #1010174, 14 DRB-70263 and Appeal AC-14-9, DRC 791982

Dear Ms. Michel,

We are writing in regards to the proposed Smith's #485 Fuel Center at 6941 Montgomery Blvd. NE and the requirement per your departments review letter dated June 18, 2014 (F18-D057) to consolidate the parcels into a single lot prior to TCL approval. (see attached letter)

This seems to be a pretty standard procedure in Albuquerque that we have done before but since as you are probably aware our attempt to do this has been appealed (see attached notice), we are questioning the need to make this a requirement for this project, I have been searching the city codes etc. and other than references in the International Building Code regarding setbacks and fire protection etc. which are a little vague and open to interpretation, we cannot really find anything that would require this action.

Since the canopy portion of our project would be what was straddling a parcel line (see attached site plan), we are wondering if even the building codes would apply? Or if possibly something like a recorded deed restriction on these parcels not to be sold separately would satisfy the need?

As always, Smith's strives to follow all procedures and requirements for a project and we are not looking to not do that, but before we spend a lot of time and energy to deal with this appeal we would like to make sure it is a necessary part of the project and would appreciate it if you could refer us to the code requirements or take under consideration the nature of this project with this request.

We appreciate your help and consideration,

Mr. Cloud and Mr. Biazar, I have copied you on this question as well and would also appreciate any input from you regarding this.

Thanks everyone,

**Kirk Randall PLS**

Senior Project Manager



2010 N. Redwood Road

Salt Lake City, UT 84116

D: 801.410.8520

C: 801.403.6847

[kirkr@awagreatbasin.com](mailto:kirkr@awagreatbasin.com)

[www.awaengineering.net](http://www.awaengineering.net)

Please note a new direct number, email and our new website

## Kirk Randall

---

**From:** Michel, Racquel M. <rmichel@cabq.gov>  
**To:** Kirk Randall  
**Sent:** Monday, September 08, 2014 9:16 AM  
**Subject:** Read: RE: Smith's #485 Fuel Center F18D057 - 2nd Submittal

Your message

**To:**  
**Subject:** Smith's #485 Fuel Center F18D057 - 2nd Submittal  
**Sent:** Monday, September 08, 2014 9:16:20 AM (UTC-07:00) Mountain Time (US & Canada)

was read on Monday, September 08, 2014 9:16:10 AM (UTC-07:00) Mountain Time (US & Canada).



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## ***Public Works Department Transportation Development Services Section***

July 2, 2002

Ed Landreth, P.E.  
Landreth Engineering LLC  
P.O. Box 92156  
Albuquerque, NM 87199

Re: Certification Submittal for Final Building ~~Certificate~~ of Occupancy for  
J.M. Carwash, [F-18 / D057]  
6941 Montgomery Blvd. N.E.  
Engineer's Stamp Dated - No Stamp

*Permit Already Approved?*

Dear Mr. Landreth:

The TCL / Letter of Certification submitted on June 26, 2002 is not sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Based on the information provided on your submittal, the above referenced project is approved for a 30-day Temporary C.O.

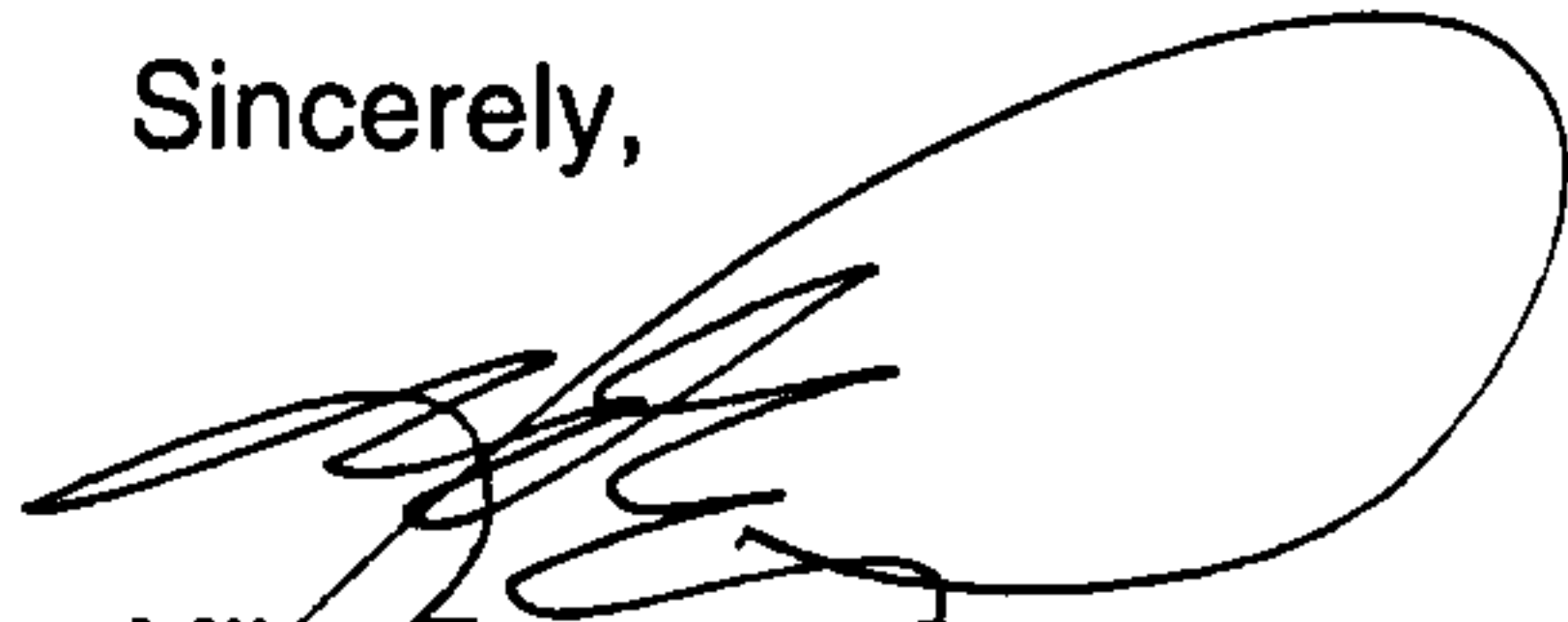
A Temporary C.O. has been issued allowing the outstanding procedural issue to be completed within this time period: a Letter of Certification (specifically stating "Certification"), stating that the site was built in substantial compliance with the approved plan, needs to be submitted with the TCL. A second, acceptable option that is offered by this office—place a typed or stamped Statement of Certification on the approved TCL copy--can be used for the response. The letter and/or TCL must be stamped with the designer's seal, signed and dated for that certification. All documentation must be submitted with a completed Drainage and Transportation Information Sheet (also used for the Grading and Drainage submittal) to Hydrology at the Development Services Center.

When this and the following issues are fully completed, are in substantial compliance, and a Certification Package for Transportation has been resubmitted to the City's Hydrology office (at the front counter of Planning) for evaluation and approval, a Permanent C.O. will be issued: 1) Removal of all construction fencing and all equipment and refuse/compactors, in the traffic/pedestrian circulation areas, 2) Removal of all landscape material (gravel, bark, etc.) from parking stalls for Final C.O. From the time of this Temp C.O., up to Certification for Final C.O., make sure material is contained in single stall or stalls needed to hold landscape material, keeping surrounding area clean of this material, to relieve liability.

Resubmit acceptable package along with fully completed D & T Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3620.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Zamora', with a large, loopy flourish extending from the end.

Mike Zamora, Commercial Plan Checker  
Development and Building Services  
Planning Department

c: Hydrology file  
Mike Zamora

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

F-18/DS7

PROJECT TITLE: J. M. CAR WASH ZONE MAP/DRG. FILE #: \_\_\_\_\_  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 2, MUNICIPAL ADDITION, 1964, UNIT 1  
 CITY ADDRESS: 6941 MONTGOMERY BLVD. NE.

ENGINEERING FIRM: LANDRETH ENGR. LLC  
 ADDRESS: P.O. BOX 92156  
 CITY, STATE: ALBUQ., NM 87199

CONTACT: ED LANDRETH  
 PHONE: 239.9915  
 ZIP CODE: 87199

OWNER: JOEL MARKS  
 ADDRESS: 548 PASEO de BOSQUE  
 CITY, STATE: ALBUQ., NM 87107

CONTACT: JOEL MARKS  
 PHONE: 681.7148  
 ZIP CODE: 87107

ARCHITECT: JAMES W. GREEN ARCHITECT  
 ADDRESS: 10421 CAMINO DEL OSO NE  
 CITY, STATE: ALBUQ., NM 87111

CONTACT: JIM GREEN  
 PHONE: 296.1456 238.1397  
 ZIP CODE: 87111

SURVEYOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

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

CONTRACTOR: BMI CONSTRUCTION  
 ADDRESS: 141 VINEYARD NW  
 CITY, STATE: ALBUQ., NM 87107

CONTACT: BILL IRBY  
 PHONE: 440.0234  
 ZIP CODE: 87107

**CHECK TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ 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:**

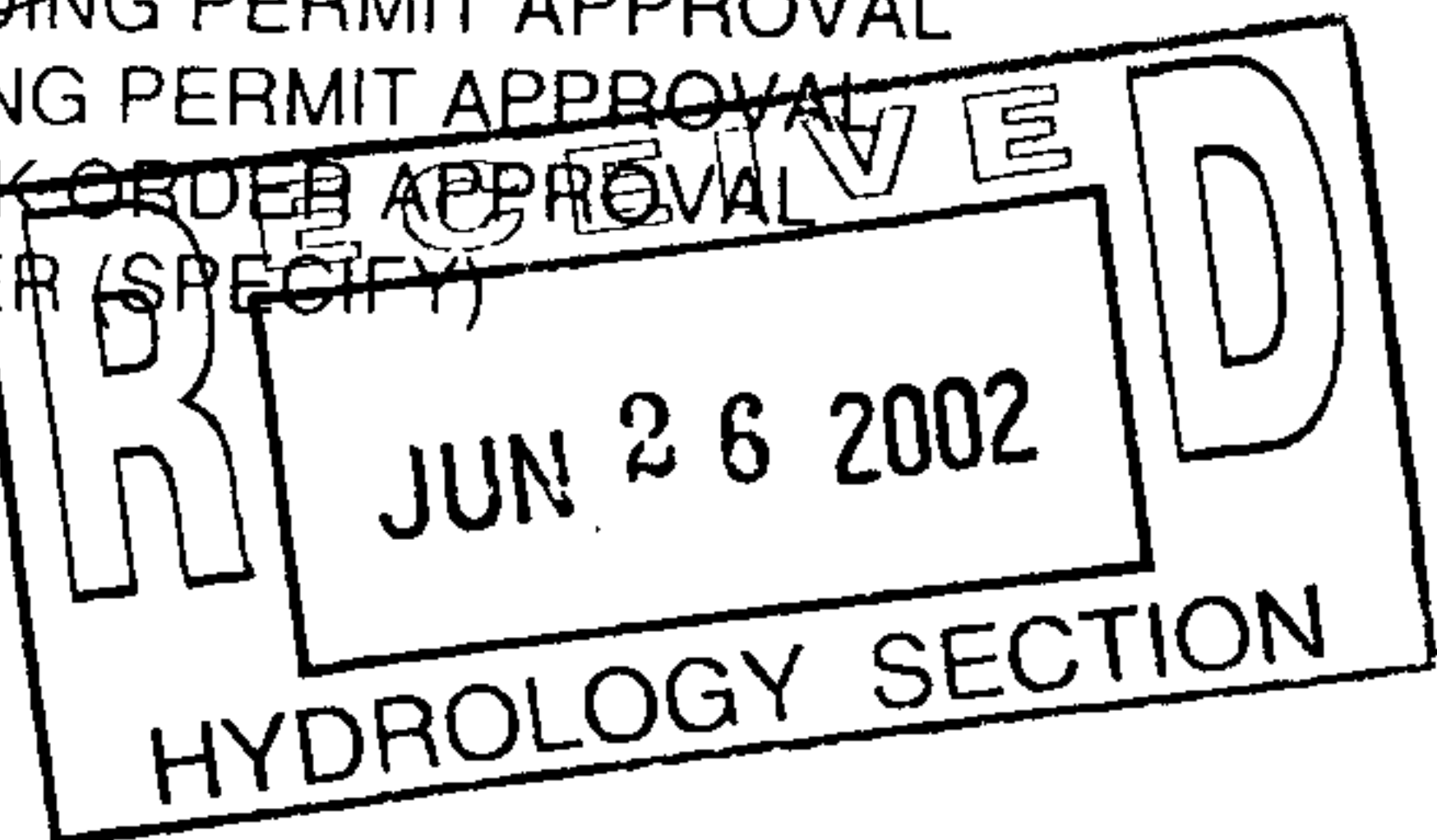
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

Permit Already Approved

**WAS A PRE-DESIGN CONFERENCE ATTENDED:**

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 6/26/02 BY: \_\_\_\_\_



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:

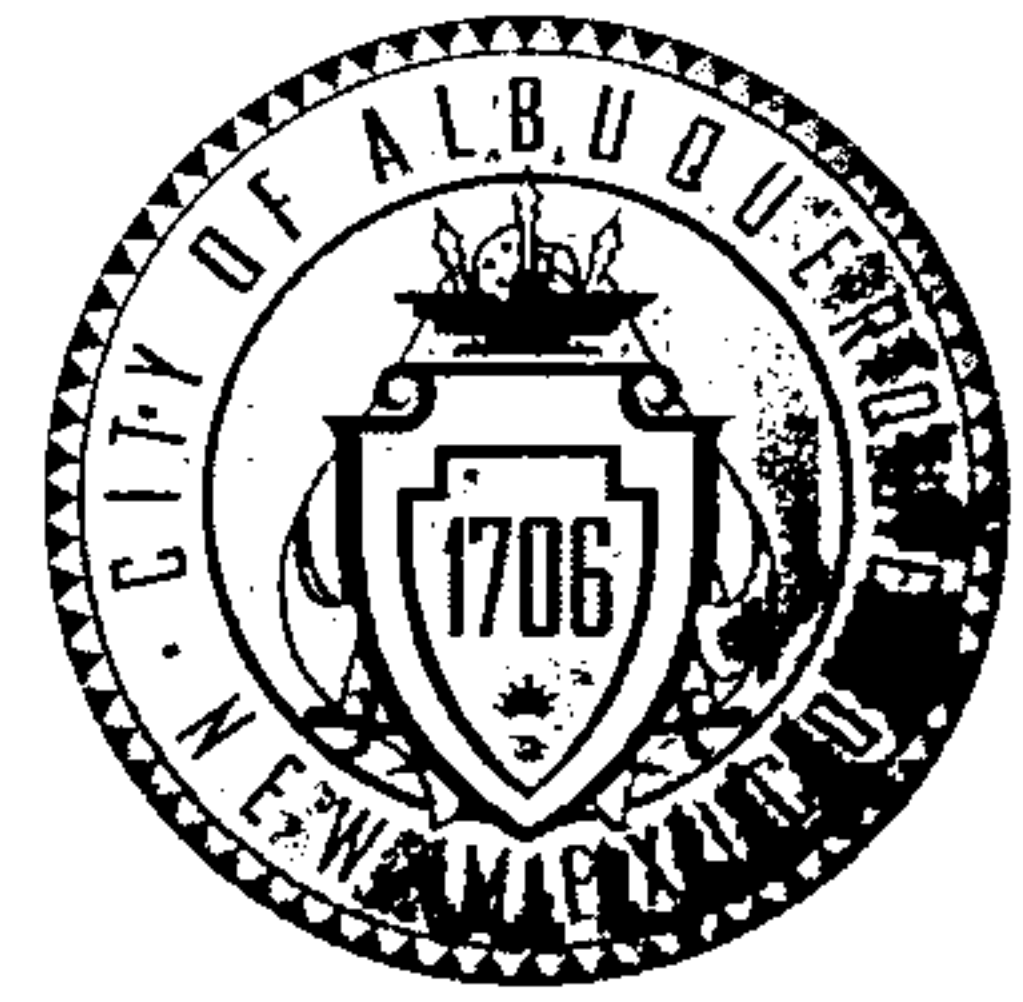
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

7/6/02 - Rejd c.o. not ch/Vicki; 7/6/02 - Sent letter; 7/6/02 - 1/9/02 in

CoO? issue today  
Date? then send  
letter: letter  
Cont'n. Needed.

1/15/2001

# CITY OF ALBUQUERQUE



June 18, 2014

David Anderson, P.E.  
c/o Kirk Randall  
Anderson Wahlen & Associates  
2010 North Redwood Road  
Salt Lake City, UT 84116

**Re: Smith's #485 Fuel Center, 6941 Montgomery, Traffic Circulation Layout  
Engineer's Stamp dated 6-13-14 (F18-D057)**

Dear Mr. Randall,

Based upon the information provided in your submittal received 6-17-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

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

1. The development of this site must be in compliance with current City of Albuquerque Development Process Manual (COA, DPM) and ADA standards and regulations.
2. Fuel stations with 13 or more fuel pumps require a Traffic Impact Study (TIS) to determine the anticipated traffic impacts of the development on the major street network that serves the proposed development. Please contact Tony Loyd at [TLoyd@cabq.gov](mailto:TLoyd@cabq.gov) or (505) 924-3934 for details.
3. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please indicate width path and ramps, provide details. Proposed connection near bus stop does not appear to be ADA accessible.
4. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please label width.
5. Please list the width for all parking spaces.
6. The handicapped spaces must be a minimum of 8.5 feet in width.
7. The handicapped spaces must include an 8-foot wide van access aisle
8. Define width of the existing sidewalks along public frontage.
9. Per DPM, any existing concrete ROW infrastructure that is broken or cracked shall be removed and replaced to the nearest construction joint.
10. Please indicate location & width of all existing curb cuts/driveways.
11. Abandon curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard (#2430 and #2415).

12. Proposed shared driveway to be widened must provide details or refer to appropriate city standard (i.e. COA STD DWG #2426, includes curb returns, sidewalk ramps, valley gutter.)
13. Show a detail of the wheelchair ramps located at the proposed driveway, or refer to the appropriate city standard. Truncated domes are required at ramp termini.
14. Please include a copy of your shared access agreement with the adjacent property owner.
15. Current AGIS shows lot lines not indicated on TCL. The Legal Description provided indicates site occupies 3 lots. A consolidation of lot lines will be required through the Development Review Board. The replat process must be initiated prior to TCL approval and recorded prior to Certificate of Occupancy. Please indicate existing lot lines and note to be vacated by Plating action DRB # provided at submittal on the TCL.
16. Proposed median modification must be approved through the Design Review Committee (DRC). The proposed left turn stacking lane, end radius and location must be approved. The proposed widening of the median opening may allow a conflict between vehicles exiting site and those entering site from left turn lane. The median opening may need to be tightened. Please contact Racquel Michel, DRC Traffic Engineer at [RMichel@cabq.gov](mailto:RMichel@cabq.gov) or 505-924-3630 to discuss the details.
17. Work within the public right of way requires a work order with DRC approved plans.
18. Please add the following note: "Landscaping and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

If you have any questions, you can contact me at 924-3924.

Sincerely,



Cynthia K Beck  
Associate Engineer, Planning Dept.  
Development Review Services

C: File

## Beck, Cynthia

---

**From:** Beck, Cynthia  
**Sent:** Thursday, June 19, 2014 9:41 AM  
**To:** 'Kirk Randall'  
**Subject:** RE: TCL Comment: Smith's #485 Fuel Center ( F18D057)

Kirk,  
Ideally, a direct ADA accessible path connecting the bus stop to the business would be a smart choice, but given this specific development it seems less imperative. The connection from Louisiana is acceptable. Please provide a note in the future TCL explaining the grade issue to qualify reason for not providing an ADA connection from Montgomery.

I agree that a TCL submittal should wait until the other departments have provided input. The design of the median may affect driveway details so waiting is probably the best choice. My comments were based on what I was reviewing. My review is straight out of the DPM guidelines. I can not speak for future review of this site plan. Other disciplines will review the site plan...solid waste, fire and zoning may request a change that would impact the TCL. However, it is a simply site plan and probably does not require much adjustments.

Thanks for the good wishes,

Sincerely...until 6/24/14,

Cynthia K Beck, RN  
Associate Engineer, Planning Dept.  
Development & Review Services  
600 2nd St. NW Suite 201  
Albuquerque NM 87102  
(505) 924-3924

-----Original Message-----

From: Kirk Randall [mailto:kirkkr@awagreatbasin.com]  
Sent: Thursday, June 19, 2014 9:18 AM  
To: Beck, Cynthia  
Subject: RE: TCL Comment: Smith's #485 Fuel Center ( F18D057)

Thanks Cynthia, this is exactly what I was looking for to determine the necessary processes we needed, I have already reached out to Tony and we will start the replat process with DRB and public process with DRC. We will make the other corrections noted, one question on your comment about the sidewalk access near the bus stop, due to grades this will be tough to make it accessible, in the past I have only had to make one of the accesses accessible from the street which we can do with the Louisiana access. Does this satisfy the requirement?

It probably does not make sense to resubmit anything to you until some of these other processes get underway, (unless you want me to) so I assume this letter will be honoered by future reviewers.

Good Luck with your new endeavors,  
Thanks,

Kirk Randall PLS  
Senior Project Manager

2010 N. Redwood Road  
Salt Lake City, UT 84116  
D: 801.410.8520  
C: 801.403.6847

kirkkr@awagreatbasin.com  
www.awaengineering.net

Please note a new direct number, email and our new website

-----Original Message-----

From: Beck, Cynthia [mailto:cbeck@cabq.gov]  
Sent: Thursday, June 19, 2014 8:22 AM  
To: Kirk Randall  
Subject: TCL Comment: Smith's #485 Fuel Center ( F18D057)

Good morning Kirk Randall,

Please see attachment for a scan of the comments/deficiencies with the submitted Traffic Circulation Layout.

If I failed to make my comments clear, please feel free to contact me for clarification.

Sincerely,

Cynthia K Beck  
Associate Engineer, Planning Dept.  
Development & Review Services  
600 2nd St. NW Suite 201  
Albuquerque NM 87102  
(505) 924-3924



**ANDERSON WAHLEN & ASSOCIATES**

Great Basin Engineering South

June 13, 2014

City of Albuquerque  
Planning Department  
Development Review Services Division  
600 2<sup>nd</sup> St. NW, Suite 201  
Albuquerque, NM 87102

**RE: Smith's #485 Fuel Center  
6941 Montgomery Blvd NE, Albuquerque NM**

To Whom it May Concern:

Smith's Food and Drug Centers is proposing to construct a new fuel center across the street from its existing store at 6941 Montgomery Blvd. NE. The fuel center will consist of an overhead canopy (43'x 154') and a cashier's kiosk (240 square feet). The kiosk contains one restroom for employee use. The kiosk will sell small conveniences such as candy, ice, and oil. The facility will provide nine multi-product dispensers for a total of eighteen fueling positions. The attendant will be available during regular store hours of 07:00 am to 11:00 pm with pay at the pump option available 24 hours. There are two underground storage tanks. One is 20,000 gallons and the other a 10,000/8,000 gallon dual split tank. It is anticipated that the tanks will be filled three to four times a week during normal business hours depending on demand.

Two existing driveways along Louisiana Blvd. will be closed and an existing shared driveway near the NE corner of the parcel lining up with Alcazar Road will be widened and developed to city standards. An existing median in Louisiana is proposed to be modified to create a left turn pocket for this driveway as well. Access from Montgomery will be through an existing driveway and these two driveways will provide access and circulation through the site. Due to existing conditions and restrictions these driveways are proposed with a 20' radius.

Traffic will circulate around the perimeter of the fuel center in generous drive aisles that will allow stacking and circulation as demonstrated on the site plan.

Please feel free to call with additional questions 801-521-8529.

Sincerely,

Kirk Randall  
Senior Project Manager





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Smith's #485 Fuel Center Building Permit #: \_\_\_\_\_ City Drainage #: F18D057  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Tract 2-D Municipal Add No.1, portion of Tract 2 replat of Tract G replat Municipal Add No.1  
City Address: 6941 Montgomery Blvd. NE

Engineering Firm: Anderson Wahlen & Associates Contact: Kirk Randall  
Address: 2010 North Redwood Road, Salt Lake City, UT 84116  
Phone#: 801-410-8520 Fax#: 801-521-9551 E-mail: kirk@awagreatbasin.com

Owner: Smith's Food & Drug Centers, Inc. Contact: Roger Gough  
Address: 1550 South Redwood Road, Salt Lake City, Ut 84104  
Phone#: 801-974-1529 Fax#: 801-974-1628 E-mail: roger.gough@sfdc.com

Architect: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

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)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL PERM)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) \_\_\_\_\_



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

DATE SUBMITTED: 6-17-2014 By: Kirk Randall

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:

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

I want to...

All Available Layers



Smith Fuel Station 9 dispensers  
w/ employee kiosk 18 Fuel Pumps  
Median Modification

**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

Attn: Mike Zamora

PROJECT TITLE: ✓ IM Car Wash ZONE MAP/DRG. FILE #: F18-D057  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 2 Municipal Add.  
CITY ADDRESS: 6941 Montgomery, NE

ENGINEERING FIRM: Landreth Engineering  
ADDRESS: P.O. Box 92156  
CITY, STATE: ABQ, NM

CONTACT: Ed Landreth  
PHONE: 239-9915  
ZIP CODE: 87199

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
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: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:

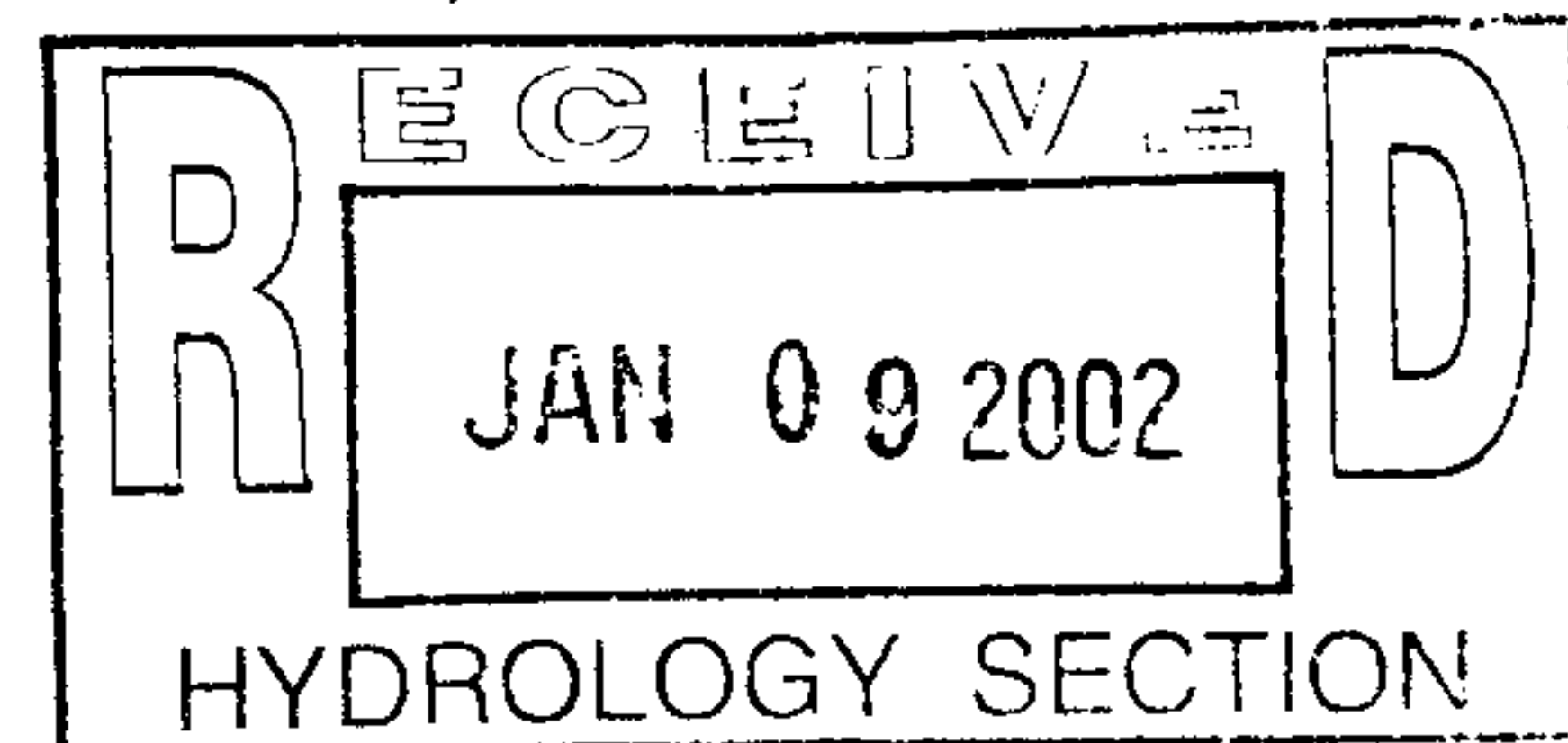
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

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: 1/9/02 BY: Ed Landreth

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
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

C. 117  
T. 117  
U. 117  
7-20-01

**TRAFFIC CIRCULATION LAYOUT SITE PLAN CHECKLIST**  
**REVISED DRAFT 9/18/01**

The City Zoning Code requires the design of access and circulation for parking areas and drive through facilities to be satisfactory to the Traffic Engineer. The design of these parking areas is a melding of a number of objectives of a development including safety, efficiency, aesthetics, etc. From a vehicular transportation point of view, one of the most critical areas of concern is the location and manner of access from the adjacent street. The interface of the development adjacent to these areas also plays a major role in how safely and efficiently they operate. These guidelines for the layout of the parking areas represent engineering design standards that will result in good operational and safety characteristics. However, with the many variables in design and unique characteristics that can be encountered, the designer may need to investigate other means of satisfying desirable operational and safety characteristics. Prior to embarking on a design for these unusual conditions, the designer should contact the Traffic Engineer to reach agreement on the modifications to these guidelines. Traffic Circulation Layout (TCL) Site Plans are required for commercial and institutional buildings, multi-family residential buildings and commercial additions of 500 square feet or more.

NOTE: The following checklist is intended to be used as a guide for preparing your Traffic Circulation Layout Plan to meet any or all of the traffic requirements. It is only a guide. Some items may not be applicable to your particular project; some items may require more detail.

**I. General Information:**

- ~~A.~~ Completed Drainage/TCL Information Sheet-(DPM Volume 1, Chapter 17)
- ~~B.~~ Planning History-Relationship to approved site plans, masterplans, and/or sector plans site
- ~~C.~~ Description:
  - ~~1.~~ Vicinity map (zone atlas map) showing location of the development in relation to well-known landmarks, municipal boundaries and zone atlas map index number
  - ~~2.~~ Address and legal description or copy of current plat
  - ~~3.~~ All requests for variances from policies, ordinances or resolutions which are necessary to implement this plan must be specifically identified
  - ~~4.~~ Type of development (restaurants, banks, convenience markets, service station, super markets, auto car wash, etc.)
  - ~~5.~~ Size of development
  - ~~6.~~ Parking spaces required by Zoning Code or prior EPC approved Site Development Plan
  - 7. Executive Summary-Provide a brief yet comprehensive discussion of the following:
    - ~~a.~~ General project location
    - ~~b.~~ Development concept for the site
    - ~~c.~~ Traffic circulation concept for the site
    - ~~d.~~ Impact on the adjacent sites
    - ~~e.~~ Reference any applicable Traffic Impact Studies (TIS) or previously approved plans
    - ~~f.~~ Variance required to accommodate unusual site constraints

J. M. Carwash - 6941 Montgomery VE - [FILE/DOST]

## II. Plan Drawings:

- A. Professional Architect's/Engineer's stamp with signature and date
- B. Drafting standards: (Reference City Standards, DPM Volume 2, Chapter 27)
  - ① North Arrow
  - 2. Scales-recommended engineer scales:
    - a. 1" = 20' for sites less than 5 acres
    - b. 1" = 50' for sites 5 acres or more
  - ③ Legend-see DPM manual, Volume 2, Tables 27.3a-27.3d for recommended standard symbols
  - 4. Plan drawings size: 24" x 36"
  - ⑤ Notes defining property line, rights-of-way, signs, street lights, fire hydrants, medians, water meter boxes, pavement limits and types, sidewalks, landscape areas, project limits, and all other areas whose definition would increase clarity

### C. Existing Conditions:

- 1. On-site
  - a. Identification of all existing buildings, doors, structures, sidewalks, curbs, driveways, walls, etc., and anything that influences parking and circulation of the site
  - ~~b.~~ Indication of all access existing easements and rights-of-way on or adjacent to the site with dimensions and purpose shown
- 2. Off-site
  - a. Identification of the right-of-way width, medians, curb cuts, street widths, etc. (both sides of street)

### D. <sup>NEW</sup> Proposed Conditions: <sup>NEW</sup> Proposed conditions should generally be superimposed on the drawings showing existing on-site and off-site conditions. Separate sheets may be used for on-site and off-site areas depending upon circumstances.

- 1. On-site
  - ~~a.~~ Indication of all proposed access easements and rights-of-way on or adjacent to the site with dimensions and purpose shown
  - b. Slopes
    - (1) Parking areas 1% min to 8% max
    - (2) Parking areas adjacent to major circulation aisles or adjacent to major entrances 1% min to 6% max
    - ~~(3) Handicap parking 1% min to 2% max~~ 4% to 6% Max *c. Return to Driveway*
    - (4) Handicap ramps with slope of 1:12 must be provided ~~where the sidewalk area where curbs intersect the pedestrian access to the building~~ *along route*

- ~~c.~~ Clearly delineate project phasing. A key map is recommended.
- ④ Parking stall sizes: (Reference City Standards, DPM, Figure 23.7.1)

e. Circulation:

- Chptr 23, Sect 7.*
- (1) General layout dimensions: Figure 23.7.1 provides the layout relationships between parking stalls and aisle widths for both large and small car parking areas
  - (2) Treatment of access points-Discuss how the curb cuts and/or drivepads comply with Chapter 23, Section 6
  - (3) Internal aisle connection:
    - (a) Parking lots with parking spaces, spaces greater than or equal to 100 must have landscaped islands at the ends of each row of parking
    - (b) Landscape island radius for passenger car is 15 feet (see DPM Figure 23.7.2)
    - (c) Landscape island radius for delivery trucks, fire trucks, etc. is 25 feet or larger (see DPM figure 23.7.2)
  - ~~(4)~~ Maximum aisle lengths: Aisle lengths required: 300-400 feet without internal circulation between aisles
  - (5) Sidewalk connections:
    - ~~(a)~~ ~~Provide a 4' sidewalk from the public sidewalk to the buildings within the development~~
    - (b) Provide a min 5' wide sidewalk when the stall will overhang the sidewalk
    - (c) Clear pedestrian route accessible should be provided when the parking space may overhang the sidewalk
  - (6) Curbing: Provide a min 6" or max 8" high concrete barrier curb between landscaping and parking areas and/or drive aisles
  - (7) Fire and emergency access: Provision for access by fire and emergency vehicles needs to be in accordance with the Albuquerque Fire Plan Checking Division
  - (8) Service Areas:
    - (a) Circulation:
      - 1) Design vehicle route needs to be shown
      - 2) No truck ramps, refuse/compactors or similar facilities permitted within circulation aisle
    - (b) No backing into or from public street allowed
    - (c) Service vehicle and/or refuse vehicle maneuvering must be contained on-site
    - (d) Aisle width required:
      - 1) Two-way traffic is 30'
      - 2) One-way traffic is 20'

- (9) Layout of large parking area: (400 spaces or more)
- (a) Main aisles should provide good pedestrian and vehicle visibility and access
- 1) Parking spaces shall not back into the main aisle
  - 2) Provide good pedestrian/vehicle visibility at main aisle
  - 3) Twenty-eight foot (28') is the maximum width for main aisle adjacent to building frontages
- (b) Ring roads or partial ring roads are required for shopping centers larger than 250,000 square feet of building area
- 1) Widths shall be determined based on traffic volumes
  - 2) Centers of 500,000 square feet may require turning lanes or additional lanes to accommodate projected traffic volumes
- (10) Signing, Striping: Adequate signing and striping needs to be incorporated into the design of the parking area which will help to convey to the motorist the proper use of the facility

- E. Access point lanes and queuing: (See Table 23.7.1)
- F. Drive through facilities-Discuss compliance with Chapter 23, Section 7
1. Off-site
    - a. Rights-of-way and easements to accommodate existing or proposed public street infrastructures shall be provided when necessary to support this development
    - b. Handicap ramps are required at street corners if site abuts the ~~corners~~  
CORNERS



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department  
Transportation Development Services Section***

December 27, 2001

Ed Landreth, P.E.,  
Landreth Engineering  
P.O. Box 92156  
Albuquerque, NM 87199

Re: TCL Submittal for Building Permit Approval for J.M. Car Wash, [F18 / D057]  
6941 Montgomery N.E.  
Engineer's Stamp Dated 12/18/01

Dear Mr. Landreth:

The location referenced above is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the previously provided TCL checklist, and red-lined TCL markup with comments.

Please resubmit revised TCL after addressing typed and marked up comments. Submit plan along with typed comments and all red-lined, mark-up copies.

Sincerely,

Mike Zamora  
Commercial Plan Checker  
Development and Building Services  
Public Works Department

c: Terri Martin, Hydrology  
Mike Zamora

**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

F-18/DS7

PROJECT TITLE: 1M On Wash ZONE MAP/DRG. FILE #: F18  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_  
LEGAL DESCRIPTION: Lot 2 Municipal Add  
CITY ADDRESS: 6941 Montgomery Blvd, NE  
ENGINEERING FIRM: Landreth Engineering CONTACT: Ed Landreth  
ADDRESS: P.O. Box 92156 PHONE: 239-9915  
CITY, STATE: ARIZONA 87199 ZIP CODE: \_\_\_\_\_  
OWNER: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ 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: \_\_\_\_\_

**CHECK TYPE OF SUBMITTAL:**

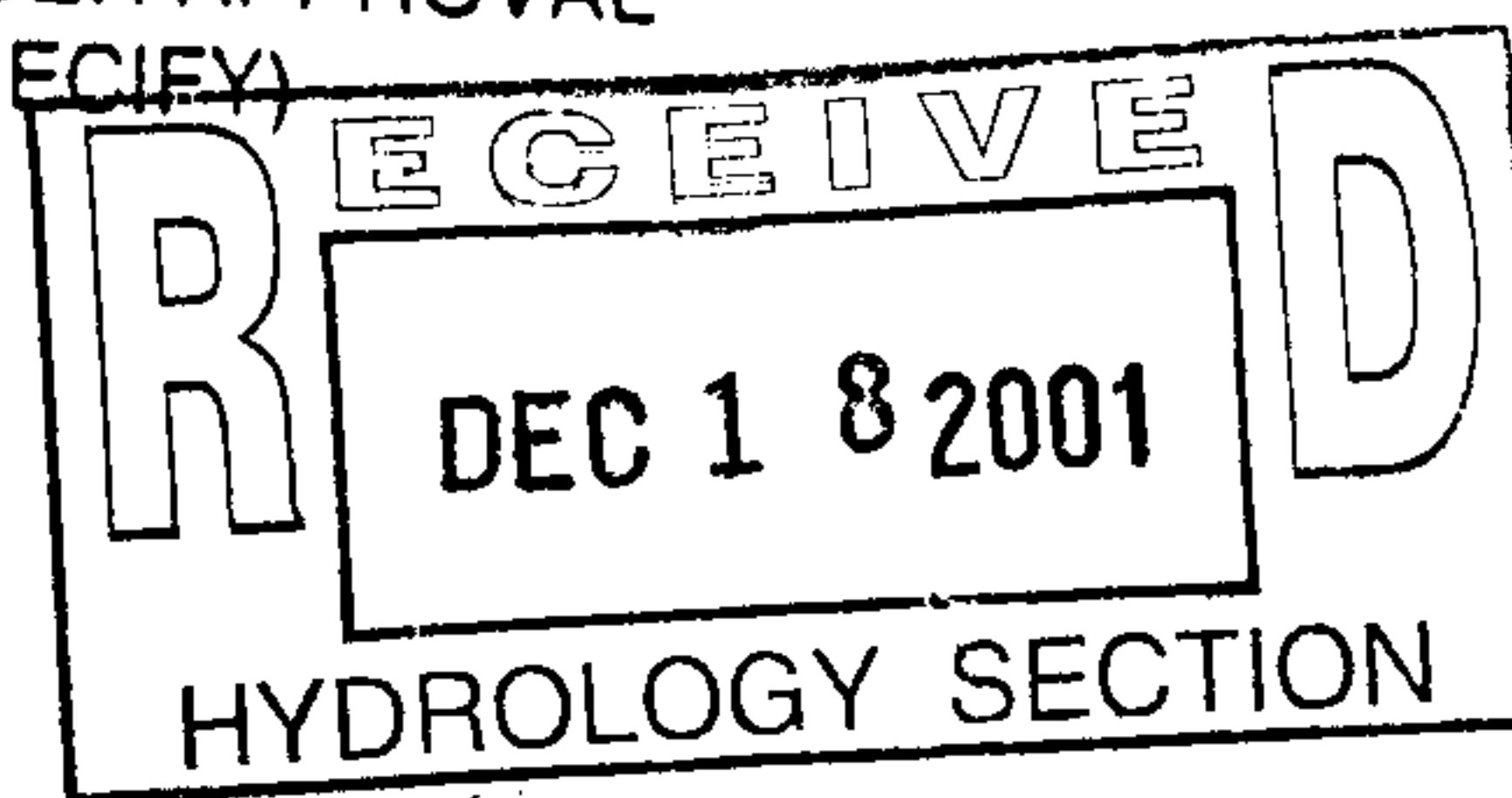
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

**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: 12/18/01 BY: Ed Landreth

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
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department  
Transportation Development Services Section***

February 12, 2002

Ed Landreth, P.E.  
Landreth Engineering  
P.O. Box 92156  
Albuquerque, NM 87199

Re: Certification Submittal for Final Building Certificate of Occupancy for  
J M Car Wash, [F18 / D057]  
6941 Montgomery N.E.  
Engineer's Stamp Dated 02/04/02

Dear Mr. Landreth:

The TCL submitted for latest review, dated Feb. 05, 2002 is not yet sufficient for acceptance by this office. It requires completion of the items not yet addressed on the checklist or the original mark up and items called out on the most recently revised TCL.

Please submit the corrected TCL again to Hydrology along with all documentation and mark-up copies. Also, submit the checklist which was marked up by this office.

Sincerely,

Mike Zamora  
Commercial Plan Checker  
Development and Building Services  
Public Works Department

c: Hydrology file  
Mike Zamora

## DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

Attn Mike Zamora

F-18/D57

PROJECT TITLE: 1M Car Wash ZONE MAP/DRG. FILE #: F18  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

## LEGAL DESCRIPTION:

CITY ADDRESS: 6941 Montgomery, NE

ENGINEERING FIRM: Landreth Engineering  
 ADDRESS: P.O. Box 92156  
 CITY, STATE: ABQ, NM 87199

CONTACT: Ed Landreth  
 PHONE: 239-9915  
 ZIP CODE: \_\_\_\_\_

OWNER: Joel Marks  
 ADDRESS: 5645 4th Street  
 CITY, STATE: ABQ, NM 87107

CONTACT: \_\_\_\_\_  
 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: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

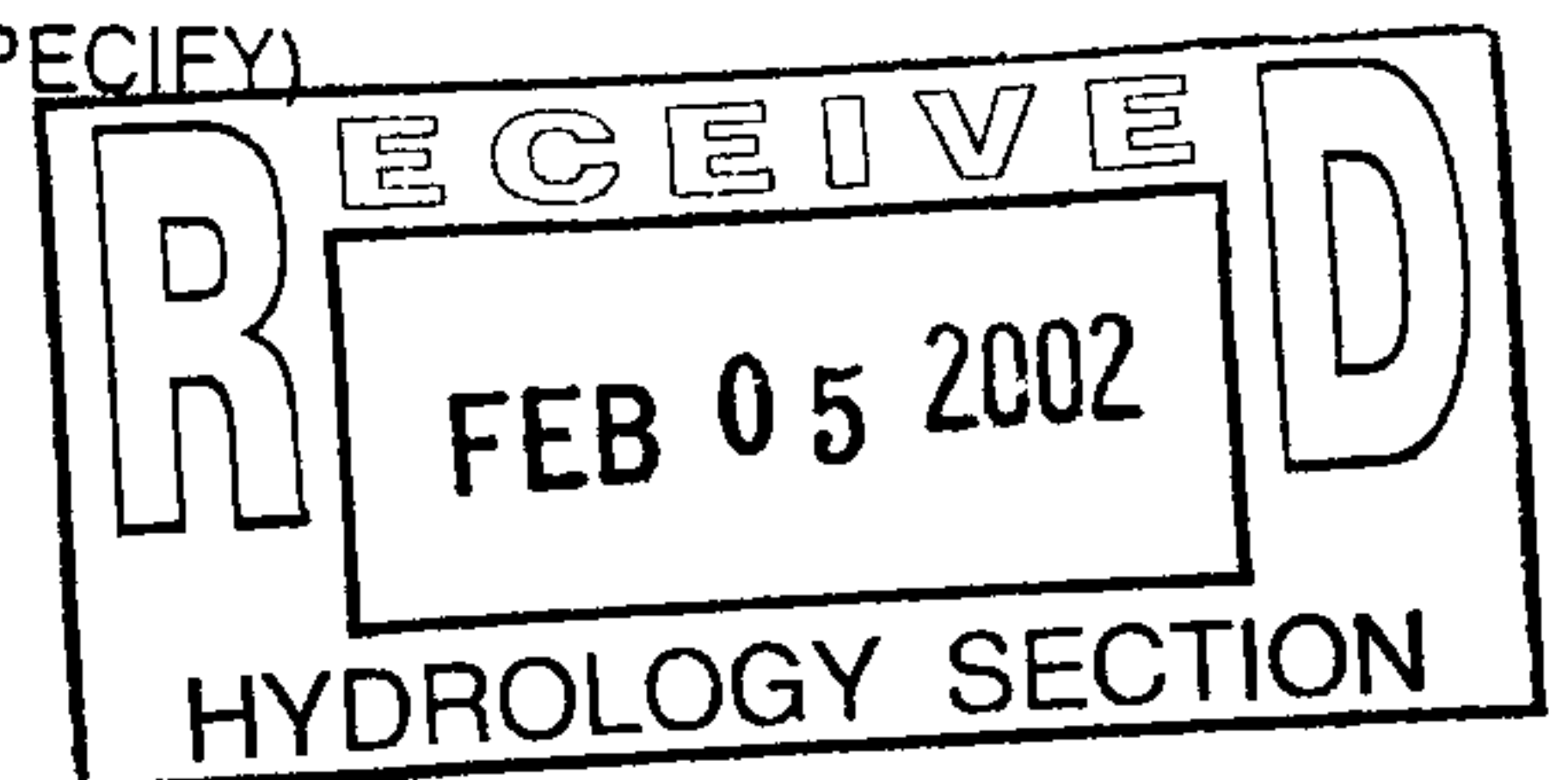
- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS CERTIFICATION (TCL)  
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER

## 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: 2/5/02 BY: E.W. Landreth

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
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

2/8/02 - c'd owner need Markups per letter of Dissap'l. CH Eng 2/12 a to P/O.



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department  
Transportation Development Services Section***

January 14, 2002

Ed Landreth, P.E.,  
Landreth Engineering  
P.O. Box 92156  
Albuquerque, NM 87199

Re: TCL Submittal for Building Permit Approval for J.M. Car Wash, [F18 / D057]  
6941 Montgomery N.E.  
Engineer's Stamp Dated 01/09/02

Dear Mr. Landreth:

The location referenced above is not yet acceptable and requires added modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the previously provided TCL checklist, and red-lined TCL markup with comments. Existing and new T.C./T.A. elevation information on Drainage Plan, at the north drivepad, is not clear enough to determine the drive apron slope along the path of vehicle travel. This is needed to determine maximum drive slope as required by DPM. The parking/access layout of the TCL must match the approved G&D Plan.

Please resubmit revised TCL after addressing typed and marked up comments. Submit plan along with typed comments and all red-lined, mark-up copies. Refer back to items on latest mark up which were not addressed.

Sincerely,

Mike Zamora  
Commercial Plan Checker  
Development and Building Services  
Public Works Department

c: Hydrology  
Mike Zamora



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department  
Transportation Development Services Section***

February 19, 2002

Ed Landreth, P.E., Registered Architect  
Landreth Engineering, LLC  
P.O. Box 92156  
Albuquerque, NM 87199

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for  
J.M. Car Wash, [F18 / D057]  
6941 Montgomery N.E.  
Engineer's Stamp Dated 02/15/02

Dear Mr. Landreth:

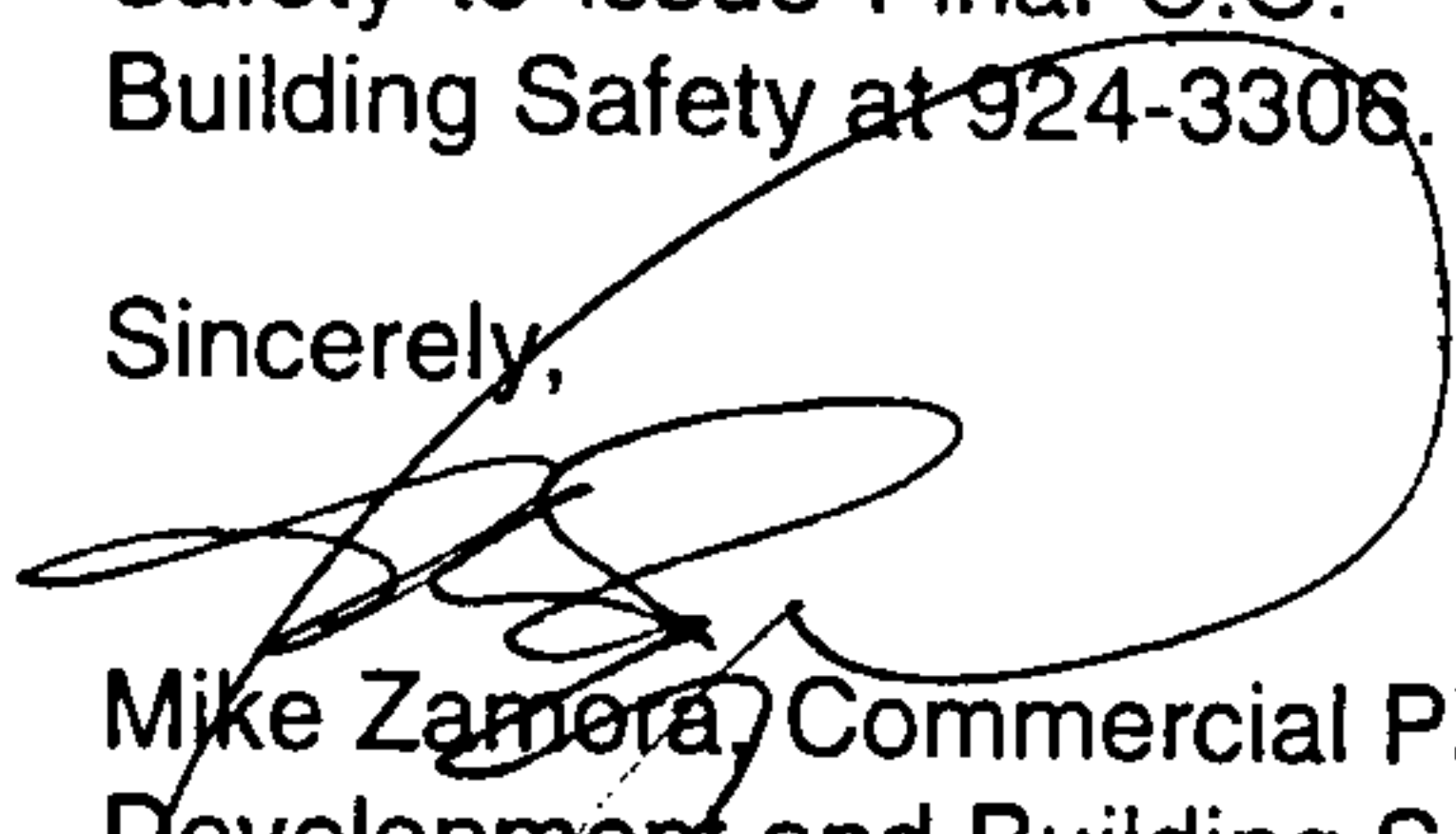
The TCL submittal, dated Feb. 19, 2002, is sufficient for acceptance by this office and is stamped and signed as such. Four copies were made as required: two for submittal of building permit plans, one for this office and one kept by your office to be used for certification of the site for final C.O. for Hydrology/Transportation.

When the superintendent of this project calls for a Temporary C.O. immediate issuance is no longer possible at that time. An exact copy of the approved TCL, marked up, showing incomplete work remaining, along with a letter of certification is required prior to issuance of Temporary C.O. If this project is one of multiple phases for this building permit, Barricading Plan is needed clearly illustrating how vehicles and pedestrians using this site will be separated from coming phases, not completed or yet begun.

When site is complete and a Final C.O. is needed, a Letter of Certification (specifically stating "Certification"), stating that the site was built in substantial compliance with the approved plan, needs to be included with your copy of the TCL. A second option would be to place a typed or stamped Statement of Certification on the approved TCL copy, with the designer's seal, signed and dated for that certification. All documentation must be submitted with a completed Drainage and Transportation Information Sheet (also used for the Grading and Drainage submittal) to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that the Final C.O. has been issued for this address call Building Safety at 924-3306.

Sincerely,

  
Mike Zamora, Commercial Plan Checker  
Development and Building Services  
Public Works Department

c: Hydrology file  
Mike Zamora

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: Car Wash ZONE MAP/DRG. FILE #: F18/D057  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: 6941 Montgomery, NE  
 CITY ADDRESS: ABQ, NM

ENGINEERING FIRM: Landreth Engineering, LLC  
 ADDRESS: P.O. Box 92056  
 CITY, STATE: ABQ, NM

CONTACT: Ed Landreth  
 PHONE: 239-9915  
 ZIP CODE: \_\_\_\_\_

OWNER: Del Marks  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 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: \_\_\_\_\_

**CHECK TYPE OF SUBMITTAL:**

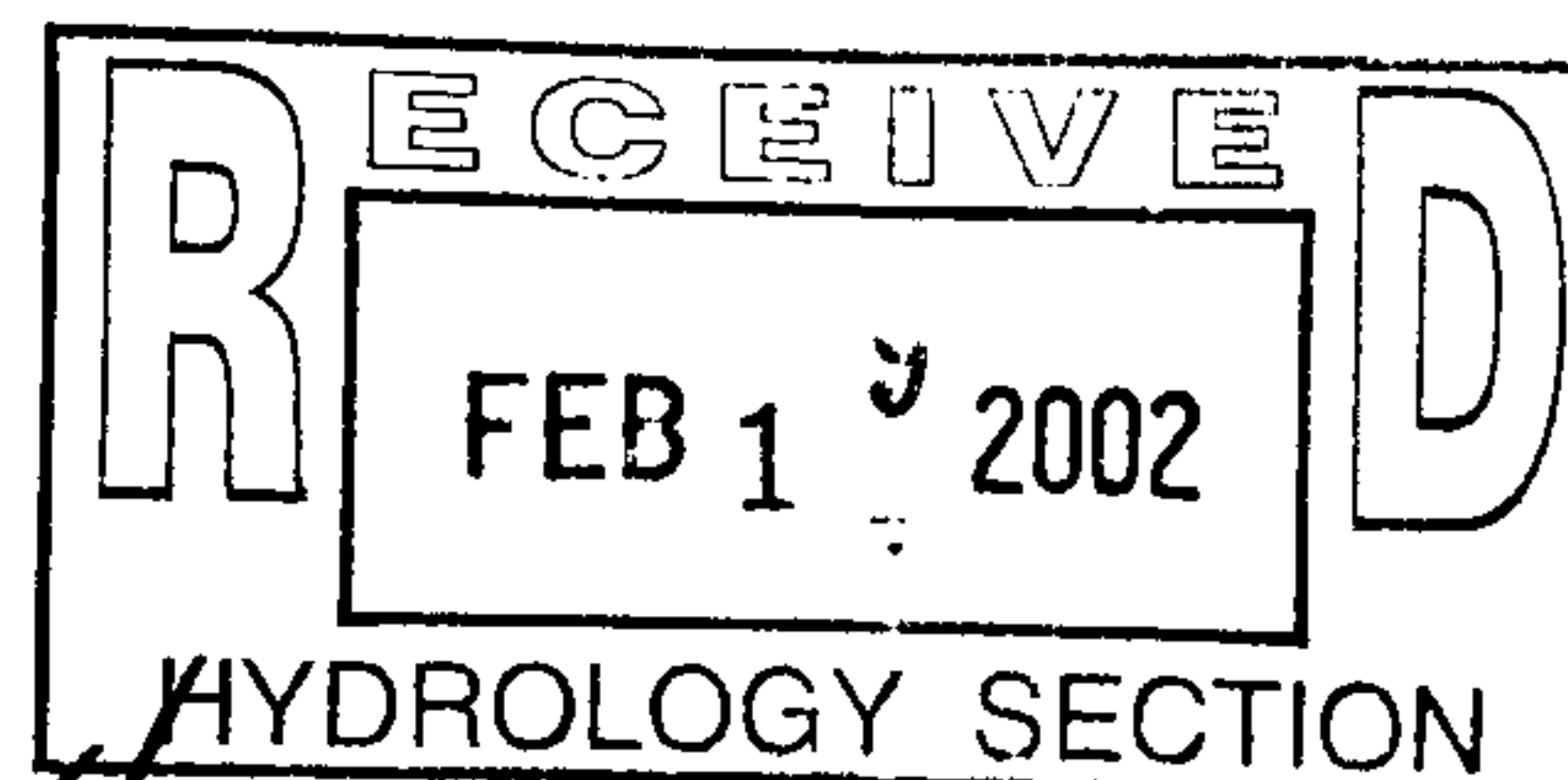
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

**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: 2/19/02 BY: E.W. Landreth

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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

2/19/02 - T.C.L. App'd; Arch. Came in - sent letter;



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 3, 2001

Ed Landreth  
Landreth Engineering, LLC  
P.O. Box 92156  
Albuquerque, New Mexico 87199

**RE: Grading and Drainage Plan for JM Car Wash (F18-D57) Dated November 21, 2001**

Dear Mr. Landreth:

I have reviewed the referenced drainage plan received November 26, 2001 and forward the following comments.

1. Is there any offsite flows from the north or west into your property? You cannot block historic offsite runoff.
2. Your construction legend needs to be updated to indicate City Standards. I would suggest that you contact the Transportation Division and request the standards.
3. Your construction legend should match with the details on sheet 3.
4. On sheet 4 there is an inlet connection detail. Please explain where this structure is located.

If you have any questions please call me a 924-3982.

Sincerely,

Carlos A. Montoya  
City Floodplain Administrator



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department  
Transportation Development Services Section***

December 11, 2001

Ed Landreth, Registered Architect  
Landreth Engineering, LLC  
P.O. Box 92156  
Albuquerque, NM 87199

Re: TCL Submittal for Building Permit Approval for 6941 Montgomery N.E.  
JM Car Wash, [F18 / D057]  
6941 Montgomery N.E.  
Engineer's Stamp Needed on TCL

Dear Mr. Landreth:

The location referenced above is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the attached, PRELIMINARY TCL checklist, and red-lined TCL markup with comments.

Please resubmit revised TCL after addressing typed and marked up comments. Submit plan along with typed comments and all red-lined, mark-up copies.

Sincerely,

Mike Zamora  
Commercial Plan Checker  
Development and Building Services  
Public Works Department

c: Terri Martiñ, Hydrology  
Mike Zamora, Trans./Hydro.

**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

F-18/D57

PROJECT TITLE: Car Wash ZONE MAP/DRG. FILE #: F-18  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_  
CITY ADDRESS: 6941 Montgomery, NE 87109

ENGINEERING FIRM: Landreth Engineering, LLC CONTACT: Ed Landreth  
ADDRESS: P.O. Box 92156 PHONE: 505-239-9915  
CITY, STATE: ABQ, NM 87109 ZIP CODE: \_\_\_\_\_

OWNER: Joel S. Marks CONTACT: \_\_\_\_\_  
ADDRESS: 5645 4th Street, NW PHONE: 345-9097  
CITY, STATE: ABQ, NM 87109 ZIP CODE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

CONTRACTOR: BMF Construction CONTACT: Bill Isby  
ADDRESS: 141 Vineyard Rd. PHONE: 940-0234  
CITY, STATE: ABQ, NM 87107 ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:

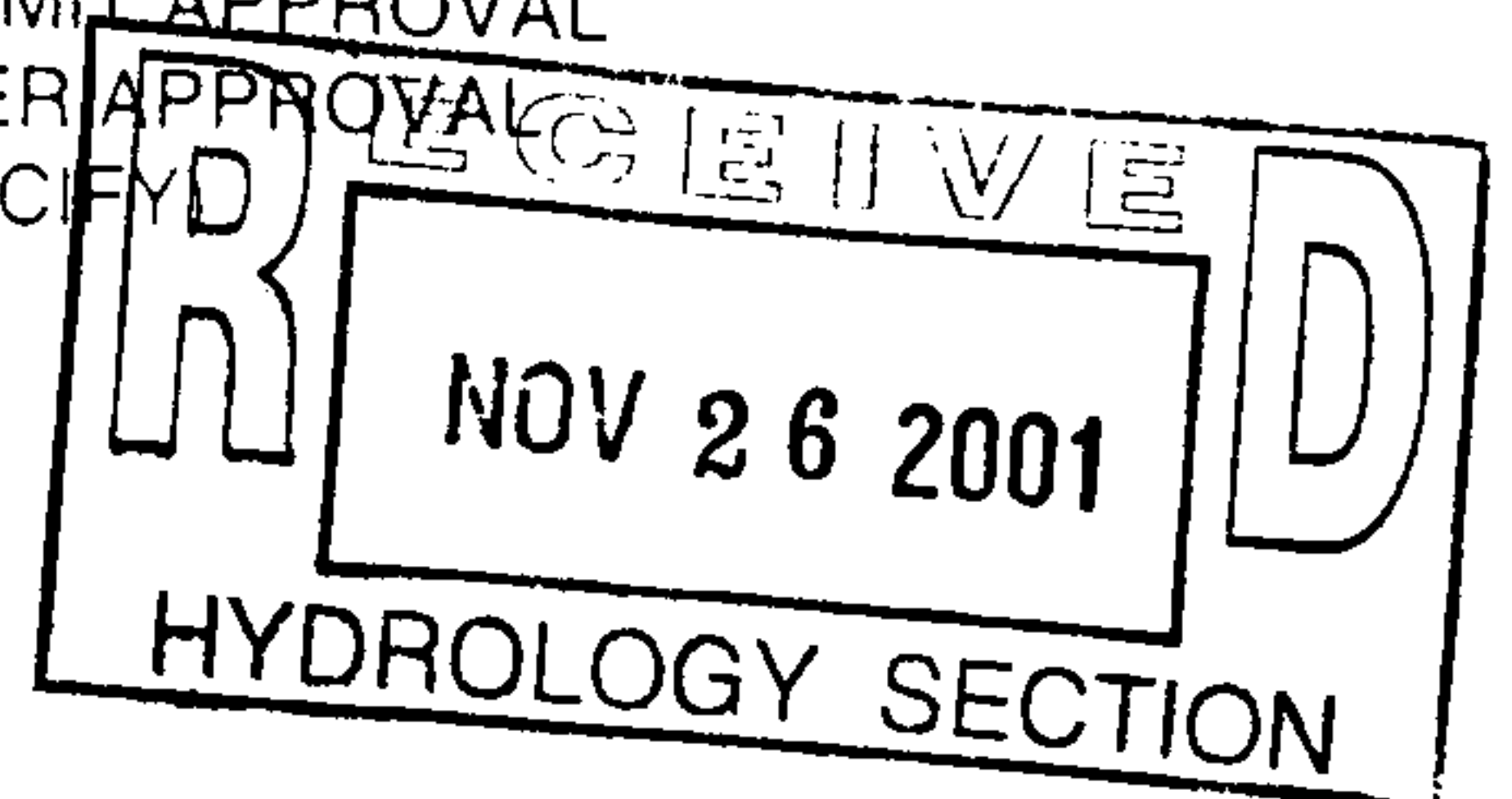
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☒ DRAINAGE PLAN  
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☐ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS CERTIFICATION (TCL)  
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

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☐ CERTIFICATE OF OCCUPANCY (TEMP.)  
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☒ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ OTHER (SPECIFY \_\_\_\_\_)

WAS A PRE-DESIGN CONFERENCE ATTENDED.

- ☐ YES  
☐ NO  
☐ COPY PROVIDED



DATE SUBMITTED: 11/26/01 BY: E.W. Landreth

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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12/12/01 - (Rejected T.C.L.) ; Sent letter (dated 12/12/01); C'd Engineer, Not in Service, Mailed out 12/17/01, & logged in

**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

Terri Martin  
per phone call 11/27

PROJECT TITLE: W.M. Can Wash

DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ ZONE MAP/DRG. FILE #: \_\_\_\_\_  
WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Ed Landreth  
ADDRESS: P.O. Box 92156  
CITY, STATE: ABQ, NM 87199

CONTACT: Ed Landreth  
PHONE: 237-9915  
ZIP CODE: \_\_\_\_\_

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
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: \_\_\_\_\_  
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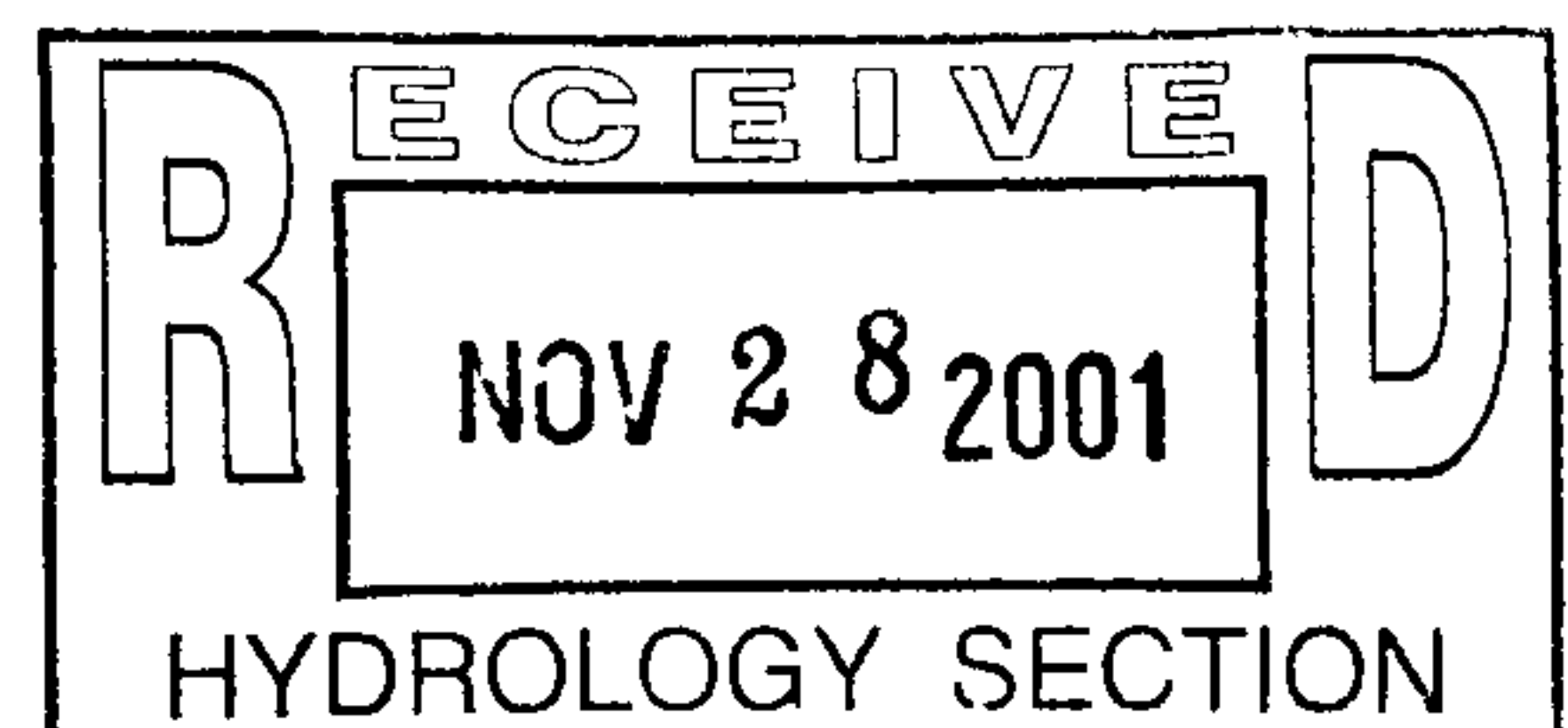
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 11/28 BY: E.W. Landreth

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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# DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

PROJECT TITLE: Car Wash F-18/D57  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ ZONE MAP/DRG. FILE #: E-18  
 WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_  
 CITY ADDRESS: 6941 Montgomery, NE 87109

ENGINEERING FIRM: Landreth Engineering, LLC  
 ADDRESS: P.O. Box 92156  
 CITY, STATE: ABQ, NM 87199

CONTACT: Ed Landreth  
 PHONE: 505-239-9915  
 ZIP CODE: \_\_\_\_\_

OWNER: Joel S. Marks  
 ADDRESS: 5645 4th Street, NW  
 CITY, STATE: ABQ, NM 87109

CONTACT: \_\_\_\_\_  
 PHONE: 345-9097  
 ZIP CODE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

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

SURVEYOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

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

CONTRACTOR: BMF Construction  
 ADDRESS: 141 Vineyard Rd.  
 CITY, STATE: ABQ, NM 87107

CONTACT: Bill Isby  
 PHONE: 440-0734  
 ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

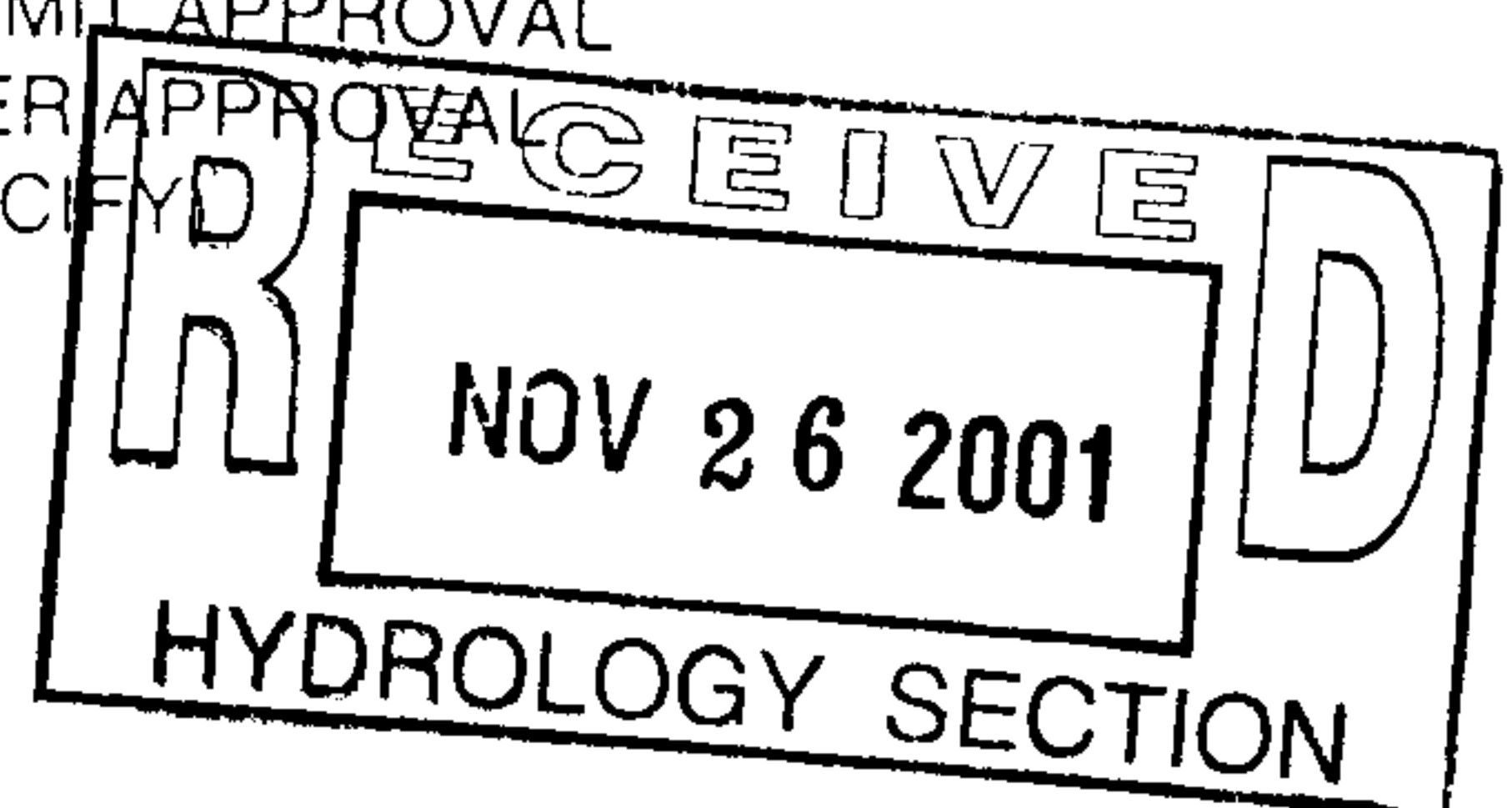
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