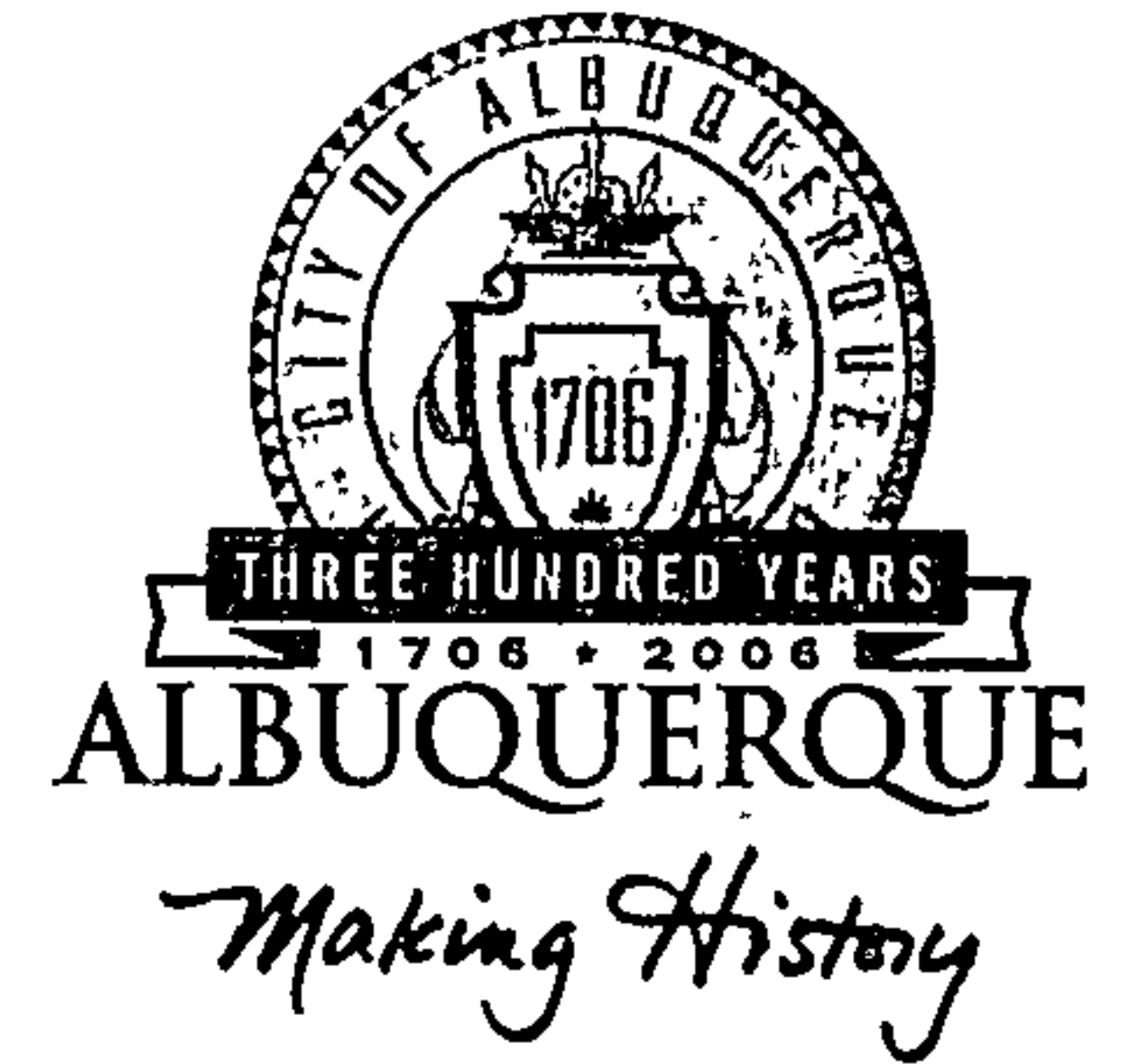


# CITY OF ALBUQUERQUE



September 22, 2005

Ms. Celia Tomlinson, P.E.  
**RHOMBUS, PA**  
2620 San Mateo Blvd. NE, Suite B  
Albuquerque, NM 87110

**Re: AUTOMOBILE SALES BUILDING**  
**3500 FOURTH STREET NW**  
**Approval of Permanent Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 06/19/2002 (G-14/D68)**  
**Certification dated 09/20/2005**

Dear Celia:

P.O. Box 1293

Based upon the information provided in your submittal received 09/21/2005, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

New Mexico 87103

Sincerely,

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

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

C: Phyllis Villanueva  
File

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: AUTOMOBILE SALES BLDG. ZONE MAP/DRG. FILE #: G-14/D68  
 DRB #: NA EPC#: NA WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 1-A PAPE ADDITION  
 CITY ADDRESS: 3500 4TH STREET NW

ENGINEERING FIRM: RHOMBUS P.A. Inc.  
 ADDRESS: 2620 SAN MATEO NE ST. B  
 CITY, STATE: ALBUQUERQUE, NM 87110

CONTACT: RITA GUETSCHOW  
 PHONE: 881-6690  
 ZIP CODE: 87110

OWNER: AUTOMOTIVE SALES  
 ADDRESS: 3500 4TH ST. NW  
 CITY, STATE: ALBUQUERQUE, NM 87107

CONTACT: REZA ELLA  
 PHONE: NA  
 ZIP CODE: 87107

ARCHITECT: MIGUEL TRUJILLO  
 ADDRESS: 8504 SPAIN NE  
 CITY, STATE: ALBQ, NM 87111

CONTACT: MIGUEL TRUJILLO  
 PHONE: 821-5687  
 ZIP CODE: 87111

SURVEYOR: RHOMBUS P.A. Inc.  
 ADDRESS: 2620 SAN MATEO NE ST. B  
 CITY, STATE: ALBQ NM 87110

CONTACT: J. ROBERT MARTINEZ  
 PHONE: 881-6690  
 ZIP CODE: 87110

CONTRACTOR: CEDARS CONSTRUCTION  
 ADDRESS: P.O. BOX 12877  
 CITY, STATE: ALBQ, NM 87107

CONTACT: KHALIL SAMAHA  
 PHONE: 480-7788  
 ZIP CODE: 87107

## CHECK TYPE OF SUBMITTAL:

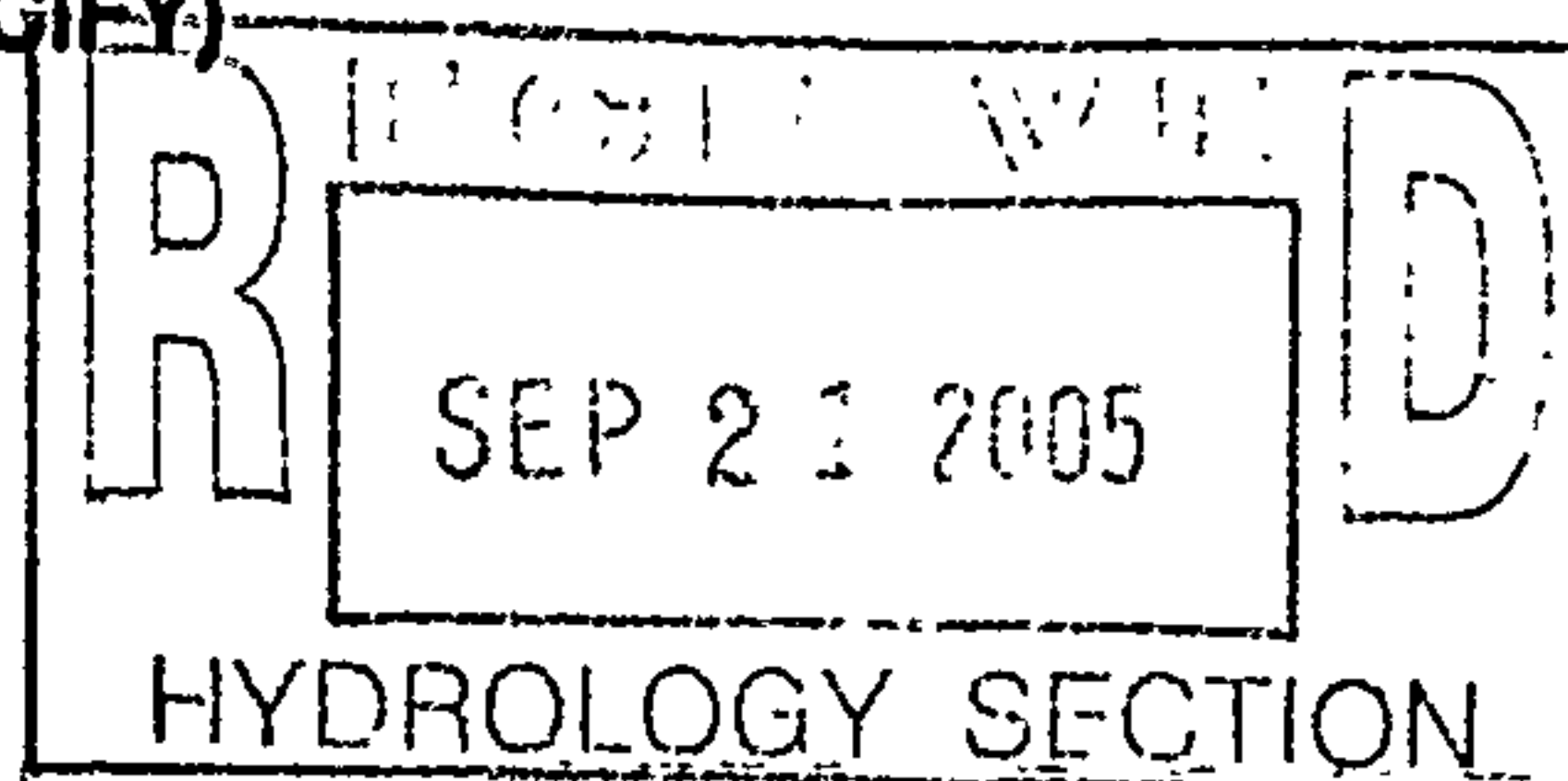
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, REQUIRES TCL or equal
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEERS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

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUBD. 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)

## S.A. PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 9/20/05 BY: Colia J. Touch

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

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. Drainage Report: Required for subdivisions containing more than 40 acres.

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

October 12, 2006

Ms. Celia Tomlinson, PE  
**RHOMBUS, PA, INC.**  
2620 San Mateo Blvd. NE, Suite B  
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy  
for AUTOMOBILE SALES BUILDING, [G-14 / D68]  
3500 Fourth Street NW  
Engineer's Stamp Dated 10/12/2006

P.O. Box 1293

Dear Ms. Tomlinson:

Albuquerque

The TCL / Letter of Certification submitted on October 12, 2006 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,

New Mexico 87103

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

Wilfred Gallegos, P.E.  
Traffic Engineer  
Development and Building Services  
Planning Department

c: Engineer  
Gloria Saavedra  
Hydrology file  
CO Clerk

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

*Automobile Sales Bldg.*

PROJECT TITLE: CAR DEALERSHIP BLDG ZONE MAP/DRG. FILE #: G-14/D68  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 1 BLOCK 0 PAPPE ADDN.  
 CITY ADDRESS: 3500 4TH STREET NW

ENGINEERING FIRM: RHOMBUS PA. Inc.  
 ADDRESS: 2620 SAN MATEO NE SUITE B  
 CITY, STATE: ALBUQ NM

CONTACT: CELIA TOMLINSON  
 PHONE: 881-6690  
 ZIP CODE: 87110

OWNER: REZA ELLA  
 ADDRESS: 3500 4TH STREET NW  
 CITY, STATE: ALBUQ NM

CONTACT: REZA ELLA  
 PHONE: NA  
 ZIP CODE: 87107

ARCHITECT: MIGUEL TRUJILLO  
 ADDRESS: 8504 SPAIN RD. NE  
 CITY, STATE: ALBUQ NM 87111

CONTACT: MIGUEL TRUJILLO  
 PHONE: 821-5687  
 ZIP CODE: 87111

SURVEYOR: RHOMBUS  
 ADDRESS: 2620 SAN MATEO NE ST. B  
 CITY, STATE: ALBUQ NM

CONTACT: CELIA TOMLINSON  
 PHONE: 881-6690  
 ZIP CODE: 87110

CONTRACTOR: CEDARS CONST.  
 ADDRESS: P.O. BOX 12877  
 CITY, STATE: ALBUQ NM

CONTACT: KHALIL SAMAKHA  
 PHONE: NA  
 ZIP CODE: 87195

**CHECK TYPE OF SUBMITTAL:**

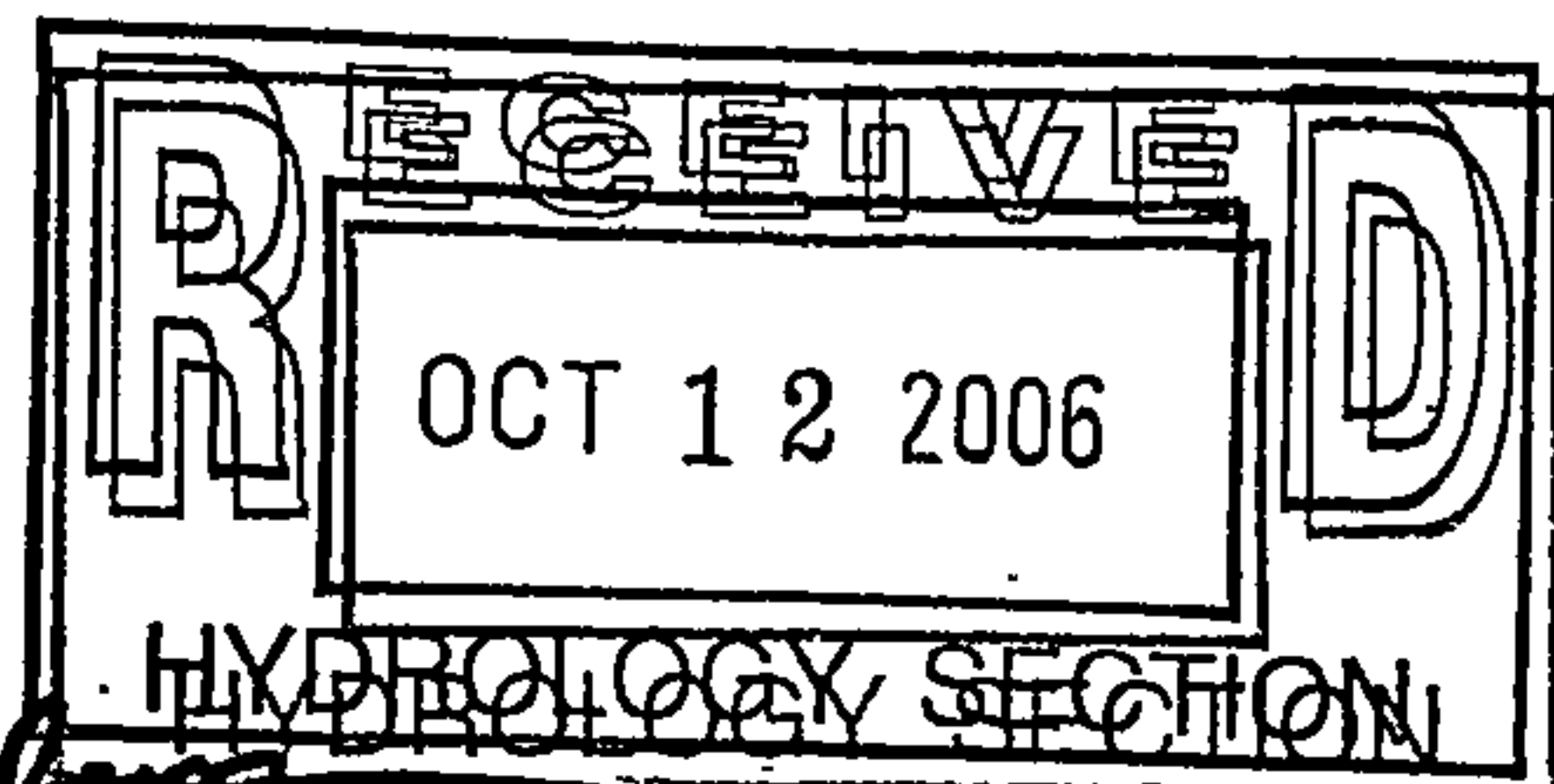
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS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

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

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 10/6/06 BY: Celia Tomlinson

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

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

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

3. Drainage Report: Required for subdivisions containing more than ten (10) lots or subdivisions.



## TRAFFIC CERTIFICATION

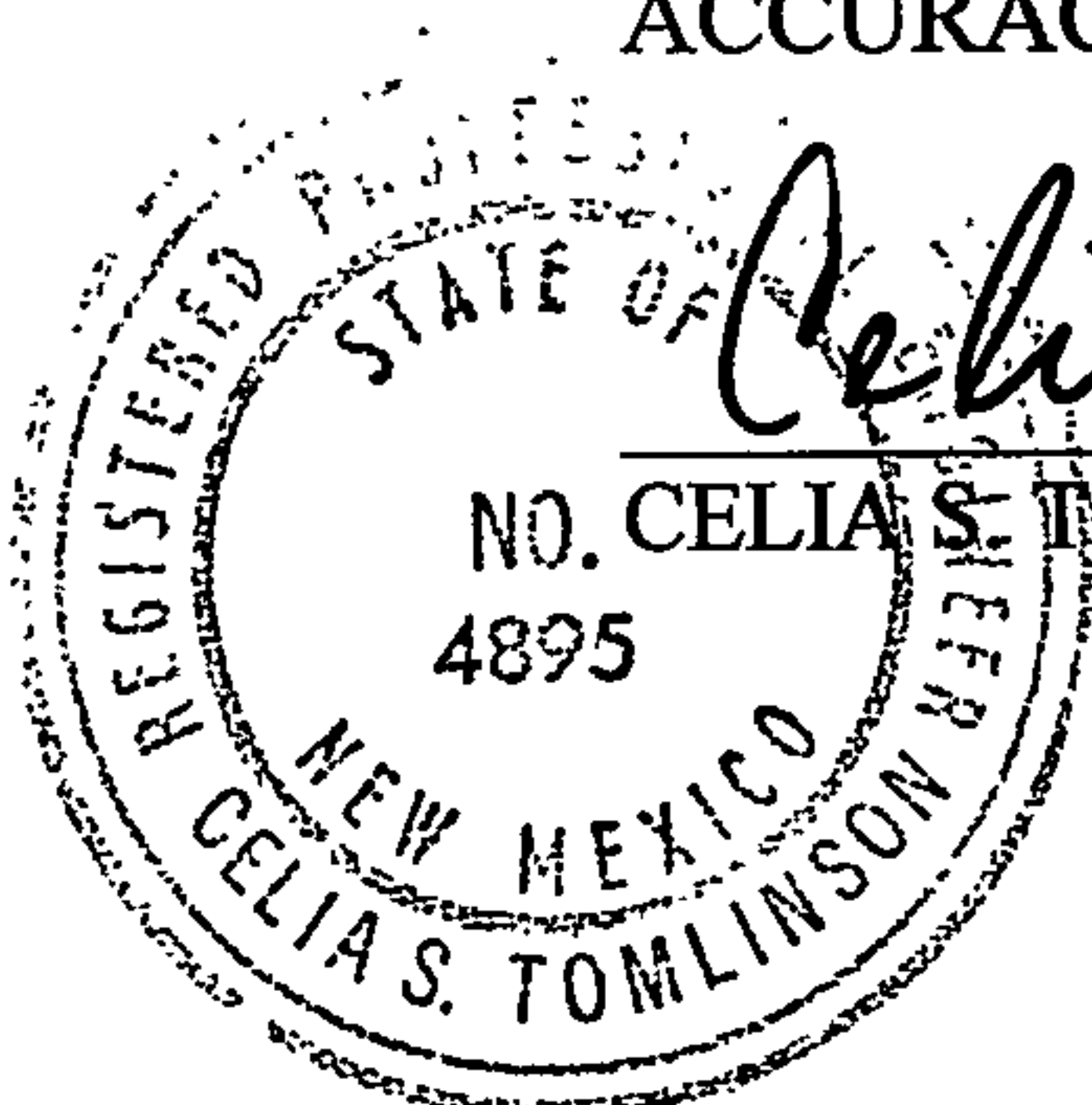
**SUBJECT: 3500 4<sup>TH</sup> STREET NW DISCOUNT AUTO SALES**

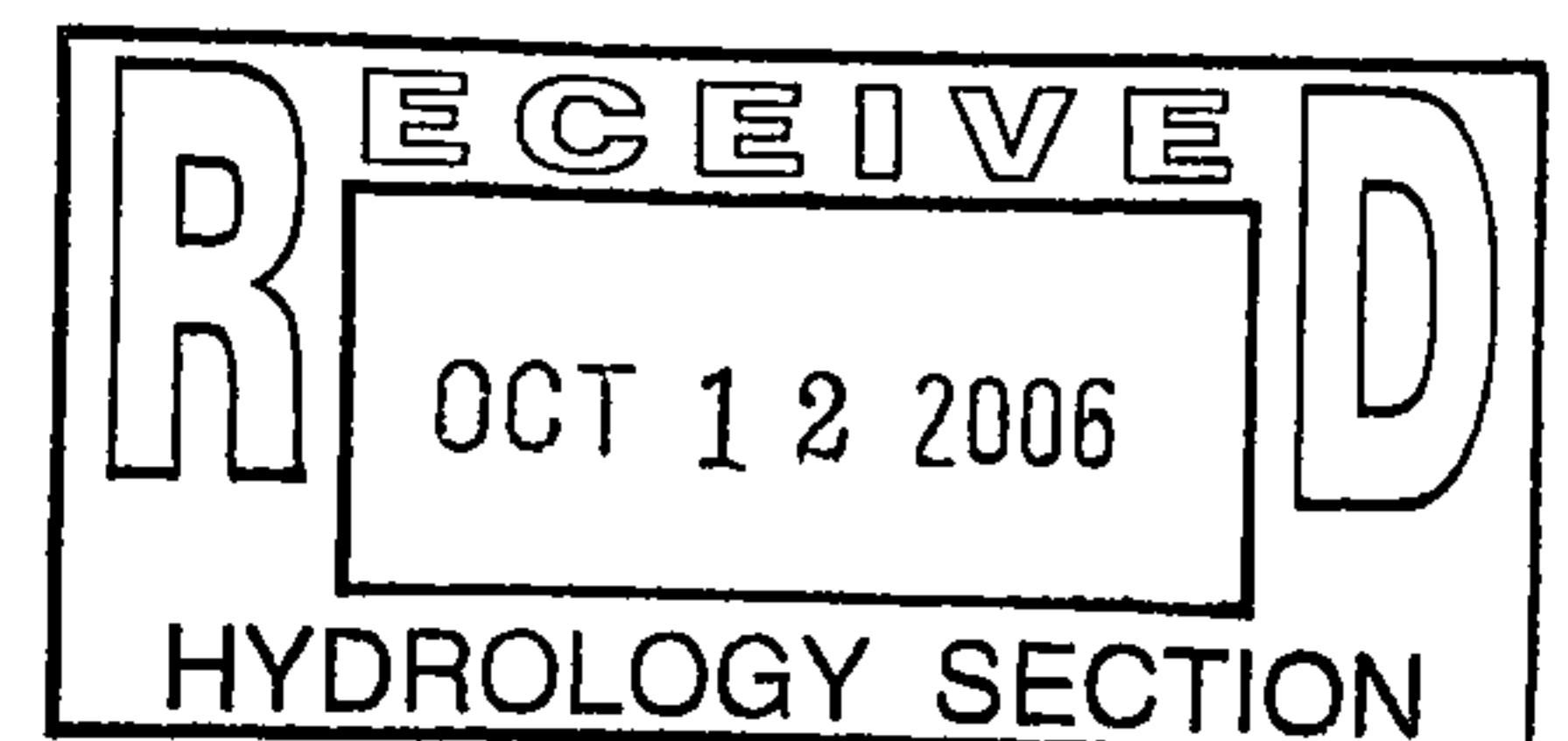
I, CELIA S. TOMLINSON, OF THE FIRM RHOMBUS P.A., INC. (RHOMBUS), HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF ARCHITECT MIGUEL TRUJILLO'S TCL PLAN APPROVED ON 5/29/02. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CELIA TOMLINSON OF THE FIRM RHOMBUS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON OCTOBER 11, 2006 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

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

Rhombus Professional  
Associates, Inc.  
2620 San Mateo NE  
Suite B  
Albuquerque, NM 87110

tel 505.881.6690  
fax 505.881.6896  
info@rhombuspa.com  
www.rhombuspa.com

 Celia S. Tomlinson 10/12/06  
NO. CELIA S. TOMLINSON, PE #4895 DATE  
4895  
NEW MEXICO  
CELIA S. TOMLINSON





# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

August 14, 2002

Miguel Trujillo, Registered Architect  
8504 Spain NE  
Albuquerque, NM 87111

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval [G14 / D68]  
3500 Fourth Street NW  
Architect's Stamp Dated 5-29-02

Dear Mr. Trujillo:

The TCL submittal, dated August 14, 2002, is sufficient for acceptance by this office and is stamped and signed as such. Four copies will be required: two for submittal of building permit plans, one for this office and one to be kept by you to be used for certification of the site for final C.O. for Hydrology/Transportation.

When superintendent of project is ready to call for a Temporary C.O. a 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 project is one of multiple phases, Barricading Plan is needed clearly illustrating separation of this site from coming phases, not completed or yet begun.

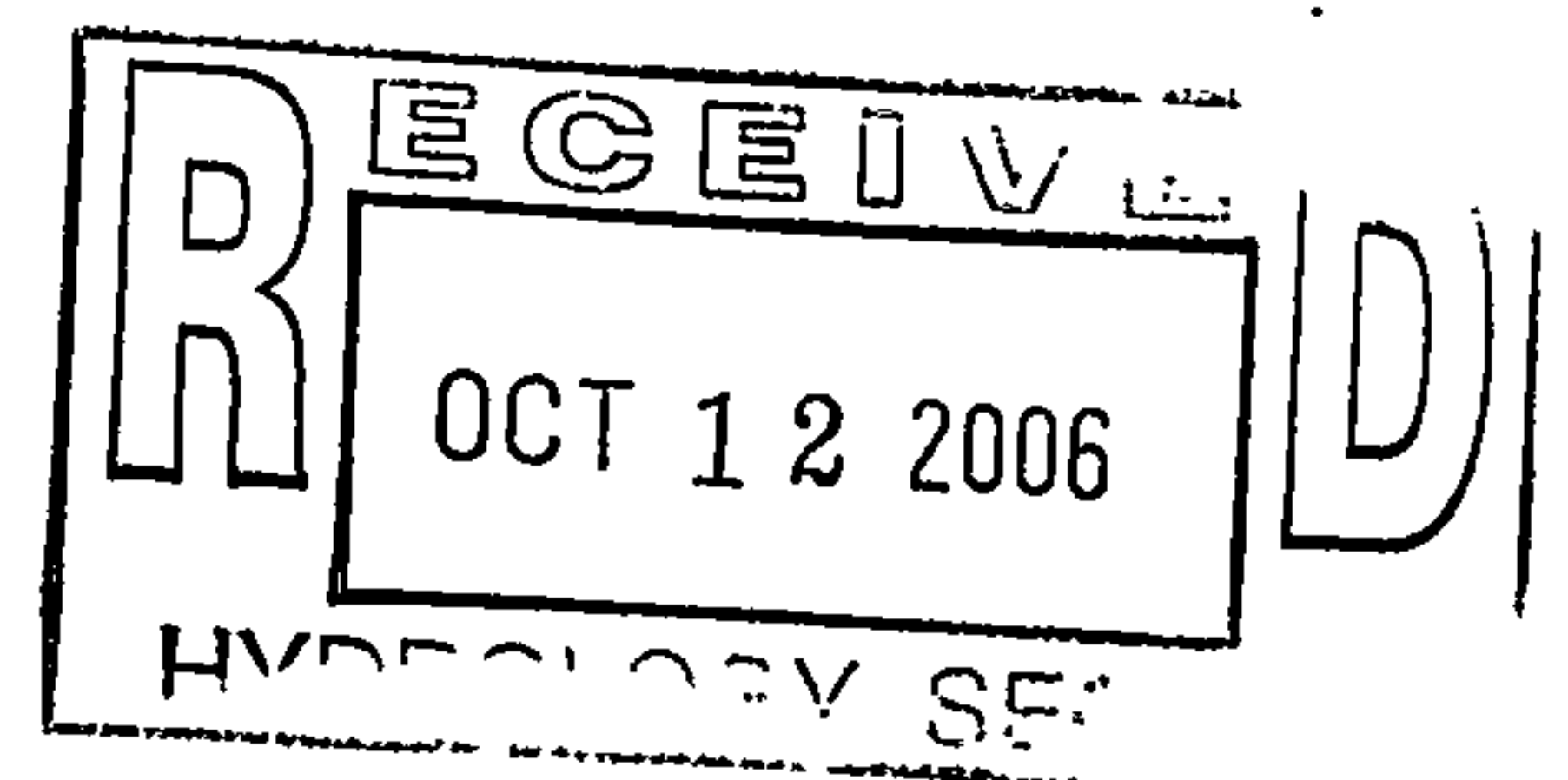
When site is complete and a Final C.O. is needed, a Letter of Certification, stating site was built in substantial compliance, needs to be attached to your stamped, approved TCL letter or TCL must be stamped with the designer's seal for the certification. Seal must be signed and dated for that submittal. This and all documentation must be submitted with a completed Drainage 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 Final C.O. has been issued to the superintendent, call Building Safety at 924-3306.

Sincerely,

Richard Dourte  
Traffic Engineer  
Development and Building Services  
Public Works Department

c: Engineer  
Hydrology file  
Mike Zamora



# MIGUEL TRUJILLO & ASSOCIATES

Architecture  
8504 Spain Road NE

Planning  
Albuquerque, NM 87111

Construction Management  
Tele. & Fax. #s 797-7663  
Cellular # 410-4776

October 3, 2005

City of Albuquerque  
Planning Department  
600 2nd Street N.W.  
Albuquerque, NM 87102

Subject: Car Dealership Building  
3500 4th Street N. W.

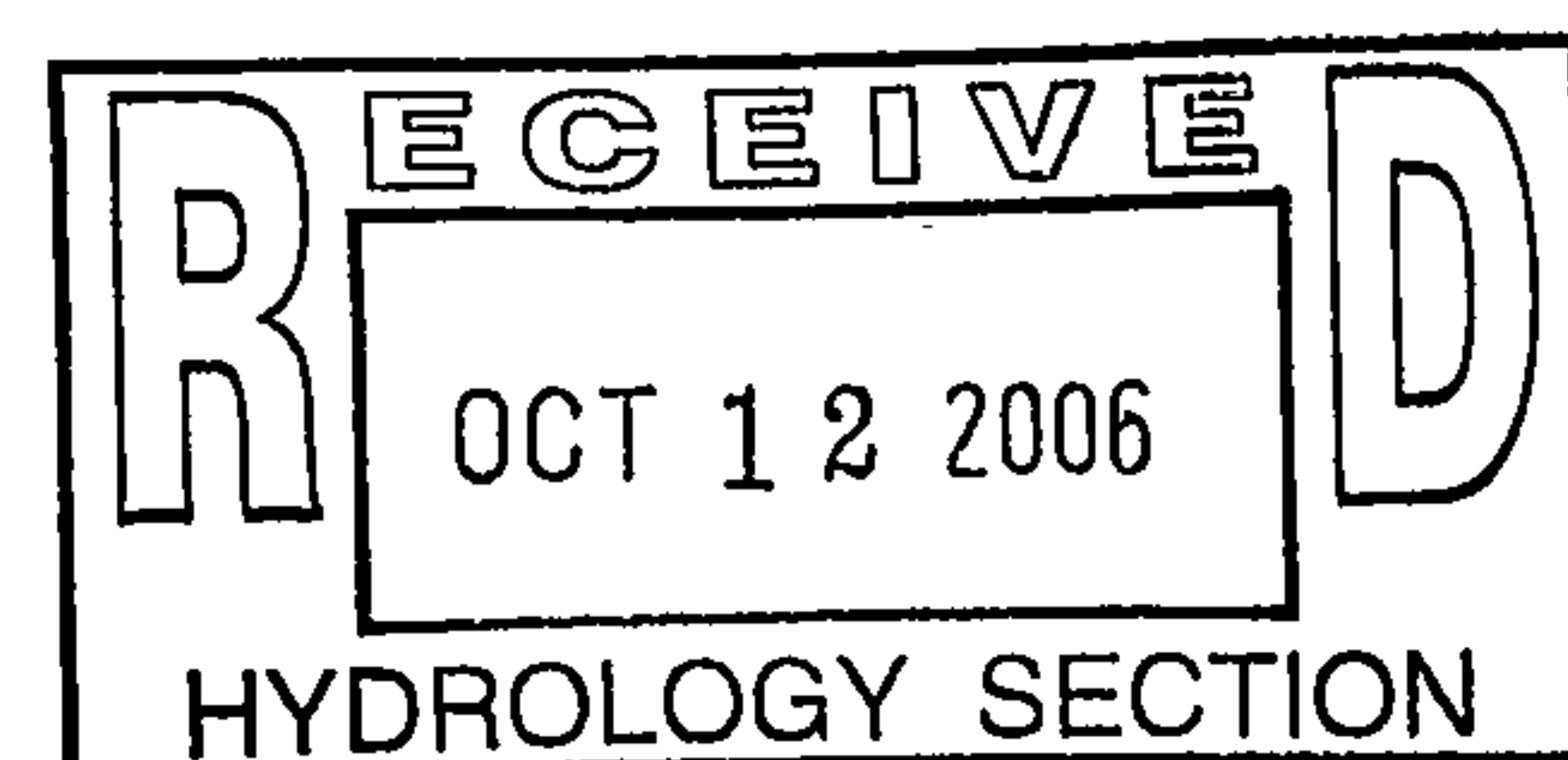
Re: Site/Traffic Certification

I, A. Miguel Trujillo, a New Mexico Registered Architect, dba Miguel Trujillo & Associates, hereby authorize RHOMBUS ENGINEERING to perform and certify an on-site review of the parking lot along with Rhombus's grading and drainage plan. Its review will be a coordination of both items and it is satisfactory to me.

I believe the site development was complete some time in mid to late 2003.

A. Miguel Trujillo  
A. Miguel Trujillo, Architect

October 4, 2005



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: CAR DEALERSHIP BLDG ZONE MAP/DRG. FILE #: G-14/D68  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 1 BLOCK 0 PAPPE ADDN.  
 CITY ADDRESS: 3500 4th STREET NW

ENGINEERING FIRM: RHOMBUS PA. Inc.  
 ADDRESS: 2620 SAN MATEO NE SUITE B  
 CITY, STATE: ALBUQ NM

CONTACT: CELIA TOMLINSON  
 PHONE: 881-6690  
 ZIP CODE: 87110

OWNER: REZA ELLA  
 ADDRESS: 3500 4th STREET NW  
 CITY, STATE: ALBUQ NM

CONTACT: REZA ELLA  
 PHONE: NA  
 ZIP CODE: 87107

ARCHITECT: MIGUEL TRUJILLO  
 ADDRESS: 8504 SPAIN RD. NE  
 CITY, STATE: ALBUQ NM 87111

CONTACT: MIGUEL TRUJILLO  
 PHONE: 821-5687  
 ZIP CODE: 87111

SURVEYOR: RHOMBUS  
 ADDRESS: 2620 SAN MATEO NE ST. B  
 CITY, STATE: ALBUQ NM

CONTACT: CELIA TOMLINSON  
 PHONE: 881-6690  
 ZIP CODE: 87110

CONTRACTOR: CEDARS CONST.  
 ADDRESS: P.O. Box 12877  
 CITY, STATE: ALBUQ NM

CONTACT: KHALIL SAMAHA  
 PHONE: NA  
 ZIP CODE: 87195

**CHECK TYPE OF SUBMITTAL:**

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

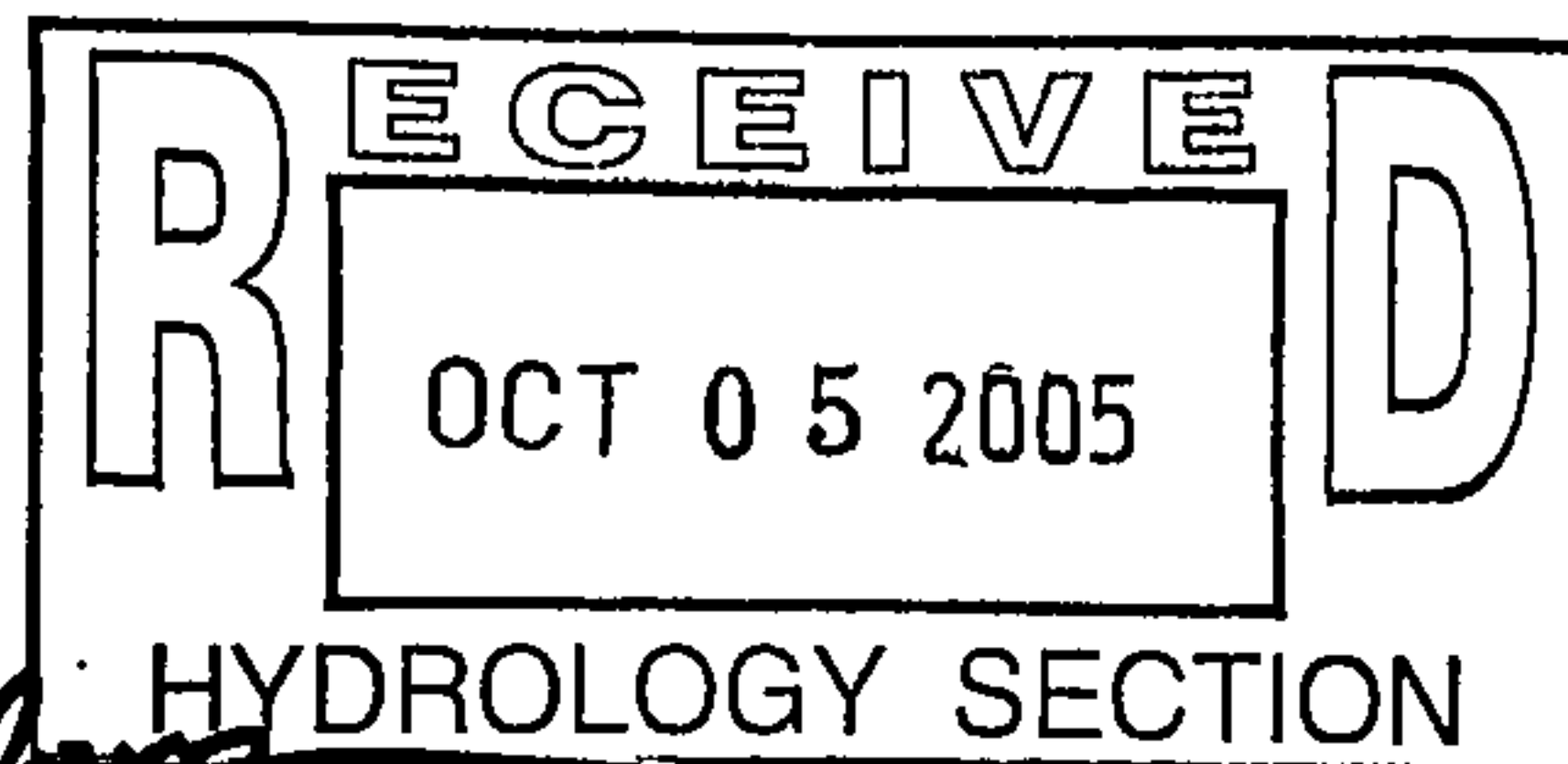
*10/10/05 N-Verbal, wrong TCL*

**CHECK TYPE OF APPROVAL SOUGHT:**

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

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

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 10/6/05 BY: Celia Tomlinson

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

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



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

August 14, 2002

Miguel Trujillo, Registered Architect  
8504 Spain NE  
Albuquerque, NM 87111

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval [G14 / D68]  
3500 Fourth Street NW  
Architect's Stamp Dated 5-29-02

Dear Mr. Trujillo:

The TCL submittal, dated August 14, 2002, is sufficient for acceptance by this office and is stamped and signed as such. Four copies will be required: two for submittal of building permit plans, one for this office and one to be kept by you to be used for certification of the site for final C.O. for Hydrology/Transportation.

When superintendent of project is ready to call for a Temporary C.O. a 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 project is one of multiple phases, Barricading Plan is needed clearly illustrating separation of this site from coming phases, not completed or yet begun.

When site is complete and a Final C.O. is needed, a Letter of Certification, stating site was built in substantial compliance, needs to be attached to your stamped, approved TCL letter or TCL must be stamped with the designer's seal for the certification. Seal must be signed and dated for that submittal. This and all documentation must be submitted with a completed Drainage 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 Final C.O. has been issued to the superintendent, call Building Safety at 924-3306.

Sincerely,

Richard Dourte  
Traffic Engineer  
Development and Building Services  
Public Works Department

c: Engineer  
Hydrology file  
Mike Zamora

# MIGUEL TRUJILLO & ASSOCIATES

Architecture  
8504 Spain Road NE

Planning  
Albuquerque, NM 87111

Construction Management  
Tele. & Fax. #s 797-7663  
Cellular # 410-4776

October 3, 2005

City of Albuquerque  
Planning Department  
600 2nd Street N.W.  
Albuquerque, NM 87102

Subject: Car Dealership Building  
35004th Street N. W.

Re: Site/Traffic Certification

I, A. Miguel Trujillo, a New Mexico Registered Architect, dba Miguel Trujillo & Associates, hereby authorize RHOMBUS ENGINEERING to perform and certify an on-site review of the parking lot along with Rhombus's grading and drainage plan. Its review will be a coordination of both items and it is satisfactory to me.

I believe the site development was complete some time in mid to late 2003.

  
A. Miguel Trujillo, Architect

October 4, 2005



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

July 17, 2002

Miguel Trujillo, Reg. Architect  
8504 Spain N.E.  
Albuquerque, NM 87111

Re: TCL Submittal for Building Permit Approval for Ella Car Dealership  
3500 4th St. N.W., [G-14 / D068]  
Architect's Stamp Dated No Stamp

Dear Mr. Trujillo:

The location referenced above, dated June 21, 2002, 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 marked up comments, along with checklist comments. Submit package with fully, clearly completed Drainage and Transportation Information Sheet. Complete the Information Sheet for every submittal or have a copy of the first completed sheet made before it is stamped at the front counter here. Copies of the completed form can then be made for use with each subsequent submittal for this project.

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

Sincerely,

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

c: Engineer  
Hydrology file  
Mike Zamora

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: ELLA CAR DEALERSHIP BLDG ZONE MAP/DRG. FILE #: GT4/P068  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_  
 CITY ADDRESS: 3500 4th. St. N.W.

ENGINEERING FIRM: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

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

OWNER: Cedars Construction Inc.  
 ADDRESS: P.O. Box 12877  
 CITY, STATE: City

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: 87195

ARCHITECT: Miguel Trujillo & Assoc's.  
 ADDRESS: 8504 Spain Rd. N.E.  
 CITY, STATE: City

CONTACT: Miguel  
 PHONE: 821-5687  
 ZIP CODE: 87111

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

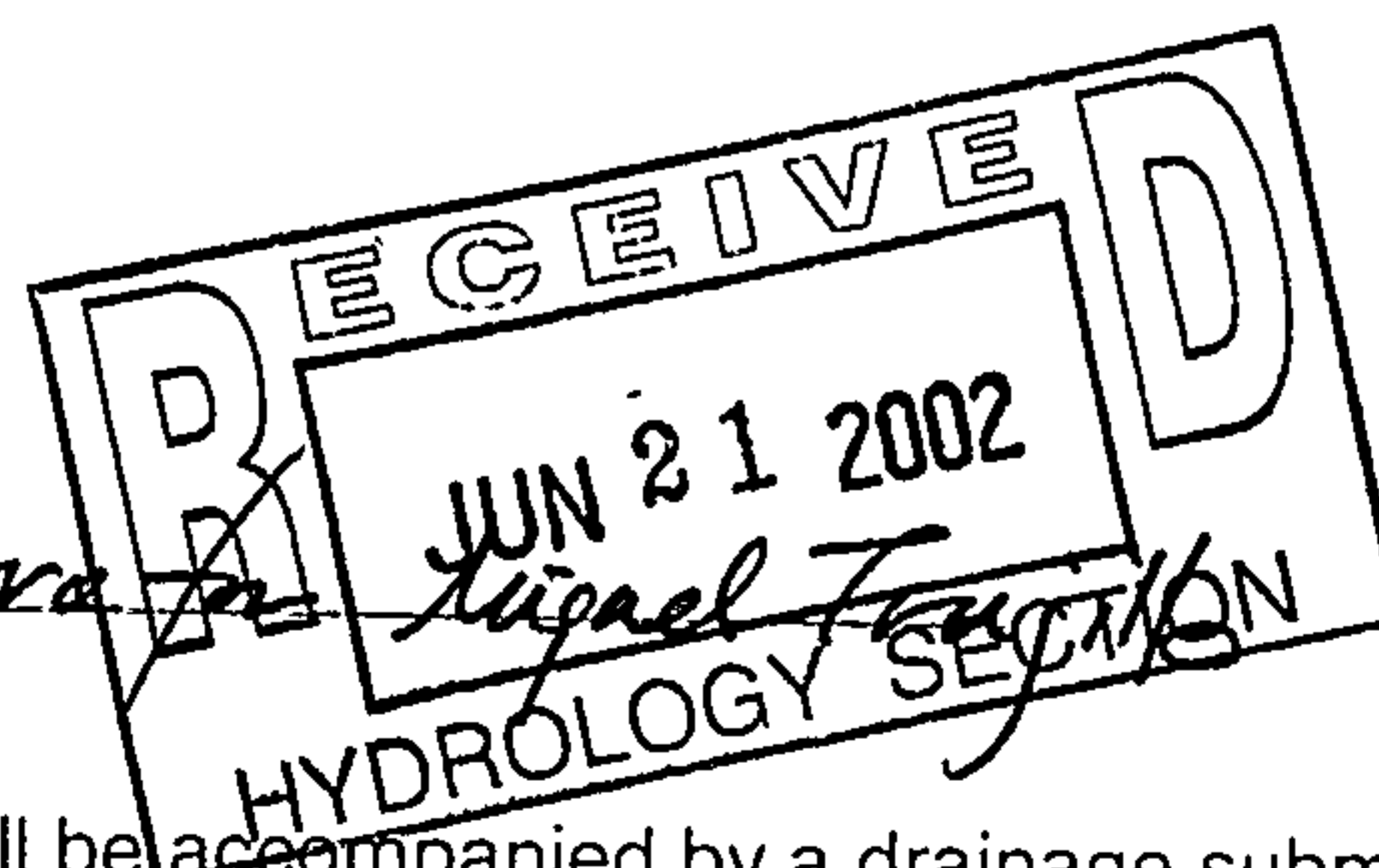
## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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: 6/21/02 BY: Miche Zamora



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.

7/17/02 - Revised T.C.L., (Old Arch, L.M.P., i - logged)  
Letter incl.

U. 11.1  
7-20-0

**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.

D.P.M. - DEVELOPMENT PROCESS MANUAL

**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-including largest truck (Design Vehicle) at applicable locations.
    - ☒ 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

✓ - ITEM IS ACCEPTABLE

② - ITEM NEEDS COMPLETION

3 - N/A

4 - ITEM IN THE SUBSECTION NEEDS COMPLETION OR DESIGNER MIGHT CONSIDER THE ITEM ONCE MORE.

ELLA CAR DEMERSHIP - 3500 44 1101

7/17/02

## 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, drivepads, 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. Proposed Conditions: 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)~~ Handicap ramps with slope of 12:1 must be provided where the sidewalk area where curbs intersect the pedestrian access to the building
    - ~~c.~~ Clearly delineate project phasing. A key map is recommended.
    - ~~d.~~ Parking stall sizes: (Reference City Standards, DPM, Figure 23.7.1)

e.

Circulation:

- (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'

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: AUTOMOBILE SALES BLDG. ZONE MAP/DRG. FILE #: G-14/D68  
 DRB #: NA EPC#: NA WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 1-A PAIPE ADDITION  
 CITY ADDRESS: 3500 4TH STREET NW

ENGINEERING FIRM: RHOMBUS P.A. Inc.  
 ADDRESS: 2620 SAN MATEO NE STE B  
 CITY, STATE: ALBUQUERQUE, NM 87110

CONTACT: RITA GUETSCHOW  
 PHONE: 881-6690  
 ZIP CODE: 87110

OWNER: AUTOMOTIVE SALES  
 ADDRESS: 3500 4TH ST. NW  
 CITY, STATE: ALBUQUERQUE, NM 87107

CONTACT: REZA ELIA  
 PHONE: NA  
 ZIP CODE: 87107

ARCHITECT: MIGUEL TRUJILLO  
 ADDRESS: 8504 SPAIN NE  
 CITY, STATE: ALBQ., NM 87111

CONTACT: MIGUEL TRUJILLO  
 PHONE: 821-5687  
 ZIP CODE: 87111

SURVEYOR: RHOMBUS P.A. Inc.  
 ADDRESS: 2620 SAN MATEO NE STE B  
 CITY, STATE: ALBQ NM 87110

CONTACT: J. ROBERT MARTINEZ  
 PHONE: 881-6690  
 ZIP CODE: 87110

CONTRACTOR: CEDARS CONSTRUCTION  
 ADDRESS: P.O. BOX 12877  
 CITY, STATE: ALBQ, NM 87107

CONTACT: KHALIL SAMARA  
 PHONE: 480-7788  
 ZIP CODE: 87107

## CHECK TYPE OF SUBMITTAL:

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

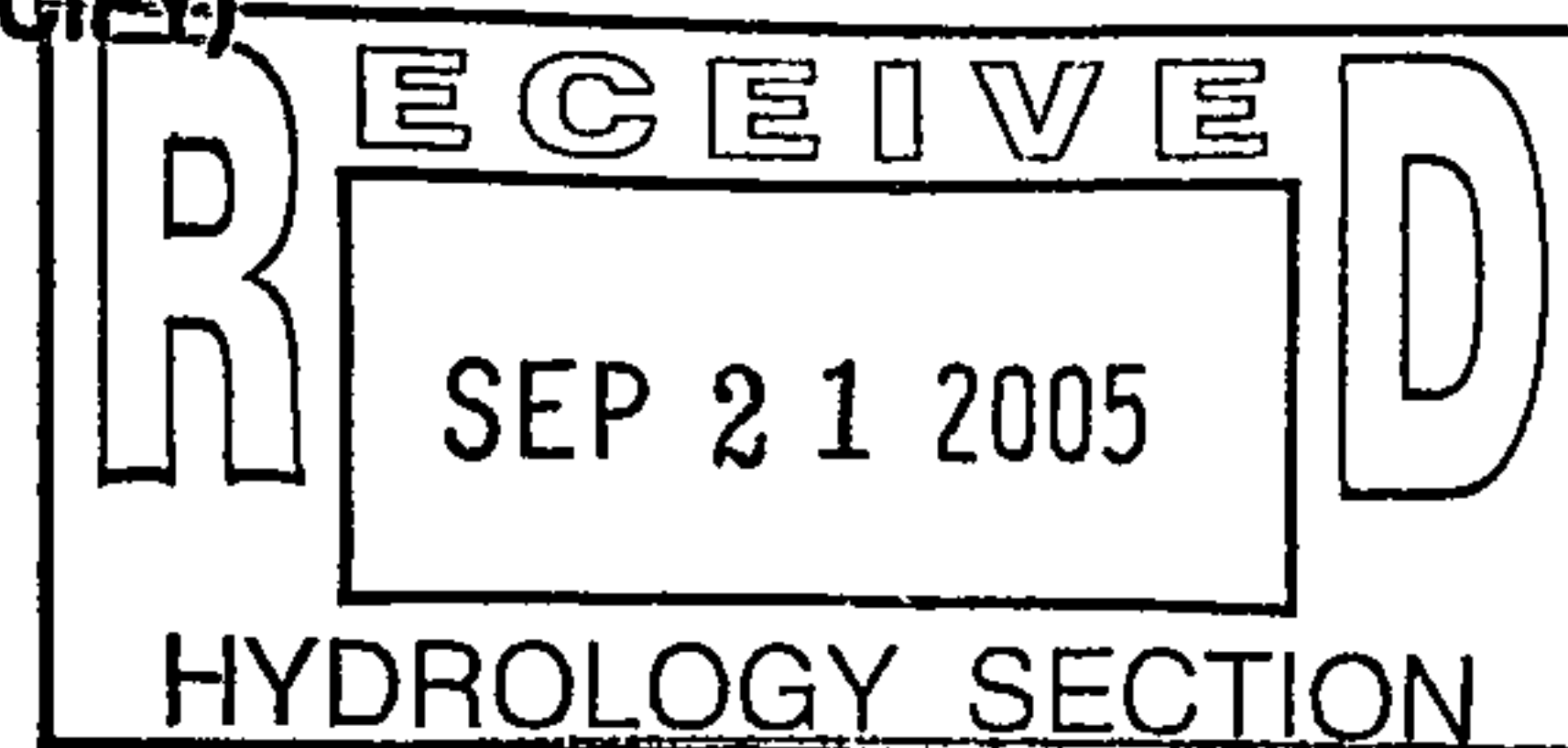
## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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

9/22/05  
Verbal - No

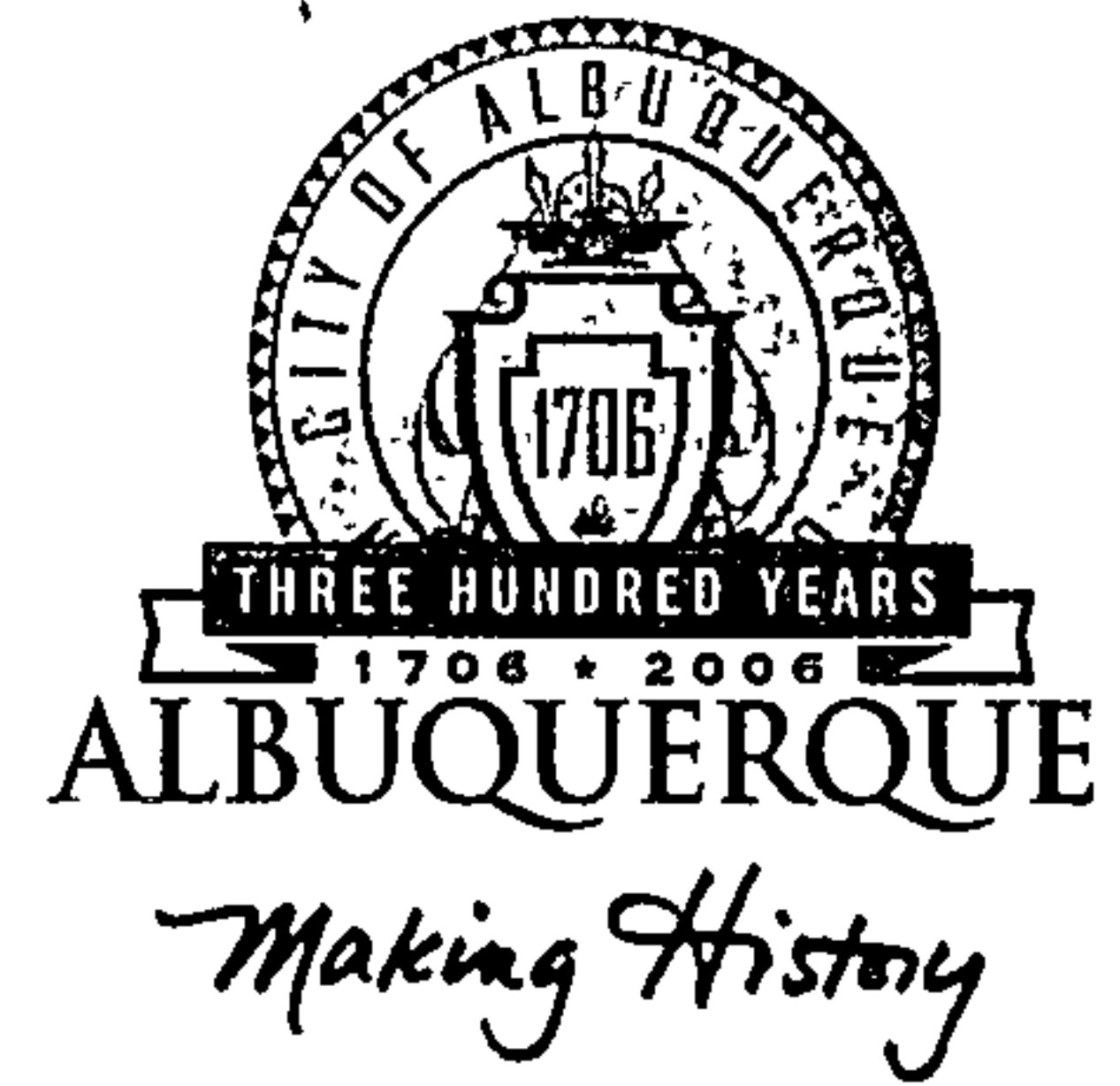


DATE SUBMITTED: 9/20/05 BY: Olivia J. Truch

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

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

# CITY OF ALBUQUERQUE



September 19, 2005

Ms. Celia S. Tomlinson, PE  
**RHOMBUS P.A., INC.**  
2620 San Mateo NE, Suite B  
Albuquerque, New Mexico 87110

**Re: AUTOMOBILE SALES BUILDING, (G-14/D68)**  
**3500 Fourth Street NW**  
**Permanent Certificate of Occupancy, Certification dated 09/16/2005**

Dear Celia:

Based upon the information provided in your submittal received 09/19/2005, the above referenced certification cannot be approved until the following is addressed:

1. The Approved grading and drainage plan has an Engineer Stamp date of 06/19/2002 not 05/21/2005 as indicated on the submitted Grading & Drainage (G&D) Plan. (see attached copy of G&D Plan approval letter).

If you have any questions, you can contact me at 505-924-3982.

Sincerely,

*Arlene V. Portillo*

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

Attachment

C: file

9/19/05  
NOTE: Verbal-No for TCL-Co-Perm; wrong TCL Plan



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 10, 2002

Celia Tomlinson, PE  
Rhombus PA  
2620 San Mateo NE, Ste B  
Albuquerque, NM 871110

**Re: Auto Sales Bldg Grading and Drainage Plan  
3500 4<sup>th</sup> NW  
Engineer's Stamp dated 6-19-02 (G14/D68)**

Dear Ms. Tomlinson,

Based upon the information provided in your submittal dated 6-21-02, 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. Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

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

Sincerely,

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

C: file

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: AUTOMOBILE SALES BLDG. ZONE MAP/DRG. FILE #: G-14/D68  
 DRB #: NA EPC#: NA WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 1-A PAPE ADDITION  
 CITY ADDRESS: 3500 4TH STREET NW

ENGINEERING FIRM: RHOMBUS P.A. Inc.  
 ADDRESS: 2620 SAN MATEO NE ST. B  
 CITY, STATE: ALBUQUERQUE, NM 87110

CONTACT: RITA GUETSCHOW  
 PHONE: 881-6690  
 ZIP CODE: 87110

OWNER: AUTOMOTIVE SALES  
 ADDRESS: 3500 4TH ST. NW  
 CITY, STATE: ALBUQUERQUE, NM 87107

CONTACT: REZA ELIA  
 PHONE: NA  
 ZIP CODE: 87107

ARCHITECT: MIGUEL TRUJILLO  
 ADDRESS: 8504 SPAIN NE  
 CITY, STATE: ALBUQ., NM 87111

CONTACT: MIGUEL TRUJILLO  
 PHONE: 821-5687  
 ZIP CODE: 87111

SURVEYOR: RHOMBUS P.A. Inc.  
 ADDRESS: 2620 SAN MATEO NE ST. B  
 CITY, STATE: ALBUQ NM 87110

CONTACT: J. ROBERT MARTINEZ  
 PHONE: 881-6690  
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CONTRACTOR: CEDARS CONSTRUCTION  
 ADDRESS: P.O. BOX 12877  
 CITY, STATE: ALBUQ, NM 87107

CONTACT: KHALIL SAMARA  
 PHONE: 480-7788  
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**CHECK TYPE OF SUBMITTAL:**

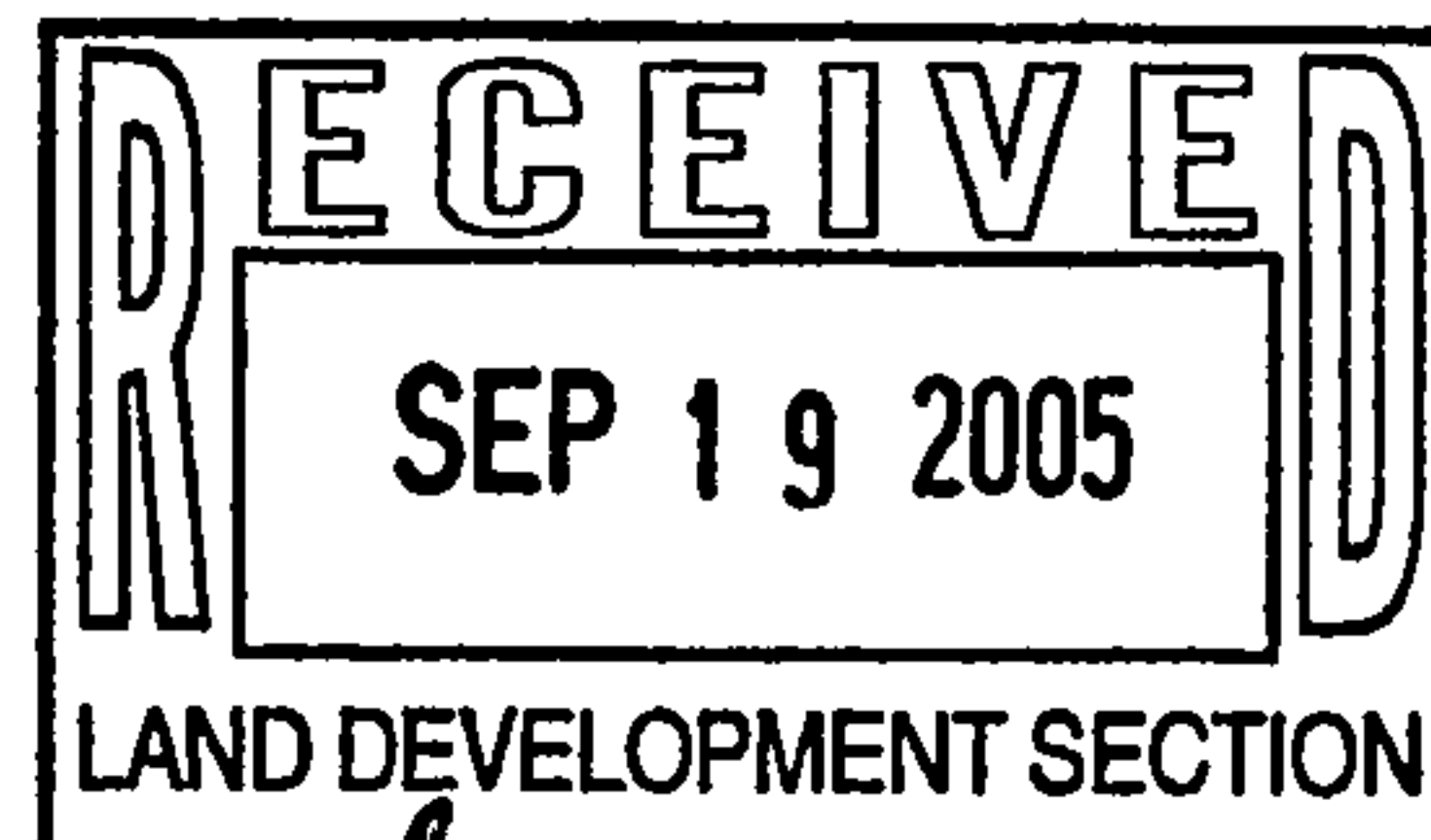
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEERS CERTIFICATION (TCL) & *DRAINAGE PLAN*
- ☐ 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
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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: 9/19/05 BY: Colia J. Trujillo

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# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 10, 2002

Celia Tomlinson, PE  
Rhombus PA  
2620 San Mateo NE, Ste B  
Albuquerque, NM 871110

**Re: Auto Sales Bldg Grading and Drainage Plan  
3500 4<sup>th</sup> NW  
Engineer's Stamp dated 6-19-02 (G14/D68)**

Dear Ms. Tomlinson,

Based upon the information provided in your submittal dated 6-21-02, 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. Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

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

Sincerely,

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

C: file

## DRAINAGE INFORMATION SHEET

G-14/D68

PROJECT TITLE: AUTOMOBILE SALES BLDG. ZONE ATLAS/DRNG. FILE #: G-14

DRD #: NA EPC #: NA WORK ORDER #: NA

LEGAL DESCRIPTION: LOT 1-A. PAPPE ADDN.

CITY ADDRESS: 3500 4th Street NW

ENGINEERING FIRM: RHOMBUS P.A., Inc. CONTACT: CELIA TOMLINSON

ADDRESS: 2620 SAN MATEO NE SUITE B PHONE: 881-6690  
ALBUQUERQUE, NM 87110

OWNER: \_\_\_\_\_ CONTACT: UNKNOWN

ADDRESS: \_\_\_\_\_ PHONE: UNKNOWN

ARCHITECT: MIGUEL TRUJILLO CONTACT: MIGUEL TRUJILLO

ADDRESS: 8504 SPAIN RD NE PHONE: 821-5687  
ALBUQ. NM 87111

SURVEYOR: RHOMBUS P.A. Inc (J. MIER) CONTACT: CELIA TOMLINSON

ADDRESS: 2620 SAN MATEO NE ST B PHONE: 881-6690  
ALBUQ. NM 87110

CONTRACTOR: UNKNOWN CONTACT: NA

ADDRESS: NA PHONE: NA

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN WITH CALCULATIONS \*
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ OTHER \_\_\_\_\_

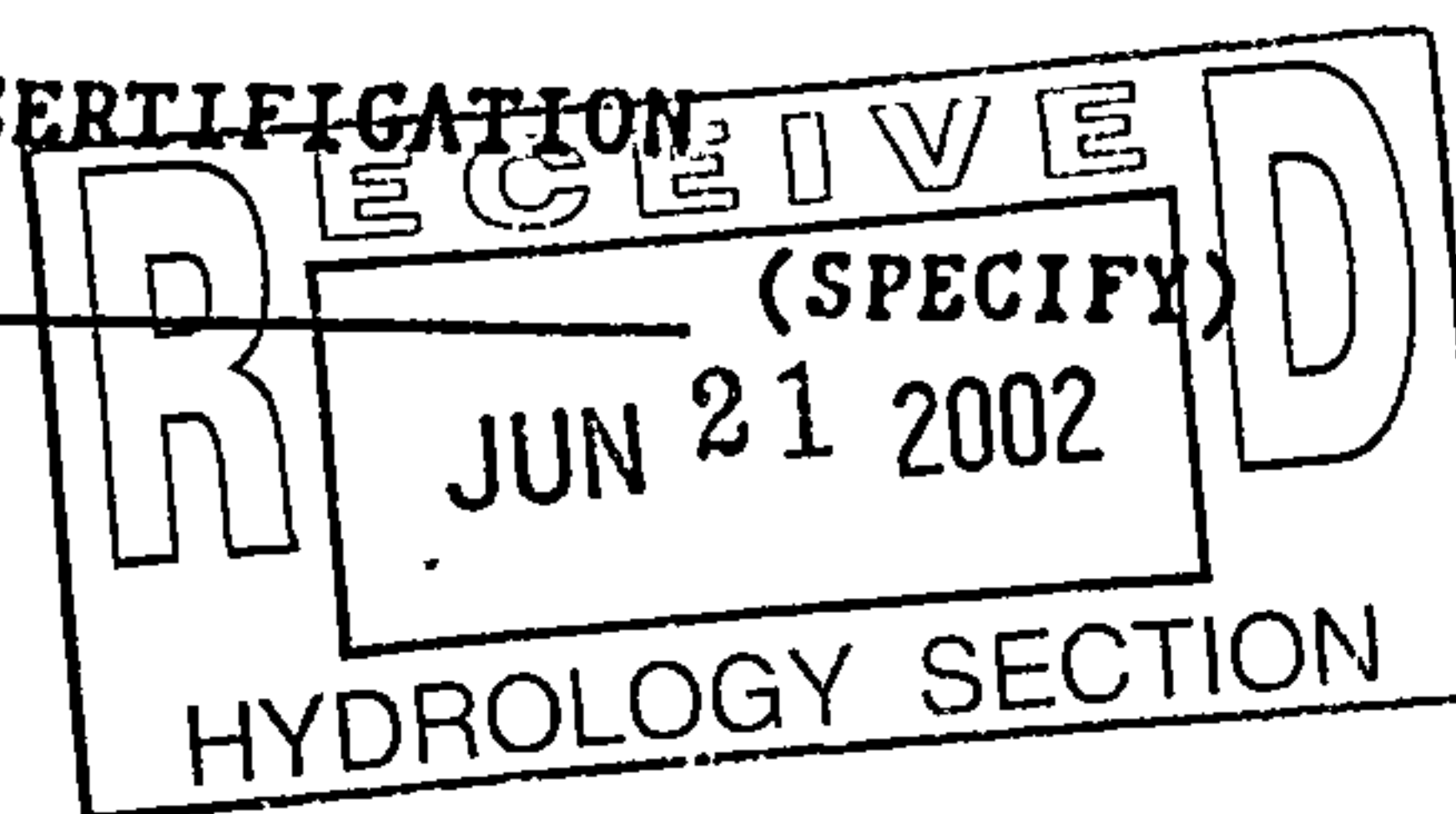
## PRE-DESIGN MEETING:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

\* INADVERTENTLY  
EXCLUDED FROM THE  
ORIGINAL SUBMITTAL.

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
- ☐ 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 APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ SUBDIVISION CERTIFICATION
- ☐ OTHER \_\_\_\_\_

DATE SUBMITTED: 6/18/02BY: CELIA S. TOMLINSON

# **RHOMBUS**

02-C-1-835

**2729 Aliso Drive NE**

(Address or brief legal description)

I FURTHER CERTIFY as to the existence of the following at the time of m, last inspection:

- 1.c E Evidence of rights of wa, old highwa,s or abandoned roads lanes trails or drivewa,s sewer drains water gas or oil pipe lines on or crossing said premises (show location; if none visible so indicate):

None

2. Springs streams rivers ponds or lakes located bordering on or through said premises:

None

3. Evidence of cemeteries or famil, burial grounds located on said premises (show location):

None

4. Overhead utilit, poles anchors pedestals wires or lines overhanging or crossing said premises and serving other properties (show location):

None

5. Joint drivewa,s or walkwa,s joint garages part, walls or rights of support steps or roofs used in common or joint garages:

None

6. Apparent encroachments. If the buildings projections or cornices thereof or signs affixed thereto fences or other indications of occupanc, appear to encroach upon or overhang adjoining propert, or the like appear to encroach upon or overhang inspected premises specif, all such (show location):

None

7. Specific ph,sical evidence of boundar, lines of all sides:

See Drawing.

8. Is the propert, improved? (If structure appears to encroach or appears to violate setback lines show approximate distances):

Existing residence

9. Indications of recent building construction alterations or repairs:

None

10. Approximate distance of structures from at least two lot lines must be shown:

# DRAINAGE AND GRADING PLAN FOR AUTOMOBILE SALES BUILDING

LOCATED AT NE CORNER OF 4TH STREET AND MILDRED AVENUE N.W.

FLOODPLAIN INFORMATION: The property is located in Zone X of the Floodway Boundary and Floodway Map of Bernalillo County, New Mexico and Incorporated Areas. Community Panel 35001C0119D, effective SEPT, 1996.

EXISTING SITE CONDITIONS: The site is presently vacant and unimproved. It is bound on the east by an existing residence; on the north by an existing business; on the west by 4th Street N.W.; and on the south by Mildred Avenue N.W. Both streets are improved with asphalt pavement, concrete curb, gutter, and sidewalk. The site (0.45 Acre) and site vicinity are practically level. NO OFF-SITE DRAINAGE CONTRIBUTES TO THE ON-SITE FLOWS.

ANALYSIS PHILOSOPHY: The topography of the existing site causes surface flows to generally pond on site. Since the site is surrounded by development, it is considered in-fill. The site will be graded such that the post-development flows will be allowed to free discharge to the street through landscaped areas.

PROPOSED IMPROVEMENTS: A building with 1352 square feet of roof area will be built. Paved parking and landscaped areas will be provided.

EROSION CONTROL: Water from construction activities and/or rainfall will be retained on site through temporary ponding areas to prevent any runoff from entering the streets. All grading will be done in a manner to insure all silt and runoff remains on site.

NOTE: All references are to City of Albuquerque Development Process Manual, July, 1997

TOTAL LOT SIZE: 0.48 ACRES

ZONE 2 (DPM FIGURE A-1, p 22-7)

100 YEAR STORM DEPTH (DPM TABLE A-2, p 22-8)

EVENT	P <sub>60</sub>	P <sub>360</sub>	P <sub>1440</sub>	P <sub>4 days</sub>	P <sub>10 days</sub>
INCHES	1.87	2.2	2.66	3.12	3.67

100 YR 6 HR STORM EVENT

TREATMENT	A	B	C	D	
Q <sub>PEAK</sub> (CFS/ACRE)	1.29	2.03	2.87	4.37	(DPM TABLE A-9, p 22-15)
E <sub>360</sub> (INCHES)	0.44	0.67	0.99	1.97	(DPM TABLE A-8, p 22-13)

EQUATIONS REQUIRED

Q<sub>PEAK TOTAL</sub> (Q<sub>PT</sub>)  $Q_{PT} = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$  (DPM EQ. a-10, p 22-16)  
E<sub>360</sub> (WEIGHTED)  $E = \{E_A * A_A + E_B * A_B + E_C * A_C + E_D * A_D\} / \{A_A + A_B + A_C + A_D\}$  (DPM EQ. a-5, p 22-14)  
V<sub>360</sub> (VOLUME RUNOFF)  $V_{360} = E_{360} \text{ WEIGHTED} * \{A_A + A_B + A_C + A_D\} / 12$  (DPM EQ. a-6, p 22-14)  
V<sub>10 DAYS</sub>  $V_{10 \text{ DAYS}} = V_{360} + A_D * (R_{10 \text{ DAYS}} - R_{360}) / 12 \text{ IN/FT}$  (DPM EQ. a-9, p 22-14)

EXISTING CONDITIONS

TREATMENT	A	B	C	D
	0	0	0.48	0

Q<sub>PEAK TOTAL</sub> (Q<sub>PT</sub>) = 1.38 CFS

V<sub>360</sub> = 1725 CF

DEVELOPED CONDITIONS

TREATMENT	A	B	C	D
AREA (ACRES)	0.00	0.11	0.00	0.37

Q<sub>PEAK TOTAL</sub> (Q<sub>PT</sub>) = 1.84 CFS

E<sub>360</sub> WEIGHTED = 1.89 INCHES

V<sub>360</sub> = 2904 CF

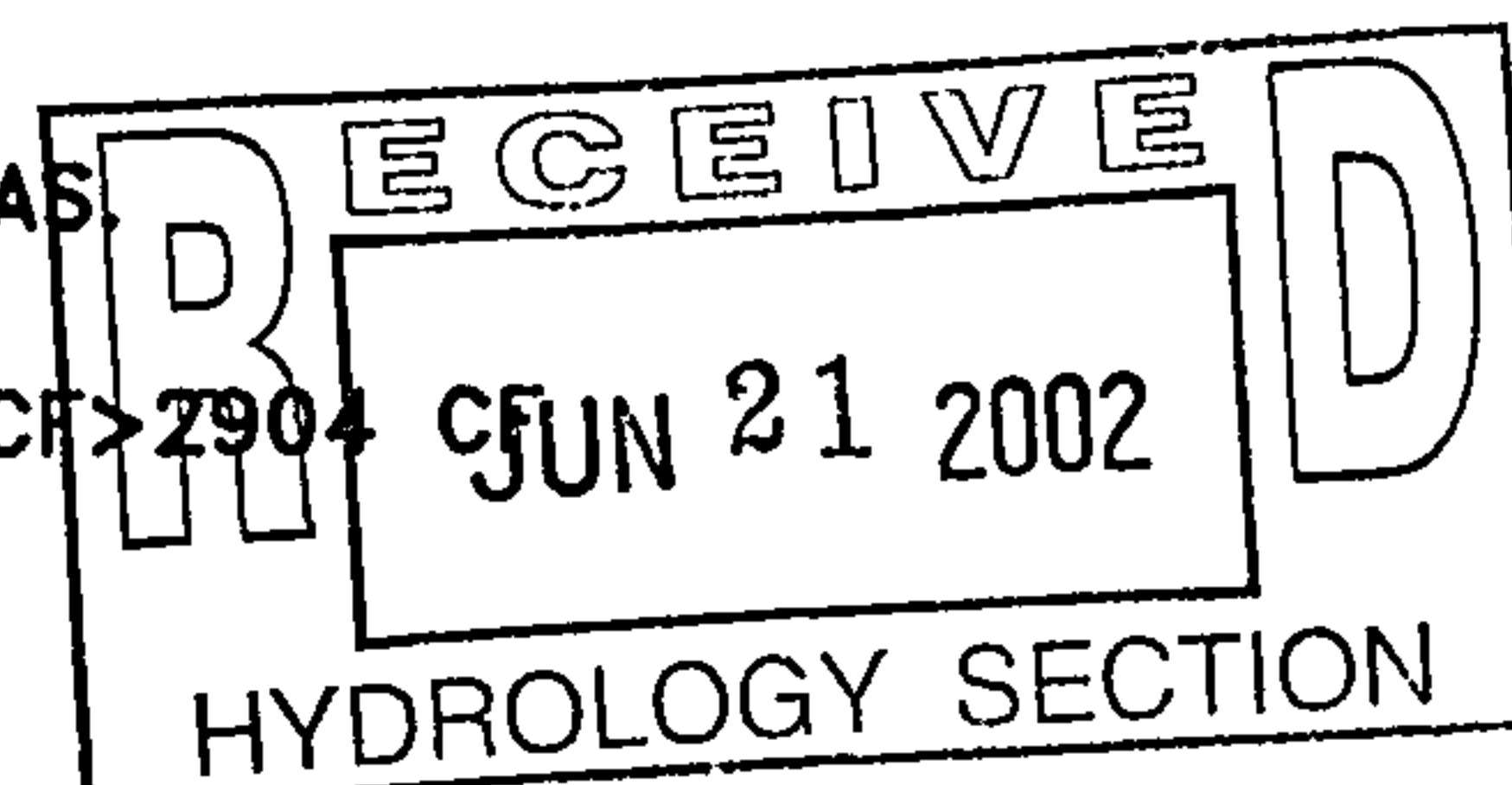
INCREASE IN RUNOFF QUANTITY = 1.84 - 1.38 = 0.46 CFS (NEGLIGIBLE)

INCREASE IN RUNOFF VOLUME = 2904 - 1725 = 1179 CFS

THE INCREASE IN VOLUME WILL PASS THROUGH THE LANDSCAPED AREAS.

TOTAL LANDSCAPE AREA = 0.11 ACRE

WHEN USED AS DRAINAGE DETENTION POND 8" DEEP, VOLUME=3210 CF > 2904





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 14, 2002

Celia Tomlinson, PE  
Rhombus PA  
2620 San Mateo NE, Ste B  
Albuquerque, NM 871110

**Re: Auto Sales Bldg Grading and Drainage Plan**

**3500 4<sup>th</sup> NW**

**Engineer's Stamp dated 5-21-02 (G14/D68)**

Dear Ms. Tomlinson,

Based upon the information provided in your submittal dated 5-22-02, the above referenced plan cannot be approved for Building Permit until the following comment is addressed.

The grading plan is very well done. The only thing I need you to include in your resubmittal is a quantification of runoff from this site. Please specify where this runoff goes and what improvements are in place to handle the runoff.

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

Sincerely,

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

C: file

## DRAINAGE INFORMATION SHEET

PROJECT TITLE: AUTOMOBILE SALES BLDG. ZONE ATLAS/DRNG. FILE #: G-14/D68

DRD #: NA EPC #: NA WORK ORDER #: NA

LEGAL DESCRIPTION: LOT 1-A PAPPE ADDN.

CITY ADDRESS: 3500 4th Street NW

ENGINEERING FIRM: RHOMBUS P.A., Inc. CONTACT: CELIA TOMLINSON

ADDRESS: 2620 SAN MATEO NE SUITE B PHONE: 881-6690  
ALBUQUERQUE, NM 87110

OWNER: \_\_\_\_\_ CONTACT: UNKNOWN

ADDRESS: \_\_\_\_\_ PHONE: UNKNOWN

ARCHITECT: MIGUEL TRUJILLO CONTACT: MIGUEL TRUJILLO

ADDRESS: 8504 SPAIN RD NE PHONE: 821-5687  
ALBUQ. NM 87111

SURVEYOR: RHOMBUS P.A. Inc (JIMMERS) CONTACT: CELIA TOMLINSON

ADDRESS: 2620 SAN MATEO NE ST. B PHONE: 881-6690  
ALBUQ. NM 87110

CONTRACTOR: UNKNOWN CONTACT: NA

ADDRESS: NA PHONE: NA

## TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☒ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☐ GRADING PLAN

☒ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

☐ OTHER \_\_\_\_\_

## PRE-DESIGN MEETING:

☐ YES

☒ NO

☐ COPY PROVIDED

## CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL

☐ 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 APPROVAL

☐ GRADING PERMIT APPROVAL

☐ PAVING PERMIT APPROVAL

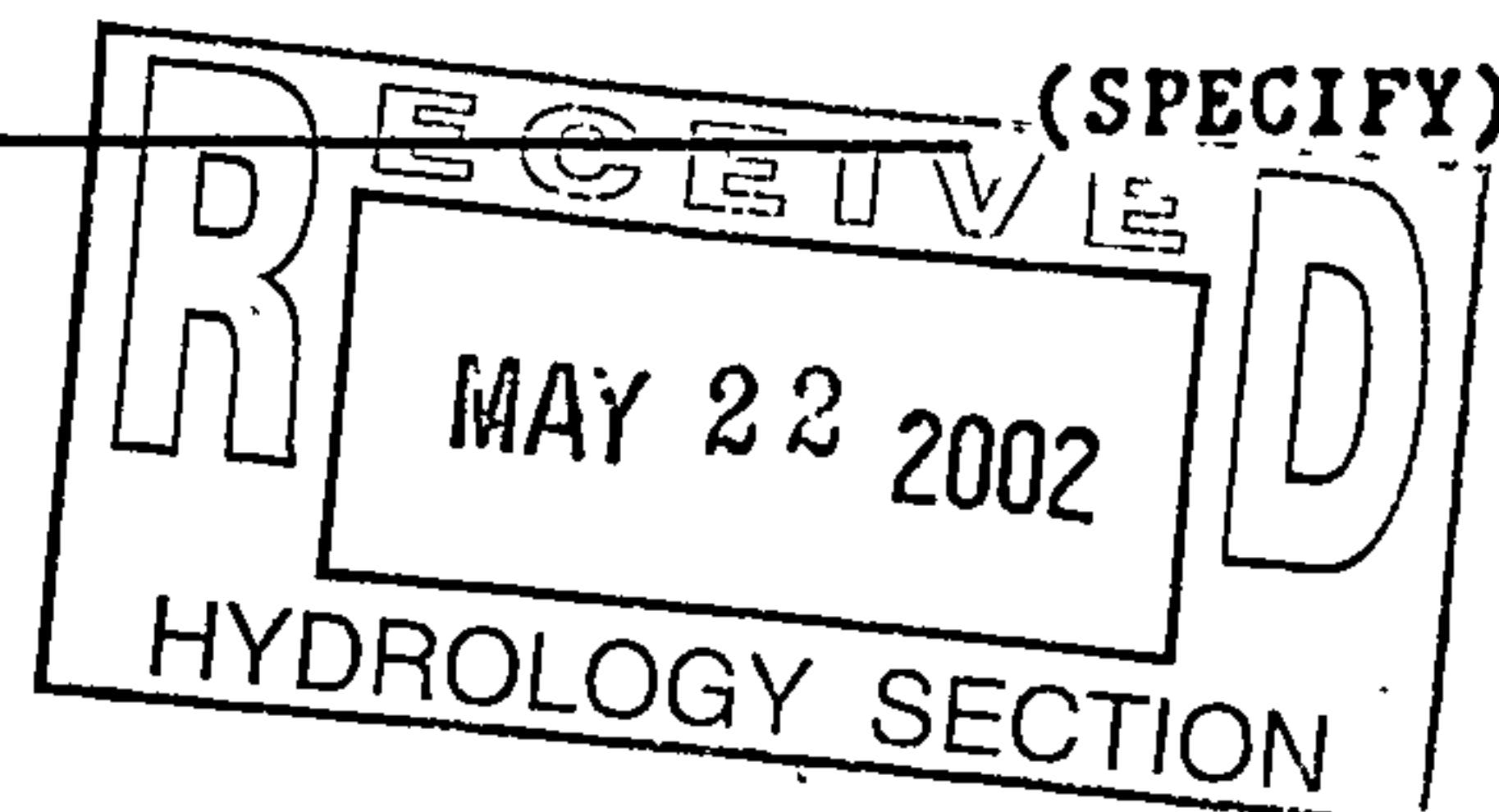
☐ S.A.D. DRAINAGE REPORT

☐ DRAINAGE REQUIREMENTS

☐ SUBDIVISION CERTIFICATION

☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED: \_\_\_\_\_

BY: CELIA S. TOMLINSON

NEXT RESUBMITTAL

NEEDS TO BE

ON 24" x 36"

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