



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 10, 2003

Guy Jackson, P.E.
BPLW Architects & Engineers, Inc.
6200 Uptown Blvd. NE Suite 400
Albuquerque, NM 87110

**Re: Rich Ford Renovations, 8601 Lomas Blvd. NE, Grading and Drainage Plan
Engineer's Stamp dated 10-31-03 (J20/D11)**

Dear Mr. Jackson,

Based upon the information provided in your submittal received 11-05-03, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Written permission to drain to the I-40 right-of-way must be given by the Highway Department before a Certificate of Occupancy can be issued. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will also be required.

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

Sincerely,

Kristal D. Metro

Engineering Associate, Planning Dept.
Development and Building Services

C: file

5-20/011

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Rich Ford

DRB #: AA-03AA-01473

EPC#: 1001984

ZONE MAP/DRG. FILE #: J-20

WORK ORDER#: _____

LEGAL DESCRIPTION: Tracts A & B, Hyder-Maisel Subdvsn. & Tract A, Lands of Robert L. Johnston

CITY ADDRESS: 8601 Lomas BLVD. NE 87112

ENGINEERING FIRM: BPLW Architects & Engineers, Inc.

ADDRESS: 6200 Uptown BLVD NE Suite 400

CITY, STATE: ABQ, NM

CONTACT: Guy C. Jackson

PHONE: 881-2759

ZIP CODE: 87110

OWNER: _____

ADDRESS: Contact Architect

CITY, STATE: _____

CONTACT: _____

PHONE: 881-2759

ZIP CODE: _____

ARCHITECT: BPLW Architects & Engineers, Inc.

ADDRESS: 6200 Uptown BLVD NE Suite 400

CITY, STATE: ABQ, NM

CONTACT: Maria Shelton

PHONE: 881-2759

ZIP CODE: 87110

SURVEYOR: Jeff Mortensen & Associates, Inc.

ADDRESS: 6010-B Midway Parl Blvd NE

CITY, STATE: ABQ, NM

CONTACT: Chuck Cala

PHONE: 345-4250

ZIP CODE: 87109

CONTRACTOR: Teal Construction

ADDRESS: 1335 Brittmore

CITY, STATE: Houston, TX

CONTACT: Dave Presutti

PHONE: 713-465-8306

ZIP CODE: 77043

CHECK TYPE OF SUBMITTAL:

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

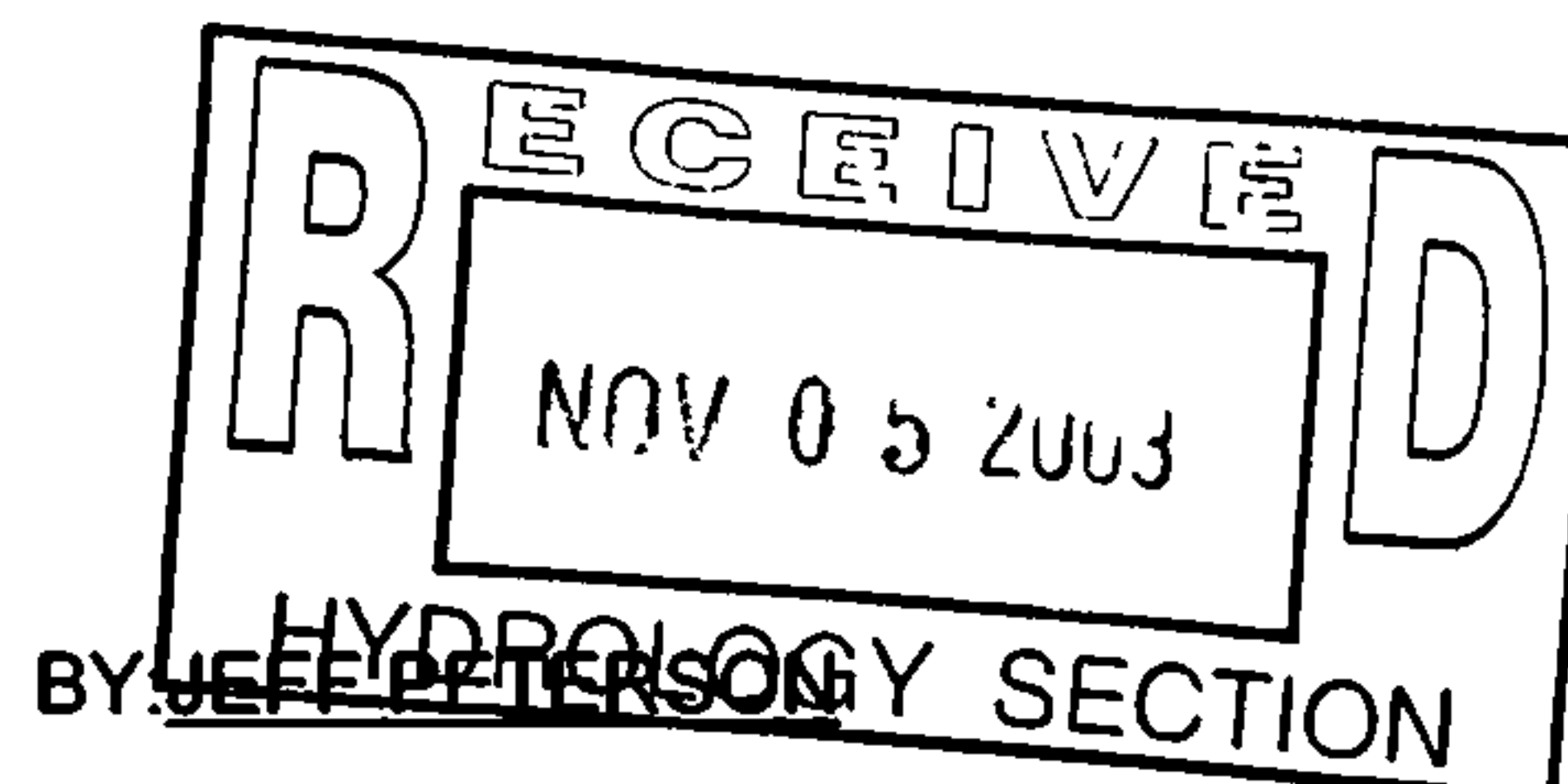
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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- ☐ 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: 11-05-03



BY: JEFF PETERSON

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.

Architects & Engineers, Inc.

6200 Uptown Blvd. NE
Suite 400
Albuquerque, New Mexico 87110
(505) 881-BPLW (2759)
FAX (505) 881-1230
web site: <http://www.bplw.com>

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Bill J. Waters, Emeritus, AIA
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L. Fontaine Sanchez
Molly E. Smith, REFP

November 5, 2003

Mr. Carlos Montoya, PE
City Floodplain Administrator
City of Albuquerque
Plaza Del Sol Building
600 2nd Street NW
ABQ., NM 87102

Re: *Rich Ford Renovations - , 8601 Lomas NE*
Grading and Drainage Plan, Engineer's Stamp dated 10-15-03
(J20/D11)

Dear Carlos:

I am in receipt of your review comments dated October 23, 2003. It is my understanding that you have since had a telephone conversation with Mr. Guy Jackson of my office during which you discussed a few of the items contained in your letter. I will respond to each of your comments in the order in which they appear on the aforementioned letter:

1. The exact location and elevation of the existing drainage infrastructure in the I-40 right-of-way was not included in the survey prepared for this project as it lies outside of the subject property. I was able to obtain electronic drawing files from the Highway Department for the I-40/Wyoming Improvements and imported the existing storm drain and drop inlet information onto our Grading Plans.
2. Existing easements and infrastructure on the site are now shown on drawing C2.1. Please keep in mind that there is a platting action ongoing concurrent with this submittal that will vacate many easements and relocate others. In addition, the plat will combine the existing parcels resulting in one property. It will also dedicate the areas necessary for the construction of the deceleration lanes on Wyoming and Lomas. as well as create utility easements as required by new construction.
3. The Drainage Plan has been revised in an effort to clarify where runoff leaves the site. As discussed therein, Basin B sheetflows to the storm drain improvements within Wyoming and Basin D sheetflows to the storm drain improvements within Lomas. The City of Albuquerque Drainage Facilities Map dated 1987 shows 16" storm drain lines within Lomas and Wyoming. A review of the City's online mapping shows that these storm drain lines have been improved since the 1987 mapping however, sizes for the improved lines were not available. There will be no increase in runoff to either of the storm drain systems as part of the proposed improvements. Basins A and C sheetflow north and west until the runoff is intercepted by an asphalt rundown with the NMSHTD right-of-way. This rundown conveys runoff to several drop inlets which are now shown on the Grading plan. These inlets then convey runoff to the I-40 Drainage Channel via existing 24" storm drain lines as shown.
4. Existing spot elevations were turned on for the entire site, including the requested curb elevations for Lomas and Wyoming.
5. Existing spot elevations have been turned on within the parking areas.

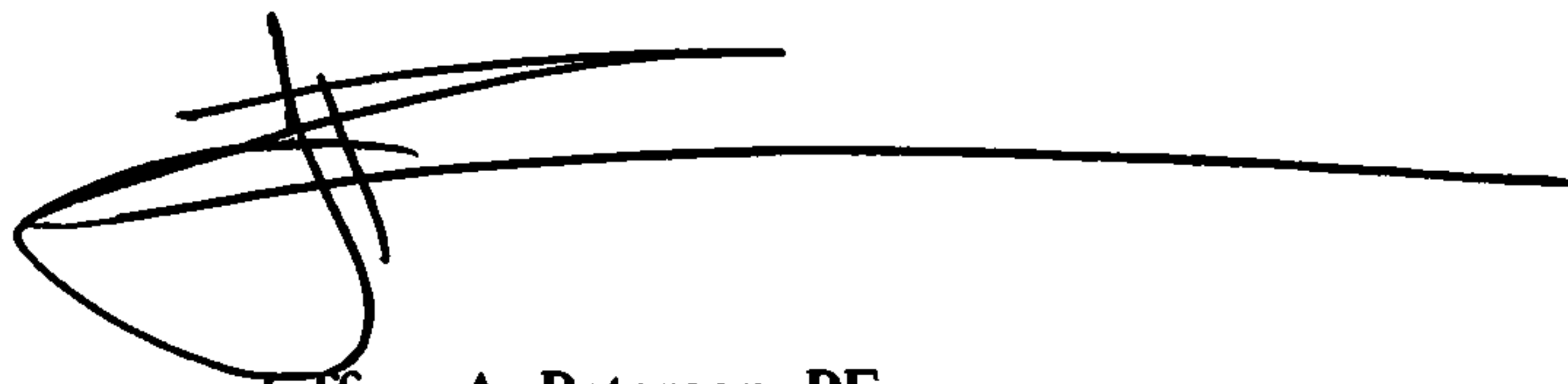


allowed to
drain according
to plat

6. Discussions with the NMSHTD have been ongoing¹ during preliminary phases of this project. A telephone conversation and letter requesting written permission to drain to NMSHTD right-of-way and facilities has been sent to Rae Vanhoven, Director Drainage Section NMSHTD, a copy of which is attached to this letter. We will forward a copy of the approval letter as soon as we receive it.
7. Buildings being removed are now shown on drawing C2.1.
8. The proposed improvements are not altering any of the parking lots which drain over sidewalks en-route to Lomas and Wyoming. Your discussion with Guy Jackson indicated that our original plans included curbing to collect and concentrate runoff. Subsequent iterations, including an administrative amendment, have removed any such proposed improvements with the exception of landscaping areas. Any areas generating runoff that currently travel over city sidewalks will first drain into the proposed landscape buffers.
9. More detailed information regarding the future deceleration lanes will be included as part of the Work Order plan set to be submitted soon as well as part of the aforementioned platting action. It appears that minor modifications to 2 existing inlets within Lomas may be necessary. These modifications will be addressed as part of the City Work Order plans.
10. A cross lot drainage easement is not required as the property is being consolidated into one property as required by the Planning Department and as previously discussed. Inasmuch, the existing lot lines which will be resolved by the plot are not shown.

Sincerely,

BPLW ARCHITECTS & ENGINEERS, INC.



Jeffrey A. Peterson, PE
Project Civil Engineer

W/ attachments

Cc: Guy C. Jackson, PE - BPLW w/out attachments



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 23, 2003

Guy Jackson, P.E.
BPLW Architects & Engineers, Inc.
6200 Uptown Blvd. NE Suite 400
Albuquerque, NM 87110

**Re: Rich Ford Renovations, 8601 Lomas Blvd. NE, Grading and Drainage Plan
Engineer's Stamp dated 10-15-03 (J20/D11)**

Dear Mr. Jackson,

Based upon the information provided in your submittal received 10-16-03, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Show the exact location and elevations of the drainage infrastructure in the I-40 right-of-way that the site will drain to.
2. Show any existing easements or infrastructure on the site.
3. Where does the runoff leave the site? What drainage infrastructure does it drain to?
4. Show curb elevations for Lomas and Wyoming Blvd.
5. Show more spot elevations within the parking areas.
6. Written permission must be granted by the Highway Department before draining to the I-40 right-of-way.
7. Show existing buildings to be removed.
8. Runoff from the site cannot travel over city sidewalks; show how flows will enter the public right-of-way.
9. Please give more detail on the proposed deceleration lane. Will the existing inlets be affected by this? Indicate the work order number for the deceleration lane.
10. Show the lot lines, and provide a cross lot drainage easement.

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

Sincerely,

Carlos A. Montoya, PE
City Floodplain Administrator

C: file

BPLW

Architects & Engineers, Inc.

6200 Uptown Blvd. NE
Suite 400
Albuquerque, New Mexico 87110
(505) 881-BPLW (2759)
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Tyler M. Mason, AIA, CCS
Mary Ann Modzelewski, AIA
Daniel R. Partida, AIA
L. Fontaine Sanchez
Molly E. Smith, REFP

October 28, 2003

Ms. Rae Vanhoven
New Mexico Department of Transportation
1120 Cerrillos Road
Santa Fe, NM 87505-1842
(505) 827-5323

**Re: *Written Permission to allow developed runoff to Highway Right-of-Way
- Rich Ford Properties, 8601 Lomas NE***

Dear Ms. Vanhoven:

Per our telephone conversation earlier today, transmitted herewith, please find copies of the Grading & Drainage Plans recently submitted to the City of Albuquerque in support of a Building Permit Application. In addition, please find supplemental information that shows the location of buildings being removed as well as the general basin breaks. As I am in the process of re-submitting to the City, I am sending you unstamped drawings. I am hoping you can help me in satisfying a COA requirement generated as part of their review. The City's Hydrology Department has required a letter granting written permission to drain developed runoff from the subject site to the I-40 Right-of-Way.

As we discussed, the subject site has been at this location in excess of 40 years during which time the site's hydrology has remained unchanged. A line running east to west roughly dividing the site in half distinguishes 2 distinct basins. The southern basin drains via sheet flows to Lomas and Wyoming Boulevards where it is intercepted by existing storm drain improvements. The northern basin sheet flows to the north where it is intercepted by an asphalt rundown recently constructed as part of the Wyoming on/off ramp improvements. This rundown conveys developed runoff in a westerly direction and routes it to an inlet near the northwest corner of the site. This inlet conveys runoff to the Drainage Channel within the I-40 corridor.


The survey used for this project was performed prior to the completion of the aforementioned Wyoming improvements and does not show the previously discussed rundown or inlet. However, an electronic file of the Construction Drawings for the Wyoming improvements as well as a Site visit on my part verifies the existence of both.

The improvements proposed as part of this project include the demolition of several portions of existing buildings as well as the construction of a building addition to serve the facility. The entire site is developed with impervious land treatments in both the existing and proposed scenarios and the aforementioned basins remain unaltered (both in flow quantity and drainage patterns) by these improvements.

Please contact me if you have any questions or comments or if you are in need of further information.

Sincerely,

BPLW ARCHITECTS & ENGINEERS, INC.



Jeffrey A. Peterson, PE
Project Civil Engineer

W/ attachments

Cc: Carlos Montoya, PE - COA, w/out attachments
Guy C. Jackson, PE - BPLW w/out attachments





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 27, 2003

Guy Jackson, P.E.
BPLW Architects & Engineers, Inc.
6200 Uptown Blvd. NE Suite 400
Albuquerque, NM 87110

**Re: Rich Ford Renovations, 8601 Lomas Blvd., Traffic Circulation Layout
Engineer's Stamp dated 10-15-03 (J20/D11)**

Dear Mr. Jackson,

The above referenced plan is not approved through the TCL process. Due to the existing zoning, this project is site plan controlled and will need to be submitted through the DRB, most likely as an administrative amendment.

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

Sincerely,

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

C: file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 23, 2003

Guy Jackson, P.E.
BPLW Architects & Engineers, Inc.
6200 Uptown Blvd. NE Suite 400
Albuquerque, NM 87110

**Re: Rich Ford Renovations, 8601 Lomas Blvd. NE, Grading and Drainage Plan
Engineer's Stamp dated 10-15-03 (J20/D11)**

Dear Mr. Jackson,

Based upon the information provided in your submittal received 10-16-03, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Show the exact location and elevations of the drainage infrastructure in the I-40 right-of-way that the site will drain to.
2. Show any existing easements or infrastructure on the site.
3. Where does the runoff leave the site? What drainage infrastructure does it drain to?
4. Show curb elevations for Lomas and Wyoming Blvd.
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7. Show existing buildings to be removed.
8. Runoff from the site cannot travel over city sidewalks; show how flows will enter the public right-of-way.
9. Please give more detail on the proposed deceleration lane. Will the existing inlets be affected by this? Indicate the work order number for the deceleration lane.
10. Show the lot lines, and provide a cross lot drainage easement.

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

Sincerely,

Carlos A. Montoya, PE
City Floodplain Administrator

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Rich Ford

DRB #: AA-03AA-01473

EPC#: 1001984

ZONE MAP/DRG. FILE #: J-20

WORK ORDER#: _____

1011

LEGAL DESCRIPTION: Tracts A & B, Hyder-Maisel Subdvsn. & Tract A, Lands of Robert L. Johnston

CITY ADDRESS: 8601 Lomas BLVD. NE 87112

ENGINEERING FIRM: BPLW Architects & Engineers, Inc.

ADDRESS: 6200 Uptown BLVD NE Suite 400

CITY, STATE: ABQ, NM

CONTACT: Guy C. Jackson

PHONE: 881-2759

ZIP CODE: 87110

OWNER: _____

ADDRESS: Contact Architect

CITY, STATE: _____

CONTACT: _____

PHONE: 881-2759

ZIP CODE: _____

ARCHITECT: BPLW Architects & Engineers, Inc.

ADDRESS: 6200 Uptown BLVD NE Suite 400

CITY, STATE: ABQ, NM

CONTACT: Maria Shelton

PHONE: 881-2759

ZIP CODE: 87110

SURVEYOR: Jeff Mortensen & Associates, Inc.

ADDRESS: 6010-B Midway Parl Blvd NE

CITY, STATE: ABQ, NM

CONTACT: Chuck Cala

PHONE: 345-4250

ZIP CODE: 87109

CONTRACTOR: Teal Construction

ADDRESS: 1335 Brittmore

CITY, STATE: Houston, TX

CONTACT: Dave Presutti

PHONE: 713-465-8306

ZIP CODE: 77043

CHECK TYPE OF SUBMITTAL:

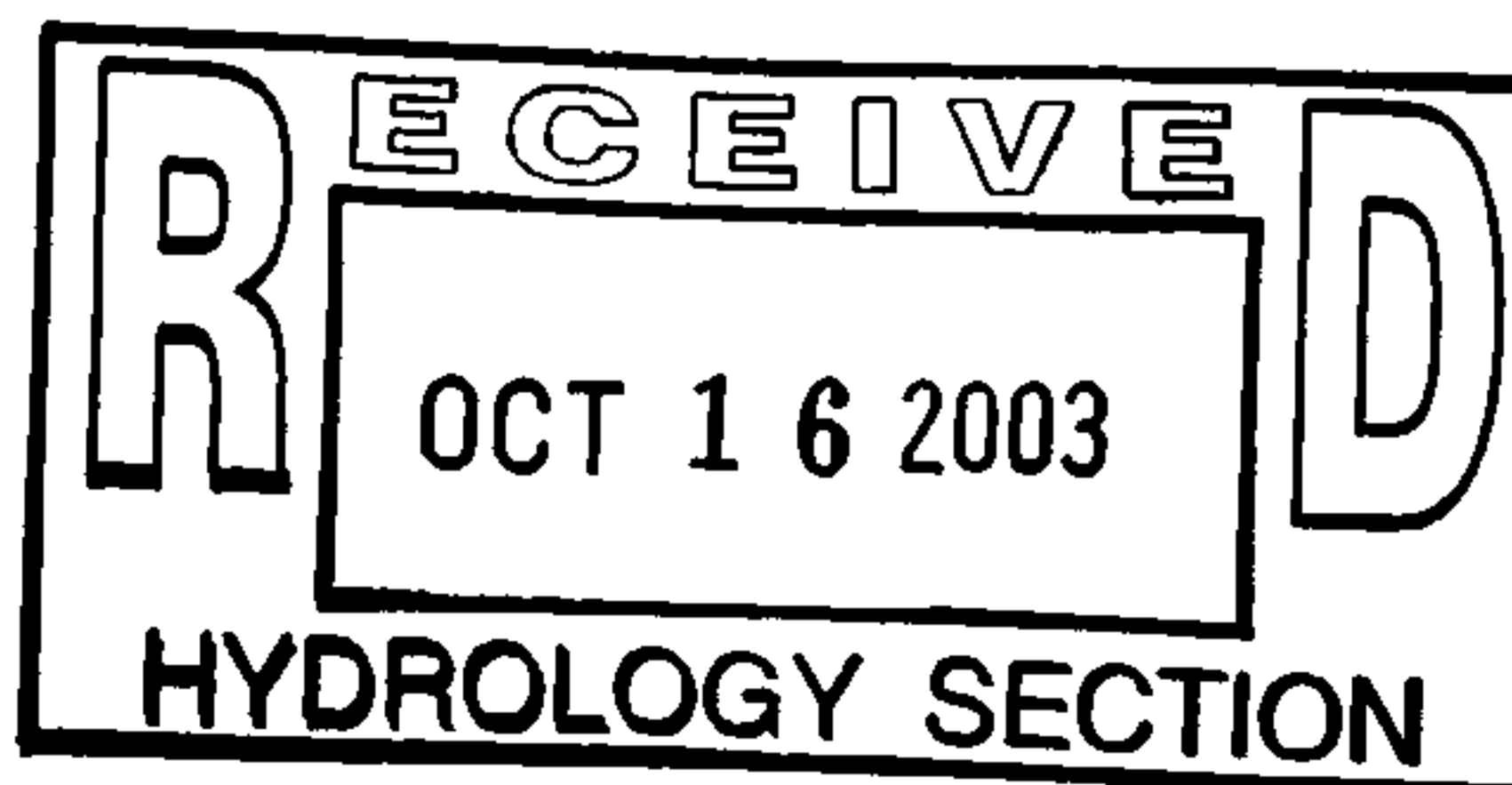
- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION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

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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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: 10-16-03

BY: JON PENA BPLW

JP

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.

Date: October 16, 2003

ATTN: Mr. Brad Bingham, PE
DRB & DRC Sr Engineer / Planning – D & B Svcs -
HydroDvlpmnt
City of Albuquerque
Plaza Del Sol Building
600 2nd St. NW

BPLW

Architects & Engineers, Inc.

6200 Uptown Blvd. NE
Suite 220
Albuquerque, New Mexico 87110
(505)881-2759
FAX (505)881-1230

49 West First Street
Suite 100
Mesa, Arizona 85201
(602)827-2759
FAX (480)827-0386

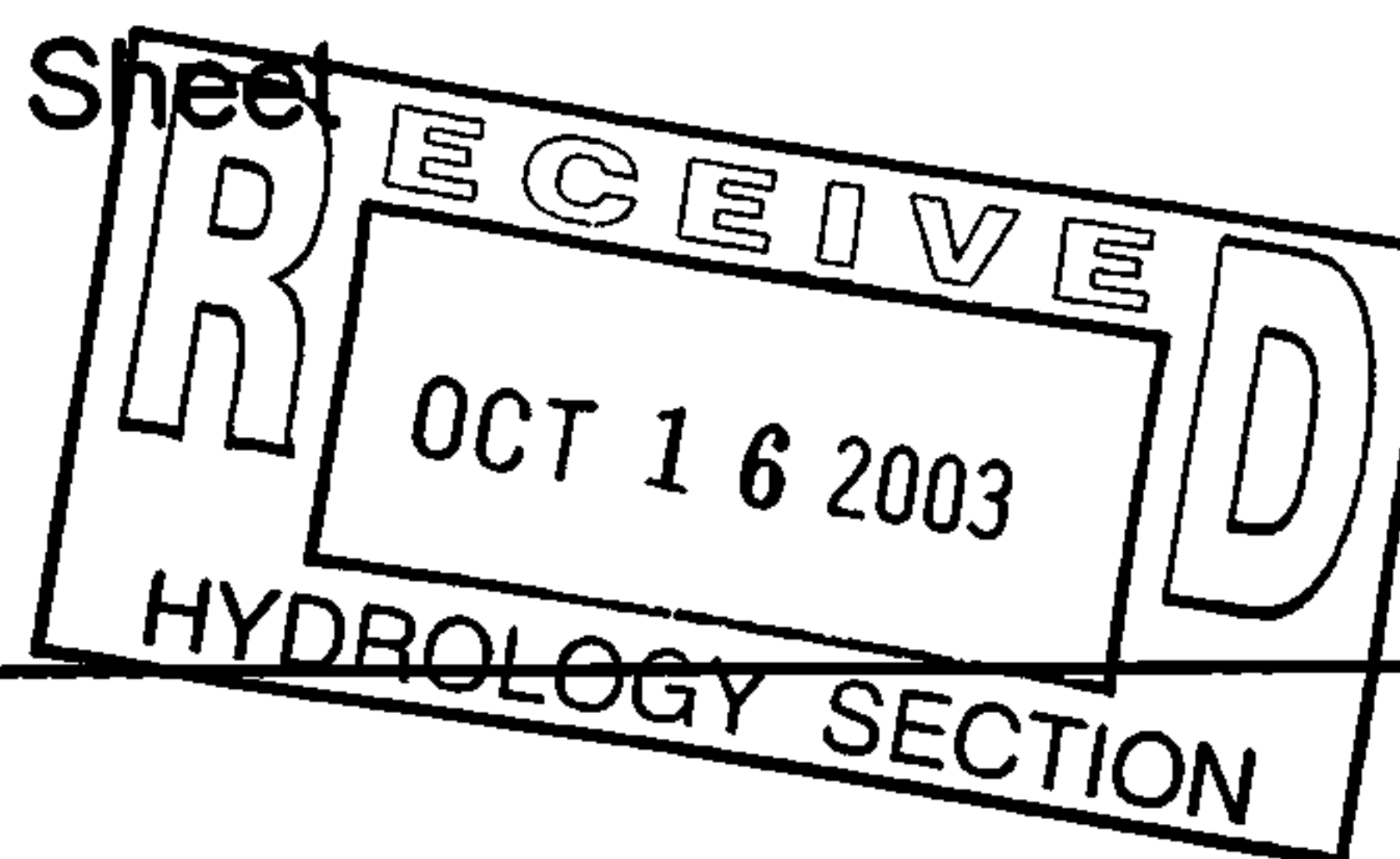
☐ Acknowledge receipt of enclosures.
☐ Return enclosures to us.
☐ Via facsimile
fax number: 924-3864
Original will be mailed:
☐ Yes ☒ No

PROJECT: Rich Ford Remodel

PROJECT NO: **A03009**

We Transmit the Following:

<u>Copies</u>	<u>Description</u>
2 Sets	Grading & Drainage Plans for Bldg. Permit& Foundation Permit (Including TCL)
1	Drainage Information Sheet



If enclosures are not as noted, please inform us immediately.

Remarks:

Brad:

Transmitted herewith, please find 2 sets of Grading & Drainage drawings for the Rich Ford Foundation & Building Permit submittal.

Should you have any question, comments or concerns, please do not hesitate to contact eith Guy Jackson or myself at 881-2759.

Jeff

By: Jeff Peterson, PE



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 12, 2002

Guy Jackson, PE
BPLW
6200 Uptown Blvd, Ste 400
Albuquerque, NM 87110

**Re: Rich Ford Conceptual Grading and Drainage Plan
Engineer's Stamp dated 8-20-02 (J20/D11)**

Dear Mr. Jackson,

Based upon the information provided in your submittal dated 8-21-02, the above referenced plan is approved for Site Development Plan for Subdivision and Site Development Plan for Building Permit action by the DRB. Prior to Building Permit approval, please provide a more comprehensive plan that includes all elevations necessary to build this project. I will also be looking for approval by the NMSHTD.

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)

J-20/D11

PROJECT TITLE: Rich Ford ZONE MAP/DRG. FILE #: J-20
DRB#: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tracts A and B, Hyder-Maisel Subdivision and Tract A, Lands of Robert L. Johnston
CITY ADDRESS: 8601 Lomas Blvd NE 87112

ENGINEERING FIRM: BPLW Architects & Engineers
ADDRESS: 6200 Uptown Blvd., Suite 400
CITY, STATE: _____

CONTACT: Guy C. Jackson
PHONE: 881-2759
ZIP CODE: _____

OWNER: _____
ADDRESS: (See Architect)
CITY, STATE: _____

CONTACT: _____
PHONE: (See Architect)
ZIP CODE: _____

ARCHITECT: BPLW Architects & Engineers
ADDRESS: 6200 Uptown Blvd. NE
CITY, STATE: _____

CONTACT: Guy Jackson
PHONE: 843-9639
ZIP CODE: 87110

SURVEYOR: Jeff Mortensen & Associates, Inc.
ADDRESS: 6010-B Midway Park Blvd.
CITY, STATE: ABQ NM

CONTACT: Charles G. Cala Jr.
PHONE: 345-4250
ZIP CODE: 87109

CONTRACTOR: Not Yet Determined
ADDRESS: _____
CITY, STATE: _____

CONTACT: Architect
PHONE: 881-2759
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)
- ☐ ENGINEER'S CERTIFICATION(TCL)
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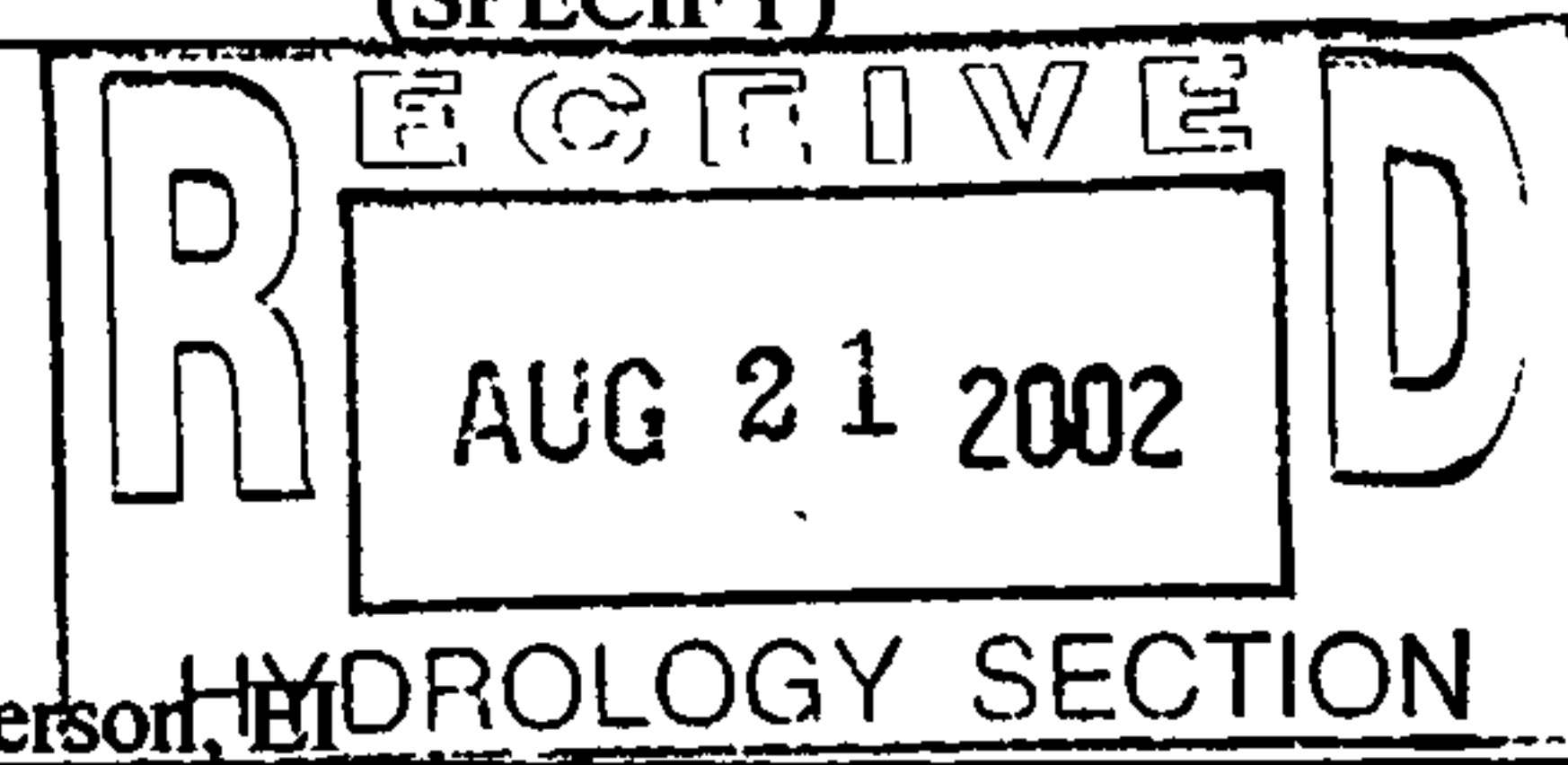
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- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: August 21, 2002

BY: Jeffrey A. Peterson, PE



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

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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

May 26, 2004

Guy C. Jackson, P.E.
BPLW Architects & Engineers, Inc.
6200 Uptown Blvd NE, Ste. 400
Albuquerque, NM 87110

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Rich/Kia at Rich Ford, [J-20 / D11]
8603 Lomas Blvd NE
Engineer's Stamp Dated 02/13/04

Dear Mr. Jackson:

Based on the information provided on your submittal dated May 25, 2004, the above referenced project is approved for a 30-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding **parking stall dimensions (missing lengths), parking bumpers, Engineering stamp and the word 'substantial compliance' (on certification letter), provide aisle widths and H.C. signs (show location)** issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead- stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

BPLW

Architects & Engineers, Inc.

6200 Uptown Blvd. NE
Suite 400
Albuquerque, New Mexico 87110
(505) 881-BPLW (2759)
FAX (505) 881-1230
Web site: <http://www.bplw.com>

Officers

William L. Burns, AIA
Ronald L. Peters, AIA, AICP
Joseph D. Long, Emeritus, AIA, PE
Bill J. Waters, Emeritus, AIA
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Ian F. Harmon
Tyler M. Mason, AIA, CCS
Mary Ann Modzelewski, AIA
Daniel R. Partida, AIA
L. Fontaine Sanchez
Molly E. Smith, REFP

May 24, 2004

Mr. Nilo Salgado -Fernandez, PE
Transportation Development Section
City of Albuquerque Public Works
Plaza Del Sol Building
600 2nd Street NW
ABQ., NM 87102

8603
**Re: Site Plan for Traffic Circulation Layout Certification for Rich/Kia at
Rich Ford, 6001 Lomas NE, J-20
BPLW #A03009**

Dear Mr. Salgado -Fernandez:

Attached for your review and approval are the following:

One (1) Drainage Information Sheet

One (1) Copy of the Combined Site/Grading Plan for Temporary Certification of Occupancy (C. O.)

The site is located at 6001 Lomas NE. As shown on the attached Grading/Site Plan, the striping for the new building was not built in accordance with the approved site plan for building permit as amended on 9/10/03. As discussed with Richard Dineen on May 21, 2004, we are recommending that the as-built striping be approved as it was installed for Temporary Certificate of Occupancy, but that the Site Plan for Building Permit will be administratively amended to reflect this change. Once the plan is amended, we will provide an updated certified as-built for recommendation of final C.O.

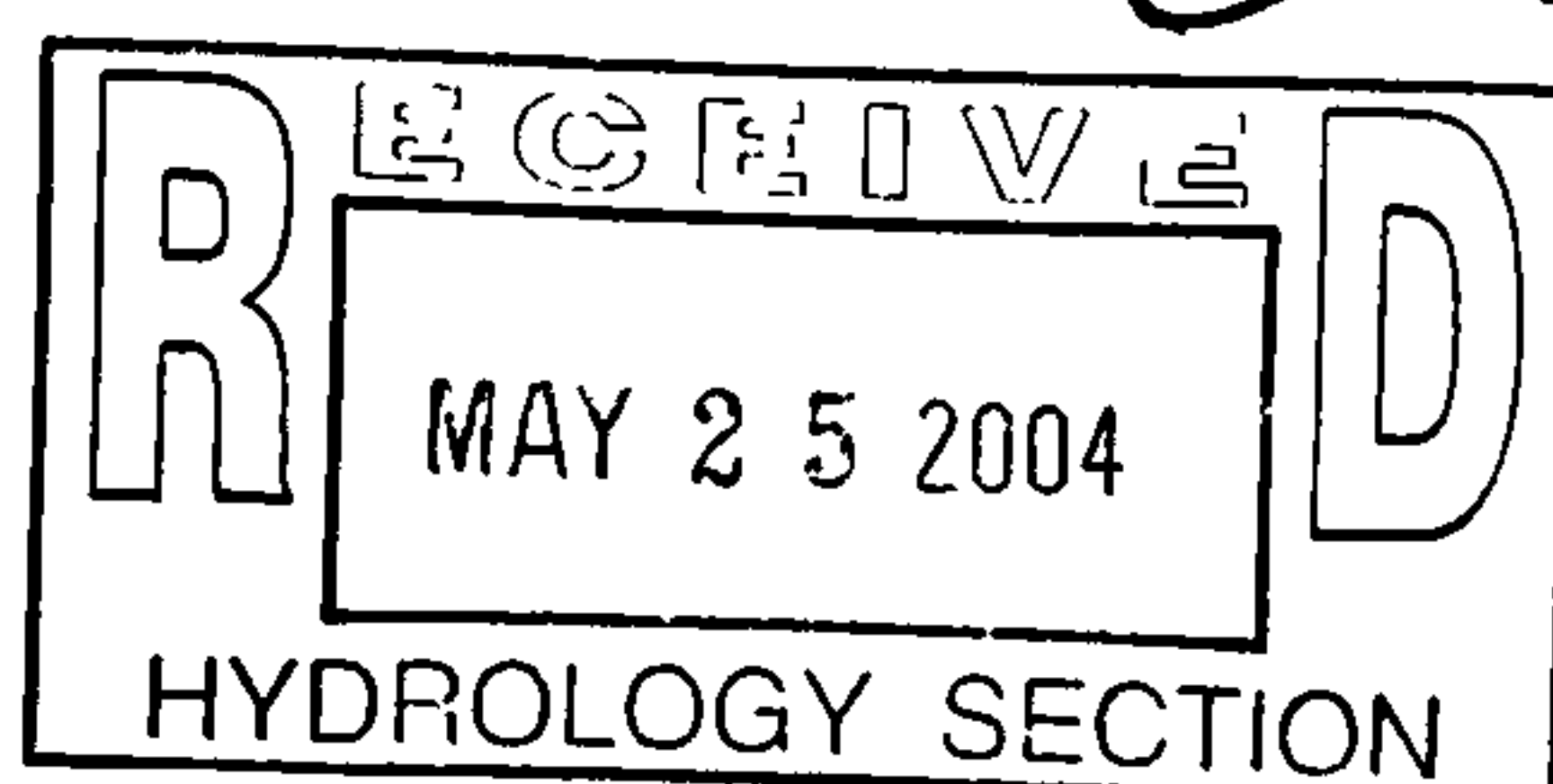
Based upon the information provided for the referenced project, please approve this project for temporary Certificate of Occupancy.

If you should have any questions, please contact me at (505) 881-2759.

Sincerely,

BPLW ARCHITECTS & ENGINEERS, INC.


Guy Jackson, PE
Director of Civil Engineering



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Rich KIA

DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE #: J-20

WORK ORDER#: _____

DU

LEGAL DESCRIPTION: A portion of Tracts A and B, Hyder Maisel Subdivision
CITY ADDRESS: 8603 Lomas BLVD. NE 87112

ENGINEERING FIRM: BPLW Architects & Engineers, Inc.
ADDRESS: 6200 Uptown BLVD NE Suite 400
CITY, STATE: ABQ, NM

CONTACT: Guy C. Jackson
PHONE: 881-2759
ZIP CODE: 87110

OWNER: _____
ADDRESS: Contact Engineer
CITY, STATE: _____

CONTACT: _____
PHONE: 881-2759
ZIP CODE: _____

ARCHITECT: Castles Design Group
ADDRESS: 3801 Kirby Drive, Suite 600
CITY, STATE: Houston, TX.

CONTACT: Larry L Christian
PHONE: 713-664-7974
ZIP CODE: 77098

SURVEYOR: Jeff Mortensen & Associates, Inc.
ADDRESS: 6010-B Midway Park Blvd NE
CITY, STATE: ABQ, NM

CONTACT: Chuck Cala
PHONE: 345-4250
ZIP CODE: 87109

CONTRACTOR: Teal Construction
ADDRESS: 1335 Brittmore
CITY, STATE: Houston, TX

CONTACT: Dave Presutti
PHONE: 713-465-8306
ZIP CODE: 77043

CHECK TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

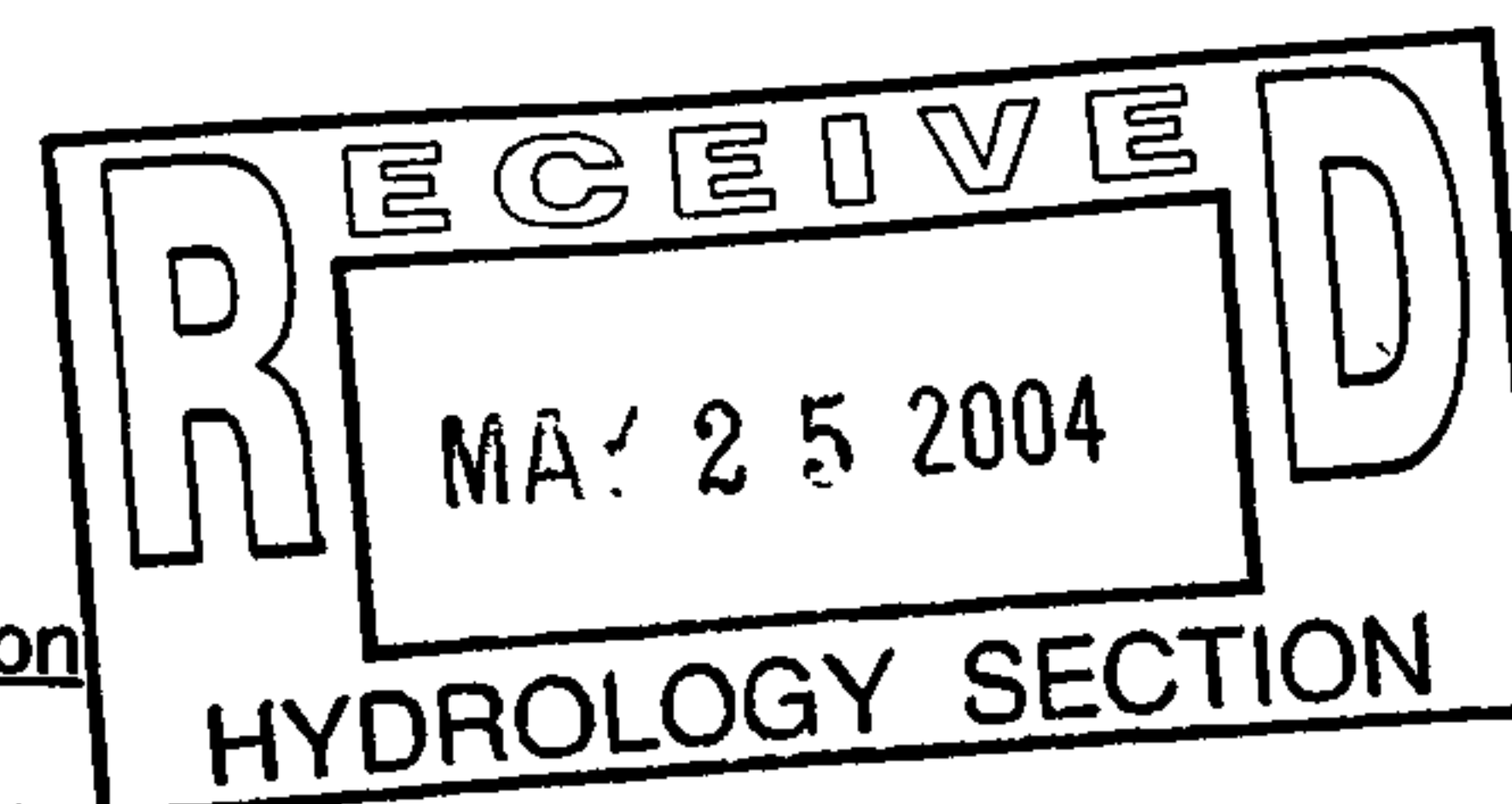
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☒ CERTIFICATE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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 05-24-04

BY: Guy C. Jackson



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

May 25, 2004

Guy Jackson, P.E.
BPLW Architects & Engineers, Inc.
6200 Uptown Blvd. NE Suite 400
Albuquerque, NM 87110

Re: Rich Kia of Albuquerque, 8601 Lomas Blvd NE, Temporary Certificate of Occupancy

Engineer's Stamp dated 2-23-04 (J20-D11)

Certification dated 5-24-04

Dear Mr. Jackson,

Based upon the information provided in your submittal received 5-25-04, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology. When submitting for final certificate of occupancy, please certify the plan with an engineer's stamp date of 2-13-04.

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

Sincerely,

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

C: Phyllis Villanueva
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

J-20/D11

PROJECT TITLE: Rich KIA

DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE #: J-20

WORK ORDER#: _____

LEGAL DESCRIPTION: A portion of Tracts A and B, Hyder Maisel Subdivision
CITY ADDRESS: 8603 Lomas BLVD. NE 87112

ENGINEERING FIRM: BPLW Architects & Engineers, Inc.
ADDRESS: 6200 Uptown BLVD NE Suite 400
CITY, STATE: ABQ, NM

CONTACT: Guy C. Jackson
PHONE: 881-2759
ZIP CODE: 87110

OWNER: _____
ADDRESS: Contact Engineer
CITY, STATE: _____

CONTACT: _____
PHONE: 881-2759
ZIP CODE: _____

ARCHITECT: Castles Design Group
ADDRESS: 3801 Kirby Drive, Suite 600
CITY, STATE: Houston, TX

CONTACT: Larry L Christian
PHONE: 713-664-7974
ZIP CODE: 77098

SURVEYOR: Jeff Mortensen & Associates, Inc.
ADDRESS: 6010-B Midway Park Blvd NE
CITY, STATE: ABQ, NM

CONTACT: Chuck Cala
PHONE: 345-4250
ZIP CODE: 87109

CONTRACTOR: Teal Construction
ADDRESS: 1335 Brittmore
CITY, STATE: Houston, TX

CONTACT: Dave Presutti
PHONE: 713-465-8306
ZIP CODE: 77043

CHECK TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

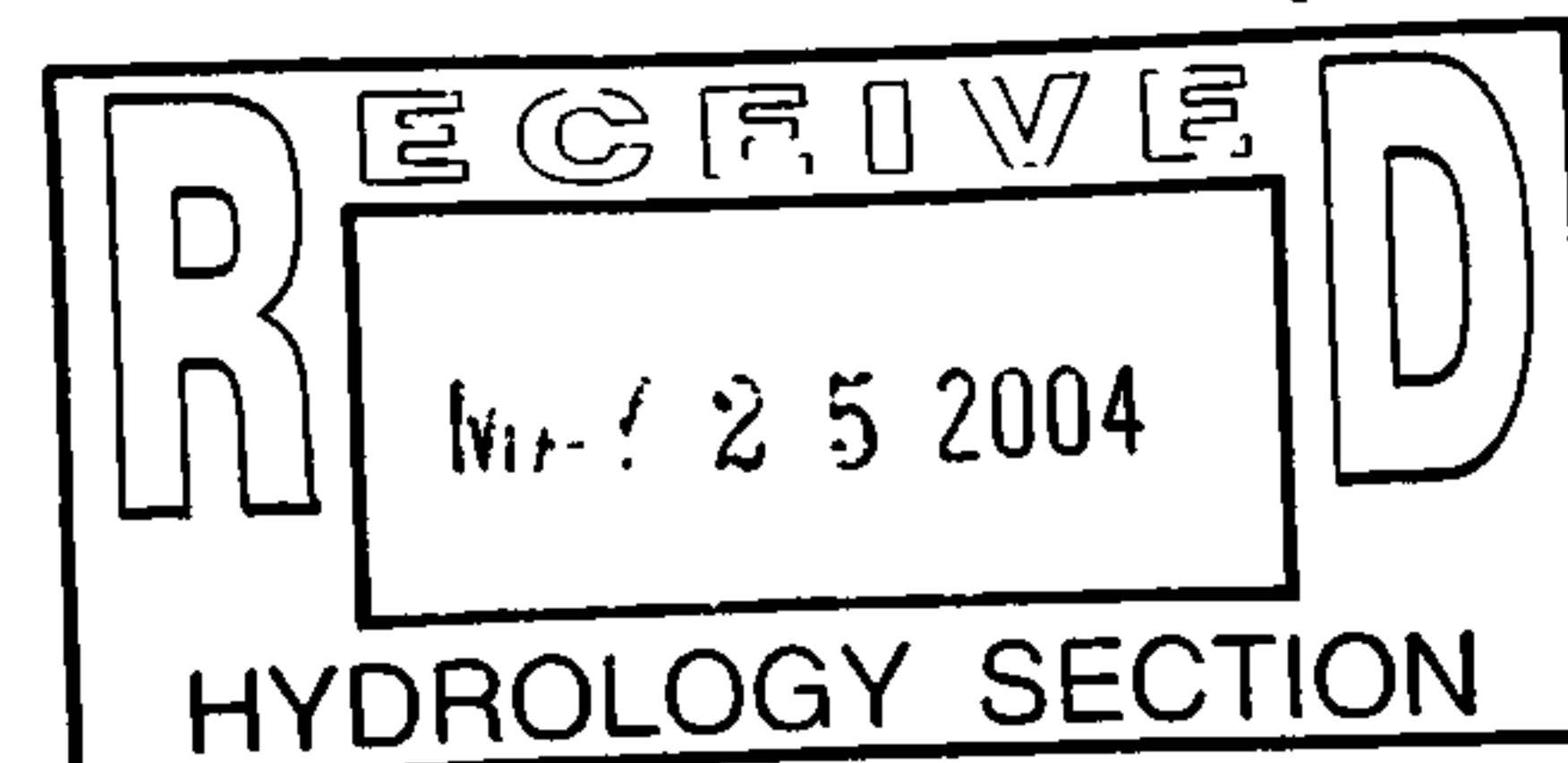
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☒ CERTIFICATE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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 05-24-04

BY: Guy C. Jackson



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.

BPLW

Architects & Engineers, Inc.

6200 Uptown Blvd NE
Suite 400
Albuquerque, New Mexico 87110
(505) 881-BPLW (2759)
FAX (505) 881-1230
Web site <http://www.bplw.com>

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Ian F. Harmon
Tyler M. Mason, AIA, CCS
Mary Ann Modzelewski, AIA
Daniel R. Partida, AIA
L. Fontaine Sanchez
Molly E. Smith, REFP

May 24, 2004

Mr. Brad Bingham, PE
City Floodplain Administrator
City of Albuquerque
Plaza Del Sol Building
600 2nd Street NW
ABQ., NM 87102

**Re: *Grading & Drainage Certification for Rich/Kia at Rich Ford,
6001 Lomas NE, J-20
BPLW #A03009***

Dear Mr. Bingham:

Attached for your review and approval are the following:

One (1) Drainage Information Sheet

One (1) Copy of the Certified Grading & Drainage Plan for Temporary
Certification of Occupancy (C. O.)

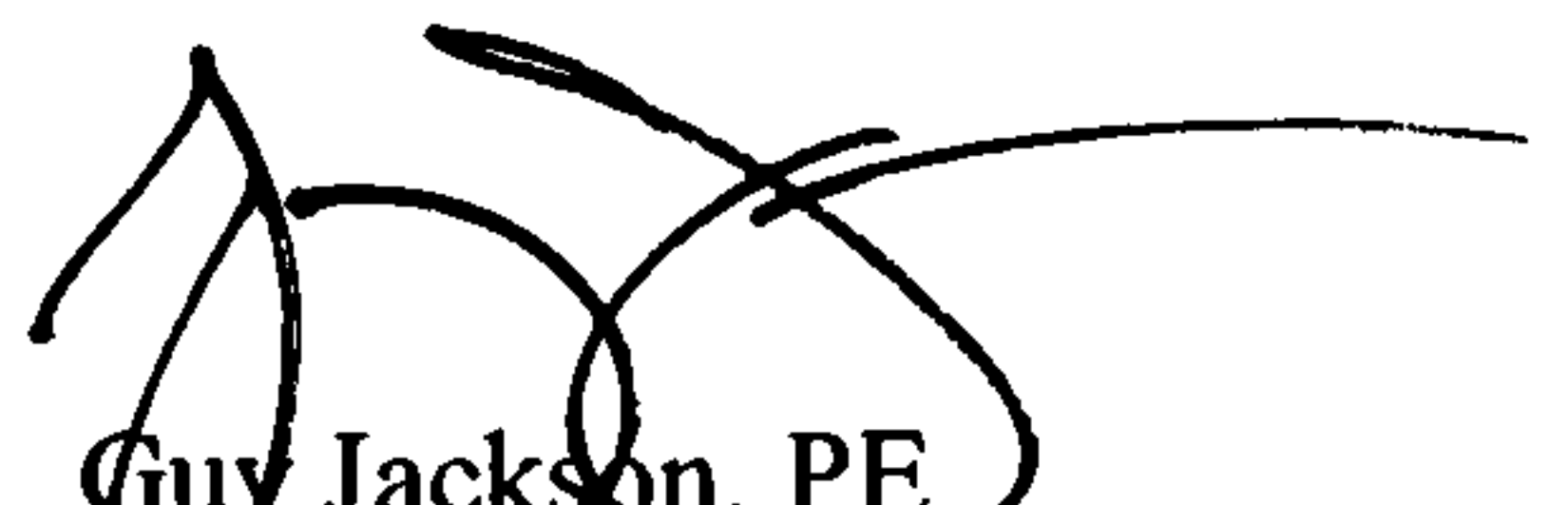
The site is located at 6001 Lomas NE. As shown on the attached
Grading/Site Plan, the area east of the new building is currently under
construction with the relocation of two city water lines. Once this area is
complete and as-built, we will provide an updated certified as-built for
recommendation of final C.O.

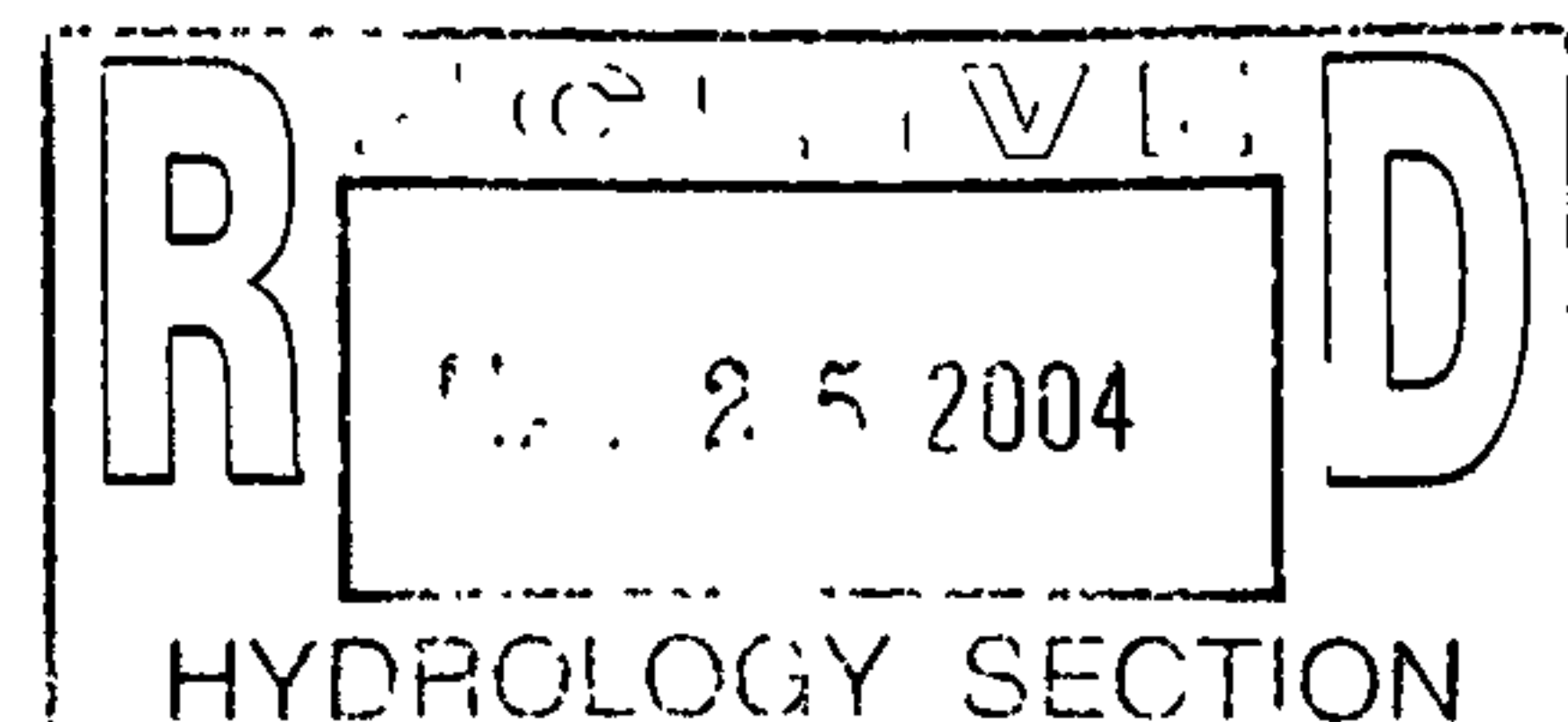
Based upon the information provided for the referenced project, please
approve this project for temporary Certificate of Occupancy.

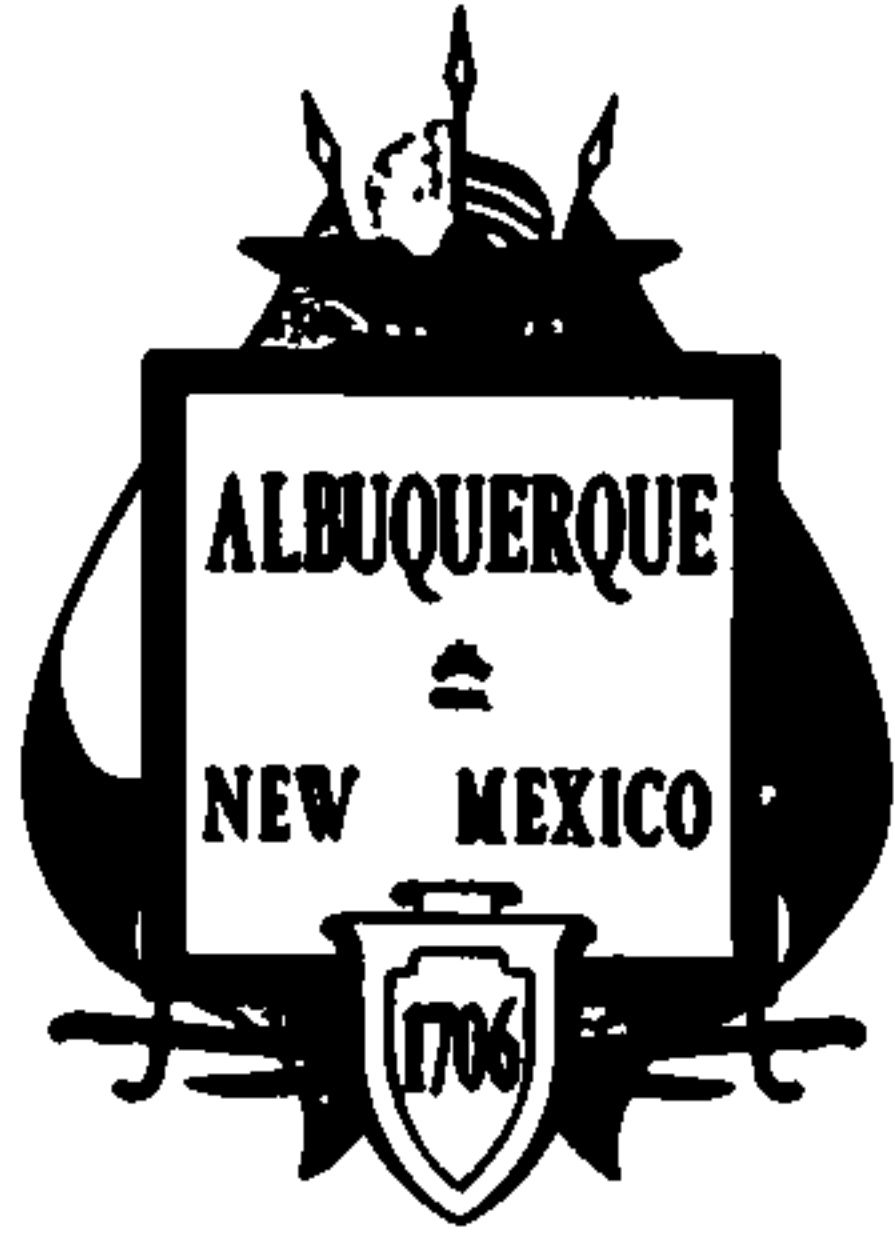
If you should have any questions, please contact me at (505) 881-2759.

Sincerely,

BPLW ARCHITECTS & ENGINEERS, INC.


Guy Jackson, PE
Director of Civil Engineering





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 11, 2004

Guy Jackson, P.E.
BPLW Architects & Engineers, Inc.
6200 Uptown Blvd. NE Suite 400
Albuquerque, NM 87110

**Re: Rich Kia of Albuquerque, 8601 Lomas Blvd. NE, Grading and Drainage Plan
Engineer's Stamp dated 2-13-04 (J20/D11)**

Dear Mr. Jackson,

Based upon the information provided in your submittal received 2-13-04, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso) or 768-3645 (Bryan Wolfe).

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

Sincerely,

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

C: Charles Caruso, DMD Storm Drainage Design
File

5-20/011

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

PROJECT TITLE: Rich KIA
DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE #: J-20
WORK ORDER#: _____

LEGAL DESCRIPTION: A portion of Tracts A and B, Hyder Maisel Subdivision
CITY ADDRESS: 8603 Lomas BLVD. NE 87112

ENGINEERING FIRM: BPLW Architects & Engineers, Inc.
ADDRESS: 6200 Uptown BLVD NE Suite 400
CITY, STATE: ABQ, NM

CONTACT: Guy C. Jackson
PHONE: 881-2759
ZIP CODE: 87110

OWNER: _____
ADDRESS: Contact Engineer
CITY, STATE: _____

CONTACT: _____
PHONE: 881-2759
ZIP CODE: _____

ARCHITECT: Castles Design Group
ADDRESS: 3801 Kirby Drive, Suite 600
CITY, STATE: Houston, TX.

CONTACT: Larry L. Christian
PHONE: 713-664-7974
ZIP CODE: 77098

SURVEYOR: Jeff Mortensen & Associates, Inc.
ADDRESS: 6010-B Midway Parl Blvd NE
CITY, STATE: ABQ, NM

CONTACT: Chuck Cala
PHONE: 345-4250
ZIP CODE: 87109

CONTRACTOR: Teal Construction
ADDRESS: 1335 Brittmore
CITY, STATE: Houston, TX

CONTACT: Dave Presutti
PHONE: 713-465-8306
ZIP CODE: 77043

CHECK TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

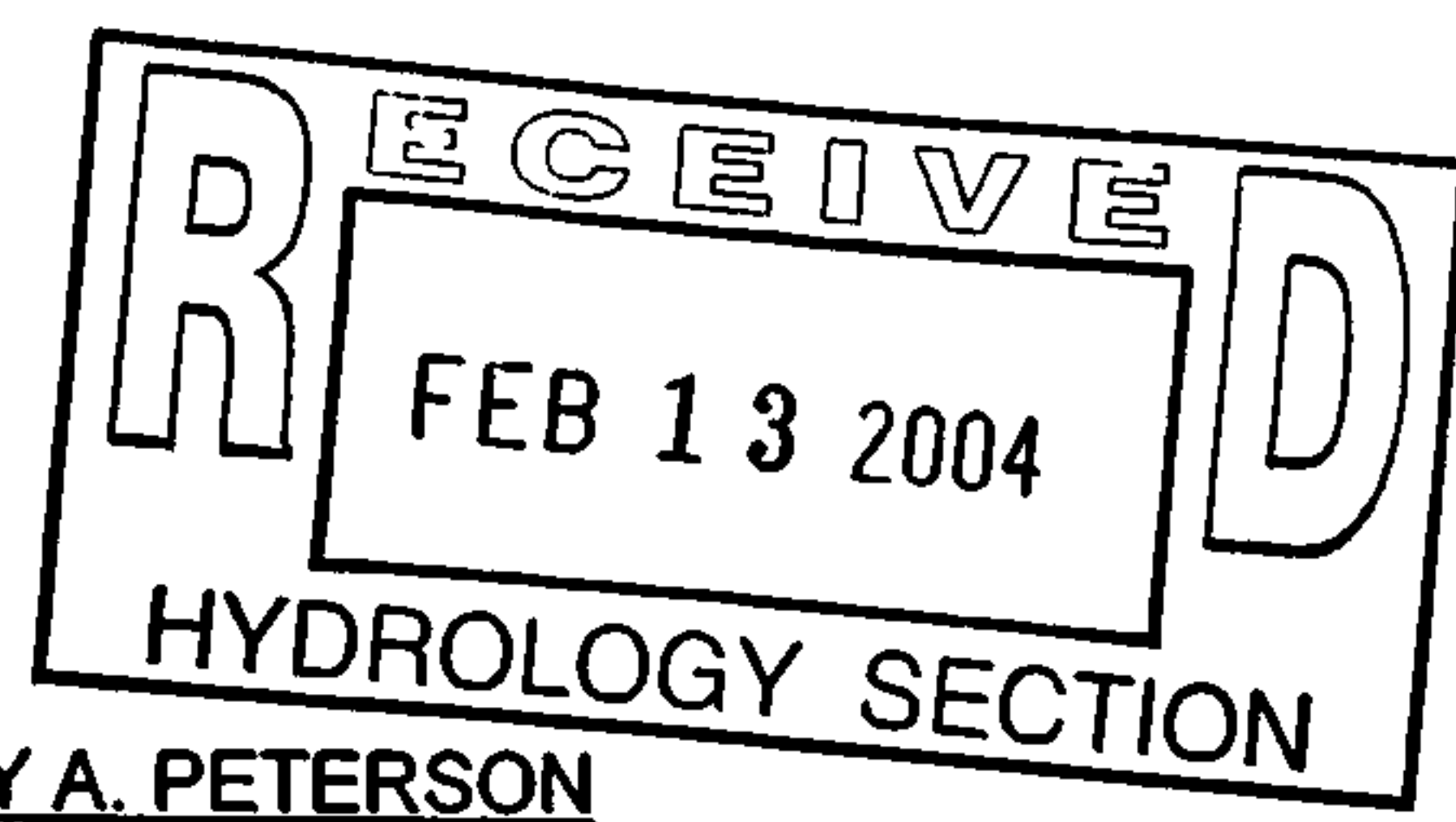
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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- ☐ FINAL PLAT APPROVAL
- ☒ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE 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: 02-13-04

BY: JEFFREY A. PETERSON



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

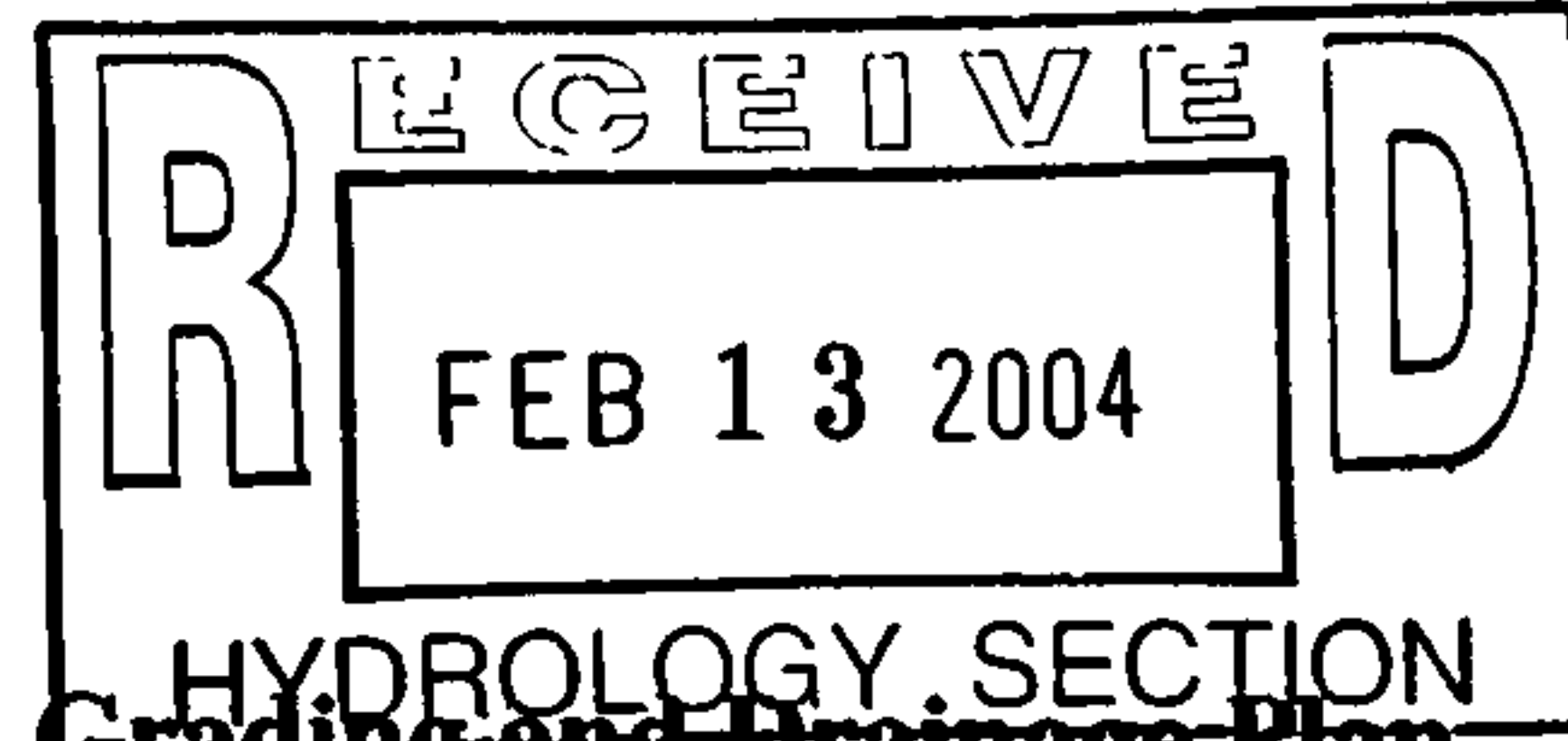


City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 10, 2003

Guy Jackson, P.E.
BPLW Architects & Engineers, Inc.
6200 Uptown Blvd. NE Suite 400
Albuquerque, NM 87110



Re: Rich Ford Renovations, 8601 Lomas Blvd. NE, ~~Grading and Drainage Plan~~
Engineer's Stamp dated 10-31-03 (J20/D11)

Dear Mr. Jackson,

Based upon the information provided in your submittal received 11-05-03, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Written permission to drain to the I-40 right-of-way must be given by the Highway Department before a Certificate of Occupancy can be issued. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will also be required.

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

Sincerely,

Kristal D. Metro

AM Engineering Associate, Planning Dept.
Development and Building Services

C: file