

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Planning Department Transportation Development Services Section

December 10, 2002

Celia Tomlinson, Registered Engineer 2620 San Mateo NE Suite B Albuquerque, NM 87110

Re:

Certification Submittal for Final Building Certificate of Occupancy for

Amish Connection expansion, [J21 / D040]

1009 Juan Tabo

Engineer's Stamp Dated 12-06-02

Dear Mr. Tomlinson:

The TCL letter of certification submitted on 12-06-02 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,

Richard Dourte

Development and Building Services

Planning Department

C.

file

Hydrology file



AS-BUILT PARKING LOT SUBSTANTIAL COMPLIANCE PROFESSIONAL ENGINEER'S CERTIFICATION:

I, Celia Tomlinson, a duly certified Registered Professional Engineer under the laws of the State of New Mexico, do hereby certify that the information shown on the Amish Connection "As-built" drawings is in substantial compliance with the approved construction plans with respect to the parking lot.

Celia S. Tomlinson/NMPE No. 4895



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 10, 2002

Celia Tomlinson, P.E.
Rhombus P.A., Inc.
2620 San Mateo NE Suite B
Albuquerque, New Mexico 87110

RE: THE AMISH CONNECTION BLDG. ADDITION (J-21/D40)

(1009 Juan Tabo NE)

ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY

ENGINEERS STAMP DATED 3/22/2001

ENGINEERS CERTIFICATION DATED 9/24/2002

Dear Celia:

Based upon the information provided in your Engineers Certification submittal dated 9/25/2002, 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. Services Division

BUB

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

	FORMATION SHEET T-21/D40
JECT TITLE: THE AMISH CONNECTION	ON ZONE ATLAS/DRNG. FILE #:
1 #: BPC #: AA	WORK ORDER #:
INL DESCRIPTION: TRACT J, PR	INCESS JEANNE PARK ADDN
Y ADDRESS: 1009. JUAN	TABO NE
INEERING FIRM: RHOMBUS P.A.	Inc. CONTACT: CELIA TOMUNSON
ADDRESS: 2620 SANMATEO NE	SUITE 8 PHONE: 881-6690
AUBUQUEROUE, NM 87110 IER:	SCMOU CONTACT: UNKNOWN
ADDRESS: 1009 JUAN TABO	ME PHONE: UNKNOWN
HITECT: RICHARD MOELLER	CONTACT: RICHARD MOELLER
ADDRESS: 3737 BIG DEND NE	PHONE: 294-2891
VEYOR: RHOMBUS P.A. In (J.	MIGHS) CONTACT: CELLA TOMUNUSON
AUDRESS: 2620 SAN MATEO NE ALBUQ. NM 87110	= 57.8 PHONE: 881-6690
TRACTOR: <u>//νκυομυ</u>	CONTACT: HA
ADDRESS: MA	PHONE: MA
DRAINAGE REPORT DRAINAGE PLAN CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION OTHER	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
DESIGN MEETING:	CERTIFICATE OF OCCUPANCY APPROVAL
YES	GRADING PERMIT APPROVAL
NO	PAVING PERMIT APPROVAL
COPY PROVIDED.	S.A.D. DRAINAGE REPORT
	DRAINAGE REQUIREMENTS
	SUBDIVISION CERTIFICATION
	OTHER(SPECIFY)
SUBMITTED: 9/25/02 BY: CELIA 5. TOMLINSON	D) 医医宫(V) 医 SEP 25 2002



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 30, 2001

Celia S. Tomlinson, P.E. Rhombus, PA, Inc. 2620 San Mateo NE, Suite B Albuquerque, NM 87110

Re: Grading and Drainage Plan for Amish Connection, (J21/D40) Engineer stamp dated 3/22/01.

Dear Ms. Tomlinson,

The above referenced grading and drainage plan is approved for Building Permit. Please attach a copy of this plan to the construction set for Hydrology sign-off of Building Permit.

Prior to release of Certificate of Occupancy, Engineer's Certification, per the DPM checklist, of final site grading and drainage is required for final approval by Hydrology.

If you have any questions, please call me at 924-3980.

Sincerely,

Loren D. Meinz, P.E.

Hydrology Division

c: Terri Martin

File

DRAIRAGE INFORMATIO	N SIIBET
	EF 121DUS
ECT TITLE: THE AMISH CONNECTION 20	NE ATLAS/DRNG. FILE V: WA
*: <u>MA</u> BPC *: <u>MA</u>	WORK ORDER #: MA
L DESCRIPTION: TRACT J. PRINCES	U JEANNE PARK ADON
ADDRESS: 1009. JUAN TABO	NE
NEERING FIRM: RHOMBUS P.A. Inc.	CONTACT: CELIA TOMUNSON
ADDRESS. 2620 SANMATEO NE SUITEB	
R: THE AMISH COMMECTION	
ADDRESS: 1009 JUAN TABO NE	
TECT: RICHARD MOELLER	CONTACT: RICHARD MOELLER
ADDRESS: 3737 BIG DEND NE 44300. NM 87111	PHONE: 294-2891
YOR: RHOMBUS P.A. In (J. MIGHS)	CONTACT: CELLA TOMUNISON
AUURESS: 2620 SAN HATEO NE STAD	
ALBUQ. NAY 87/10 ACTOR: //NKNOWN	CONTACT: HA
ADURESS: NA	PHONE: MA
· •h	• • • • • • • • • • • • • • • • • • •
•	K TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SKETCH PLAT APPROVAL
DRAINAGE PLAN	PRELIMINARY PLAT APPROVAL
	S. DEV. PLAN FOR SUB'D. APPROVAL
	S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
	SECTOR PLAN APPROVAL
INGINEER'S CERTIFICATION	FINAL PLAT APPROVAL
)THER	FOUNDATION PERMIT APPROVAL
	BUILDING PERMIT APPROVAL
SIGN MEETING:	CERTIFICATE OF OCCUPANCY APPROVAL
ES	GRADING PERMIT APPROVAL
0	PAVING PERMIT APPROVAL
ONY MOOUTES	S.A.D. DRAINAGE REPORT
	DRAINAGE REQUIREMENTS
	SUBDIVISION CERTIFICATION
HYDROLOGY SECTION	PIEASE MOTE:
7:54	
BMITTED: 3/22/0/	PLAN REMSION.
: CELIA 5. TOMLINSON	ORIGINAL, SUBMITTED 11/16/002 13/22/09

RHOMBUS P.A.

Facilities Engineers & Environmental Consultants

2620 San Mateo NE, Suite B Albuquerque, NM 87110 TEL (505) 881-6690 FAX (505) 881-6896

e-mail: rhombus@nmia.com

March 22, 2001

Mr. John Murray, PE
Hydrology Division
CITY OF ALBUQUERQUE
P. O. Box 1293
Albuquerque, NM 87103

SUBJECT: THE AMISH CONNECTION (J21/D040)

Dear Mr. Murray:

RHOMBUS is resubmitting herewith the drainage and grading plan for The Amish Connection.

On January 31, 2001, we met and discussed the concerns written on your letter dated January 26, 2001.

We agreed that we should:

Ignore comment 1.

Ignore comment 2 first sentence, but identify associated easements.

Our response to this is that there are no easements of record.

Ignore comment 3.

Ignore comment 4.

Address comment 5.

Our response to this is that the retailing wall details are now shown on the revised plan.

We hope we have satisfied all your requirements.

Sincerely,

RHOMBUS P.A., Inc.

Celia S. Tomlinson, P.E.



ALBUQUERQUE, NEW MEXICO 87103 P.O. BOX 1293 January 26, 2001

Celia S. Tomlinson, P.E. Rhombus, PA, Inc. 2620 San Mateo NE, Suite B Albuquerque, NM 87110

THE AMISH CONNECTION (J21-D40). GRADING AND DRAINAGE PLAN FOR RE: BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED DECEMBER 29, *2000*.

Dear Ms. Tomlinson:

Based on the information provided on your December 29, 2000 submittal, City Hydrology has the following comments:

Offsite flows should be addressed in detail. offsite topography involved. Also address FIRM as Shown in Juan Tabo Blvd. Subbasin Show s need to be defined. No part

IGNORE Indicate capacity of existing concrete ditch and identify any associated easements. SAYS

16 NOLE 3 Ponding, existing a/o required, needs to be clearly defined...

The 71-foot contour is inconsistant with the grading shown. Check driveway slopes.

Retaing wall(s) need to be designed before Builing Permit approval.

Sincerely,

Hydrology

c: Whitney Reierson File



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 26, 2001

Celia S. Tomlinson, P.E. Rhombus, PA, Inc. 2620 San Mateo NE, Suite B Albuquerque, NM 87110

RE: THE AMISH CONNECTION (J21-D40). GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED DECEMBER 29, 2000.

Dear Ms. Tomlinson:

Based on the information provided on your December 29, 2000 submittal, City Hydrology has the following comments:

Offsite flows should be addressed in detail. offsite topography involved. Also address FIRM as shown in Juan Tabo Blvd. Subbasin Shows need to be defined.

Indicate capacity of existing concrete ditch and identify any associated easements.

Ponding, existing a/o required, needs to be clearly defined..

The 71-foot contour is inconsistant with the grading shown. Check driveway slopes.

Retaing wall(s) need to be designed before Builing Permit approval.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

John P. Murray, P.E.

Hydrology

232-9394

1

---- ITE UITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER -----

January 22, 2001

Loren Meinz, P.E., Head Hydrology Division City of Albuquerque 600 2nd Street NW Albuquerque, NM 87102

• Case No: J21-D040

• Submittal dated: December 29, 2000 by Rhombus

Project Title: Amish Connection
 Location: 1009 Juan Tabo
 Approval Type: Building Permit

 Note: This submittal concerns the construction of a new addition to the existing commercial building. The site is partially impacted by the flood zone in Juan Tabo and is intended to drain to an existing concrete ditch located near the southwest corner of the site.

Dear Mr. Meinz:

Based on the submittal stamped December 29, 2000, the proposed grading and drainage plan concept does not appear to be sufficient and should not be approved for building permit at this time.

No offsite topography is shown on the plan. It would be helpful in assessing the offsite impact to the subject property and flood zone. A detailed analysis of the existing flood zone impacting the site may reveal a detrimental impact on the existing site.

A portion of the driveway is sloped at 25 percent.

The proposed 71 contour cannot connect to the existing contours as shown on the Plan.

The existing concrete ditch does not have any capacity calculations shown on the plan. Also, there is no indication of a drainage easement or where the ditch discharges to.

Ponding is indicated as existing condition, but no pond is shown for developed conditions. A pond with capacity rating curves should be indicated. If this is the Albertson's pond, then the capacity, impact, and detention routing of this pond must be assessed.

The retaining walls need to be designed before a building permit can be approved.

Subbasins for all contributing runoff needs to be included in Plan with associated peak runoff calculations.

If you have any questions regarding this letter or need any clarification concerning the above project, please feel free to call me at 296-0461.

Sincerely,

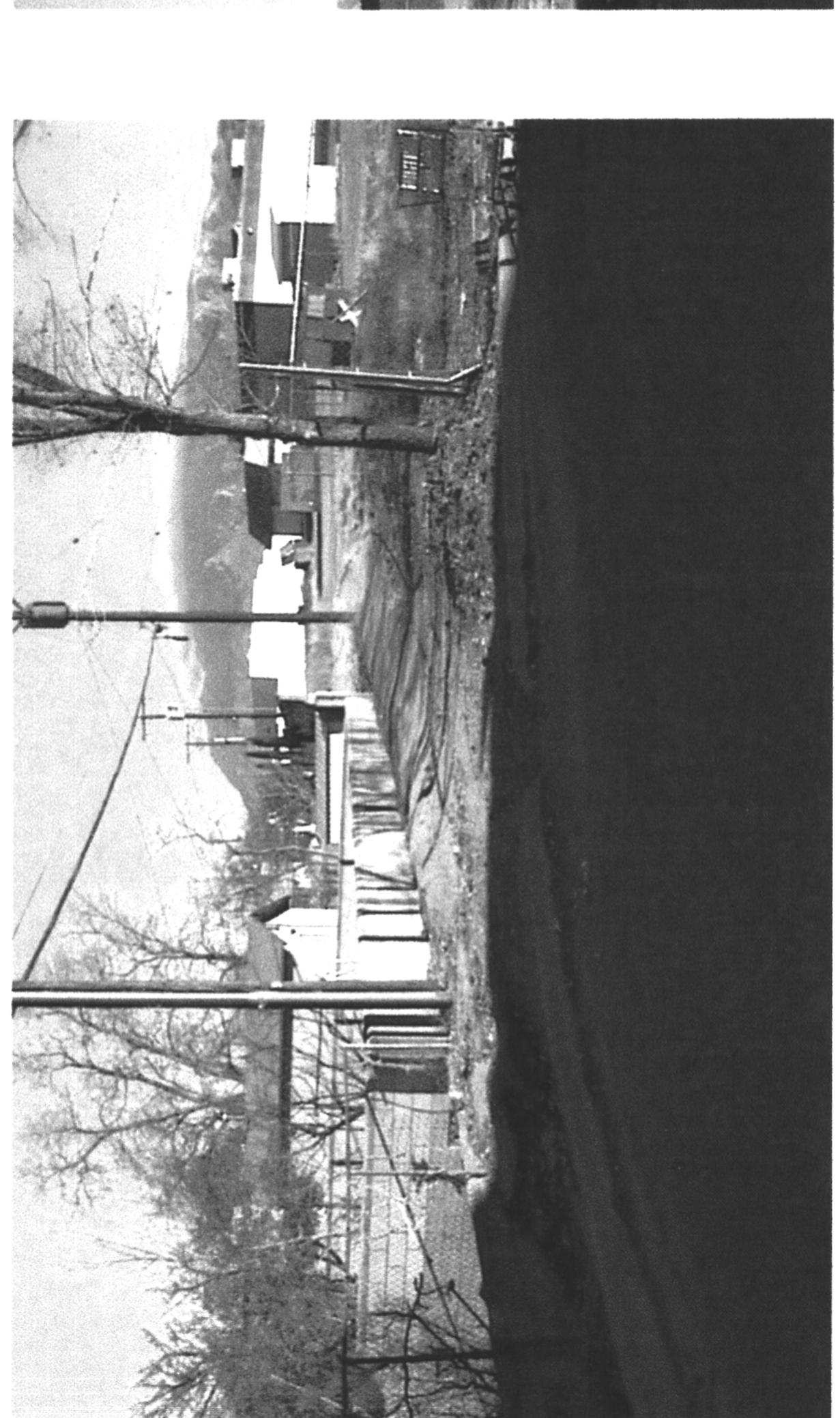
Mark H. Burak, P.E. Hydrology Consultant

J-21/0040

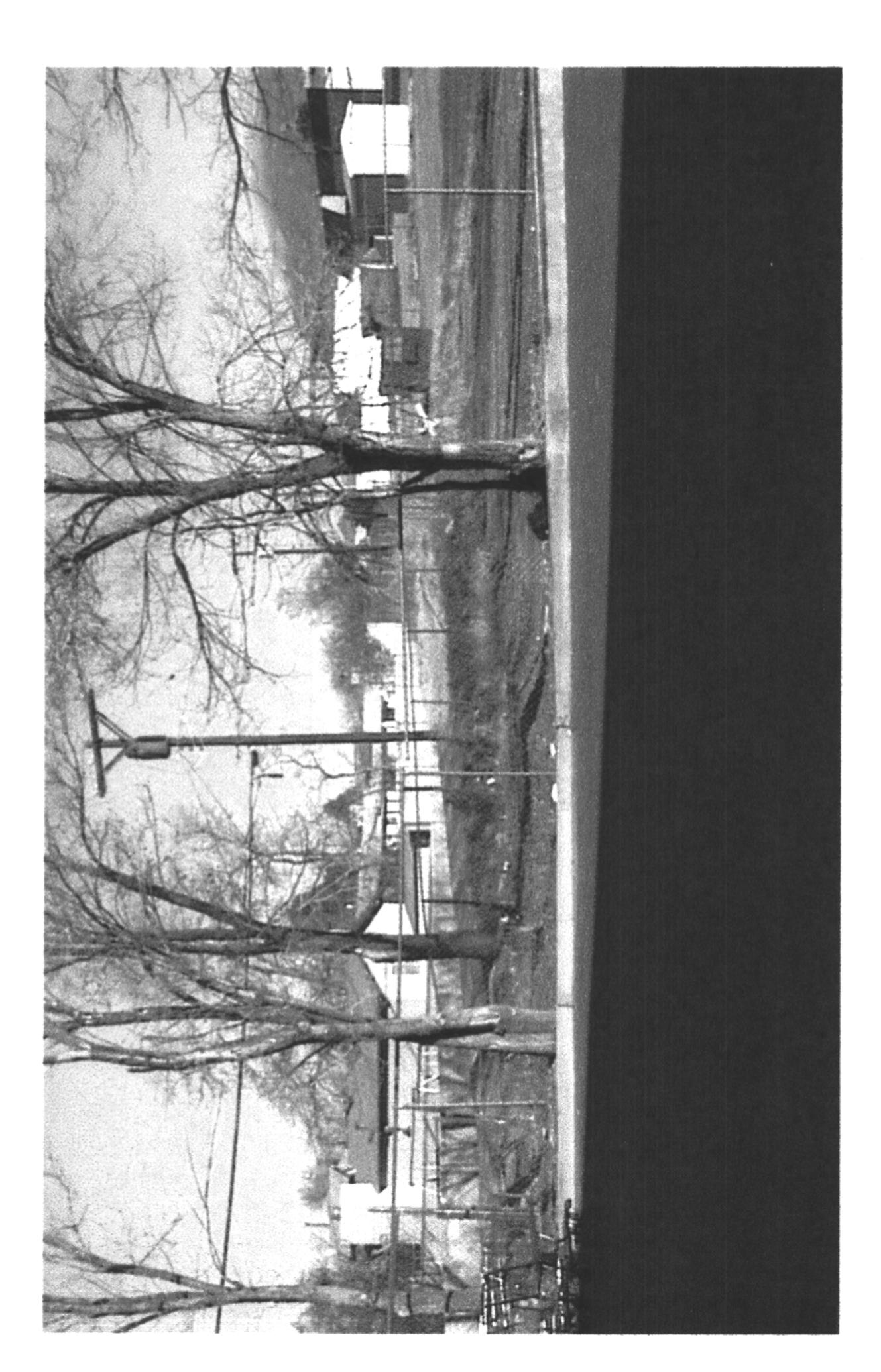
JECT TITLE: THE AMISH CONNECTION 2	ONE ATLAS/DRNG. FILE #:
RPG #: 14A	WORK ORDER #: MA
AL DESCRIPTION: TRACT J. PRINCE	SS JEANNE PARK ADON
Y ADDRESS: 1009. JUAN TAB	0.XE
INEERING FIRM: RHOMBUS P.A., Inc	CONTACT: CELIA TOMUNSON
ADDRESS: 2620 SANMATEO NE SUITE	
R: THE AMISH COMMECTIO	W CONTACT: UNKNOWN
ADDRESS: 1009 JUAN TABO NE	FINNE: UNKNOWN
ITECT: RICHARD MOELLER	•
ADDRESS: 3737 BIG BEND NE	PHONE: 294-2891
EYOR: RHOMBUS PA. In (J.MIENS	ONTACT: CELLA TOMUNSON
AUURESS: 2620 SAN MATED NE STA	
A4300. NM 87110	
RACTOR: UNKNOWN	CONTACT: HA
ADURESS: MA	PHONE: MA
OF SUBMITTAL: CHE DRAINAGE REPORT	CK TYPE OF APPROVAL SOUGHT: _ SKETCH PLAT APPROVAL
DRAINAGE PLAN	PRELIMINARY PLAT APPROVAL
CONCEPTUAL GRADING & DRAINAGE PLAN	_ S. DEV. PLAN FOR SUB'D. APPROVAL
GRADING PLAN	S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
EROSION CONTROL PLAN	_ SECTOR PLAN APPROVAL
ENGINEER'S CERTIFICATION	FINAL PLAT APPROVAL
OTHER	FOUNDATION PERMIT APPROVAL
	BUILDING PERMIT APPROVAL
DESIGN MEETING:	CERTIFICATE OF OCCUPANCY APPROVAL
YES	GRADING PERMIT APPROVAL
NO	PAVING PERMIT APPROVAL
COPY PROVIDED DEC 2 2000 L	S.A.D. DRAINAGE REPORT
SECTION SECTION	NDRAINAGE REQUIREMENTS
HYDROLOGY SECTIO	SUBDIVISION CERTIFICATION
	OTHER (SPECIFY)
	
	PLÉASE MOTE:
SUBMITTED: /Z/29/00	PLEASE HOTE: PLAN REMSION ORIGINAL SUBMIT

MAN MAN



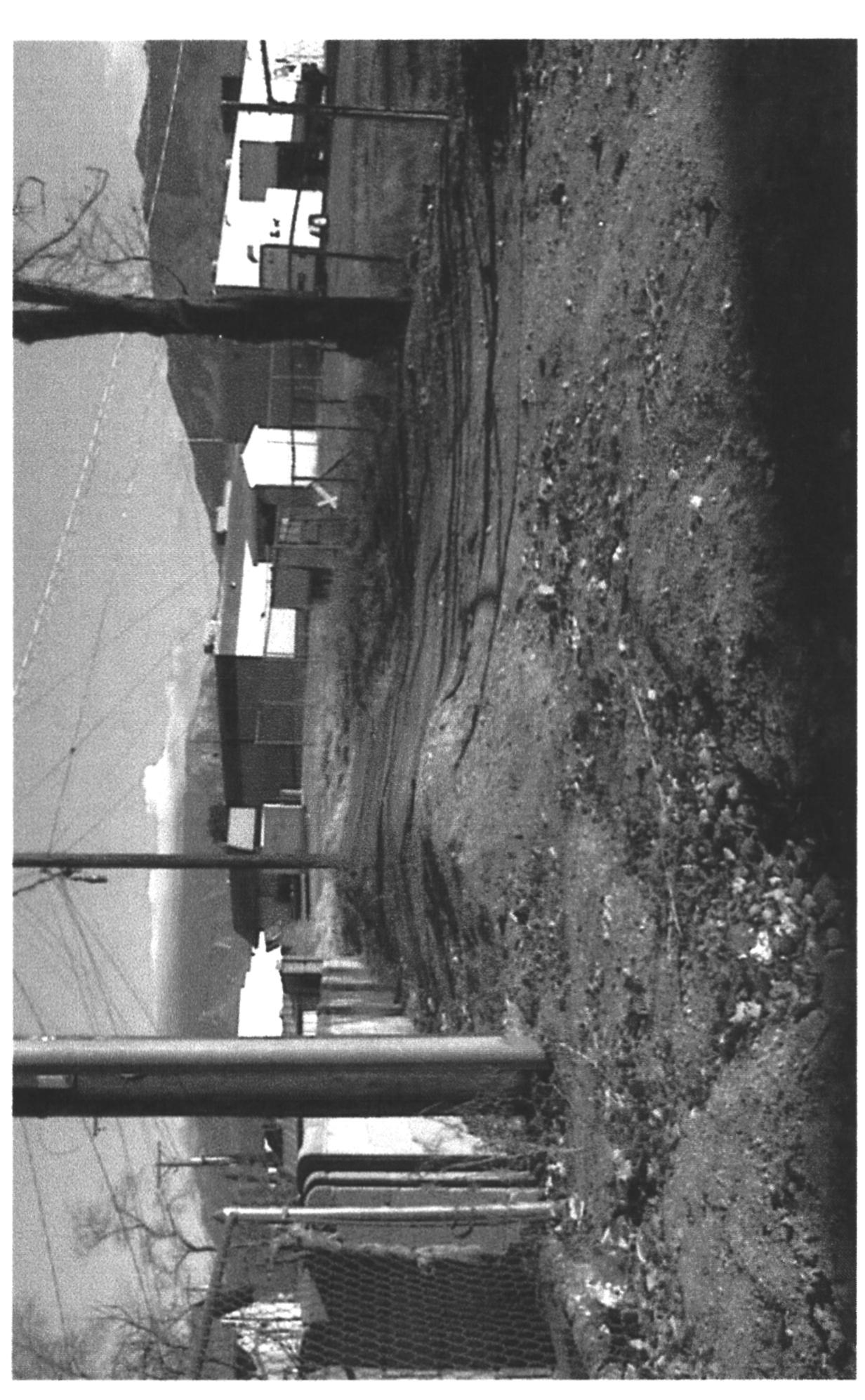




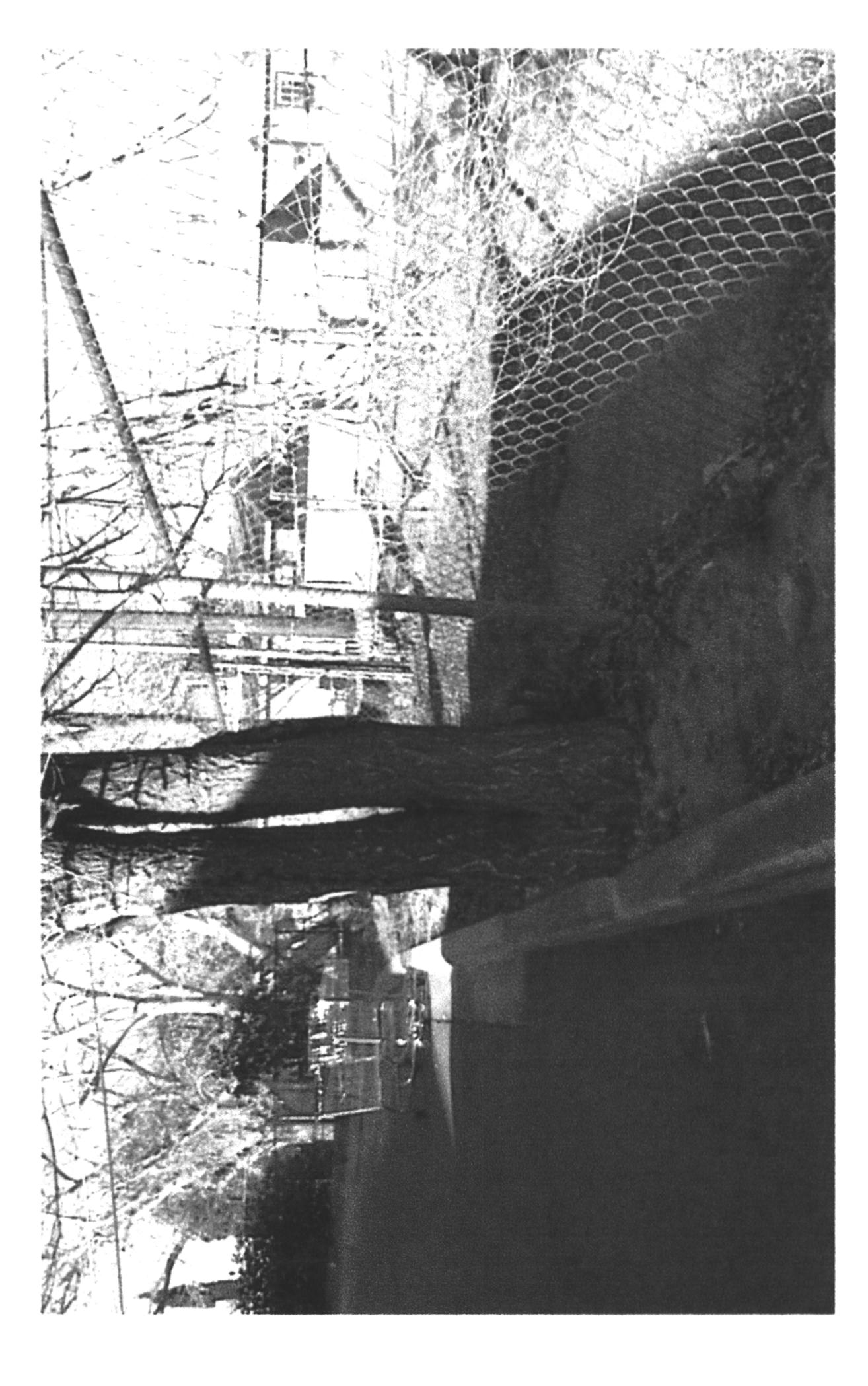


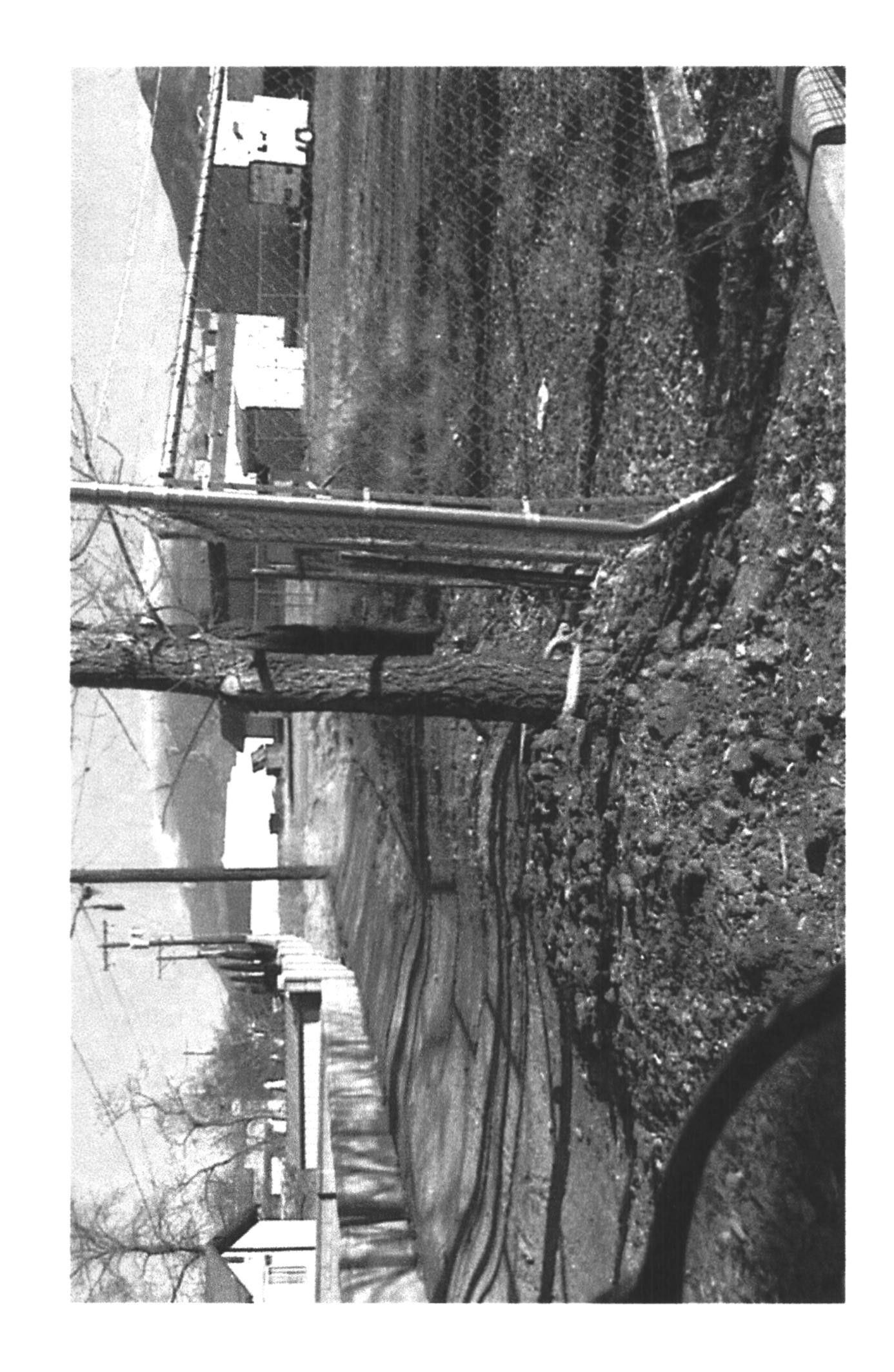




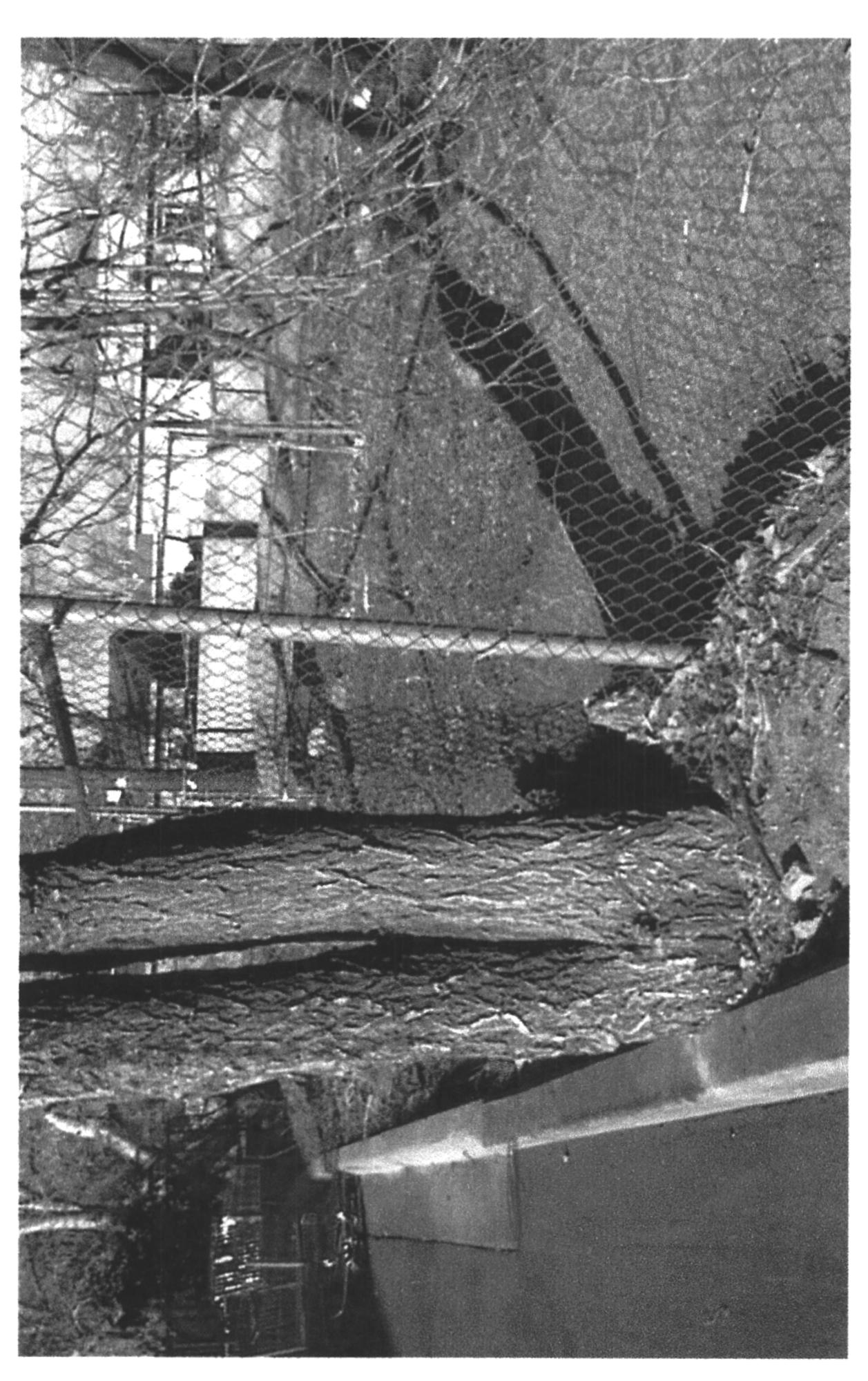






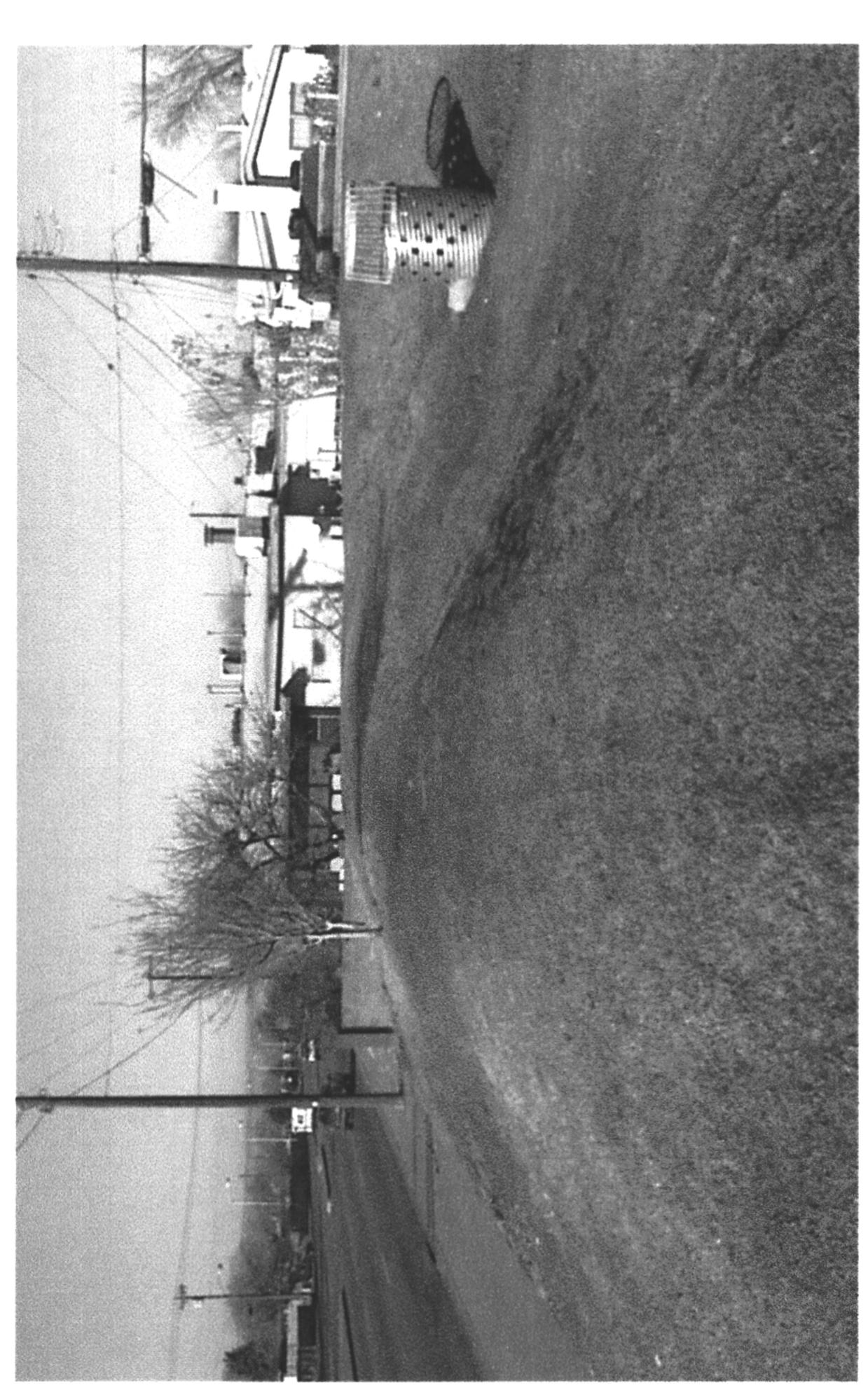


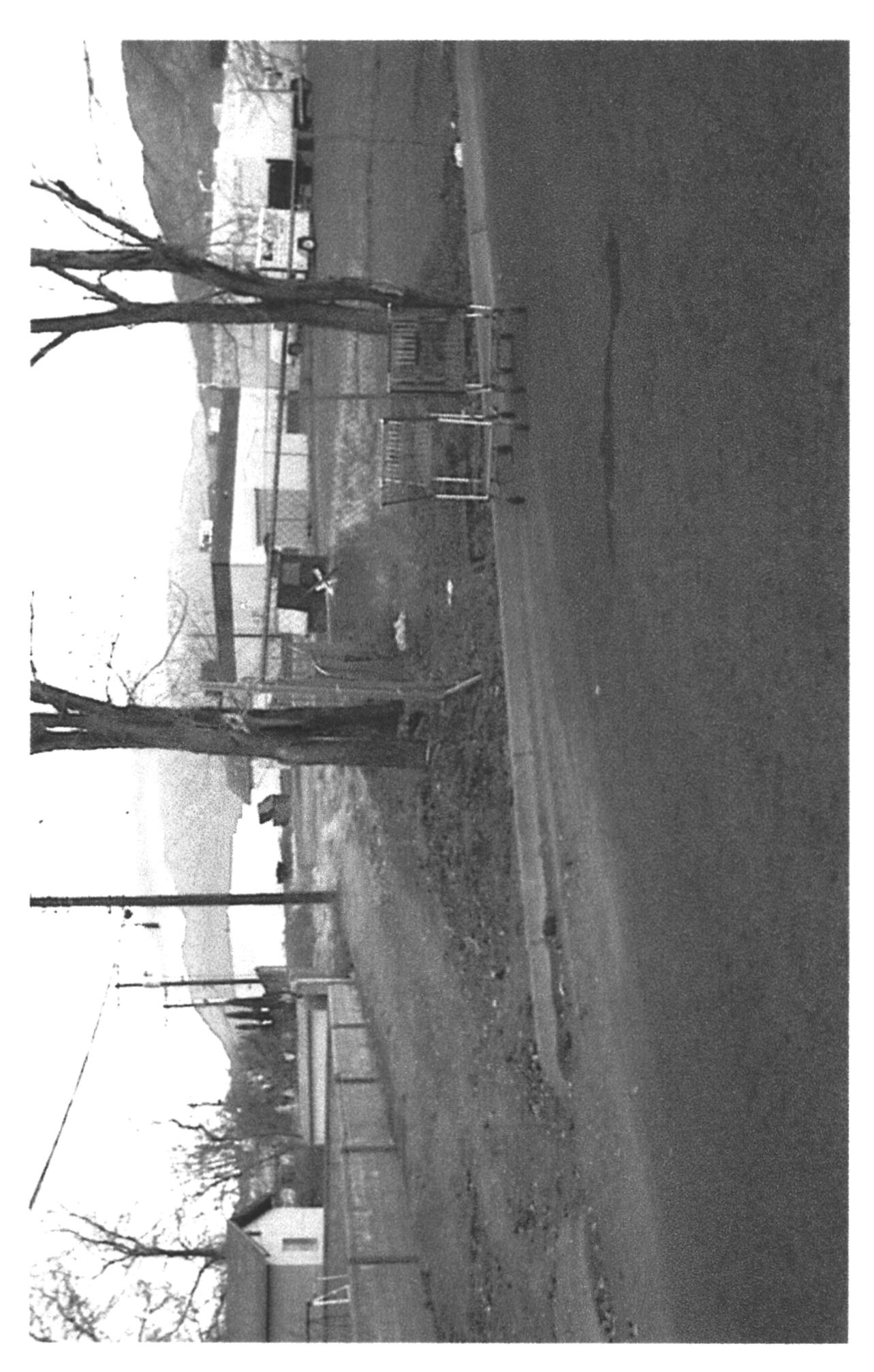


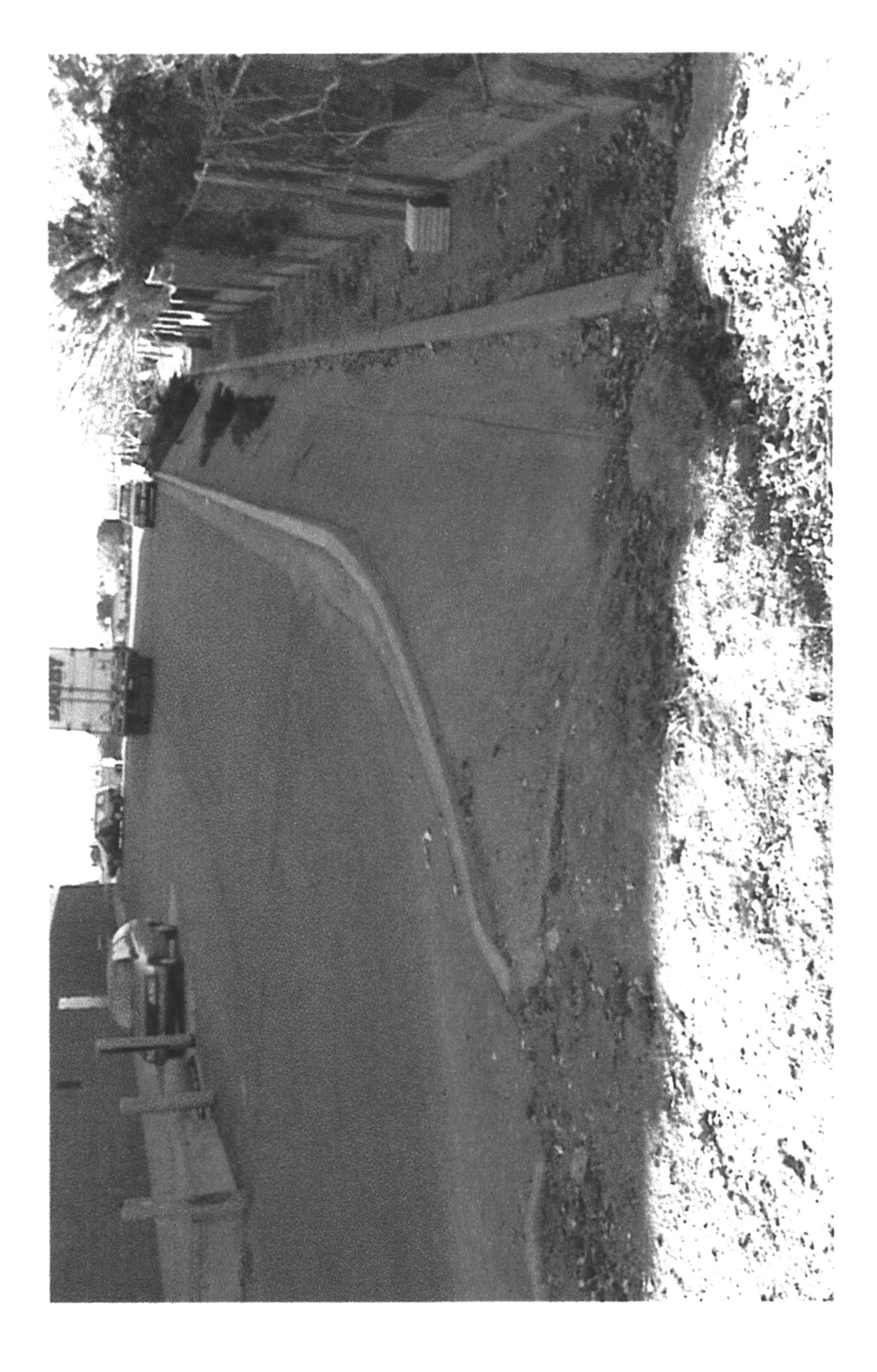


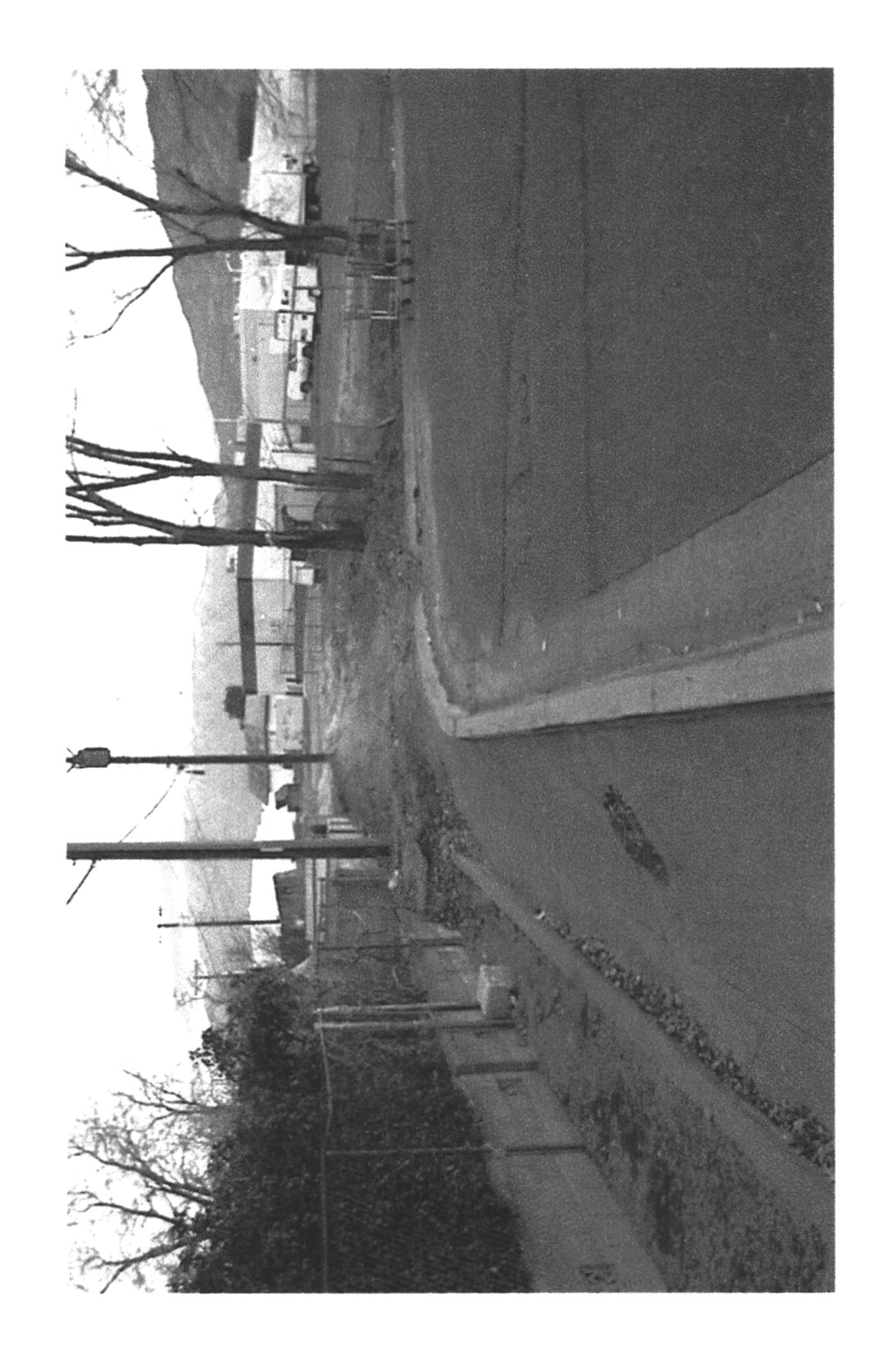


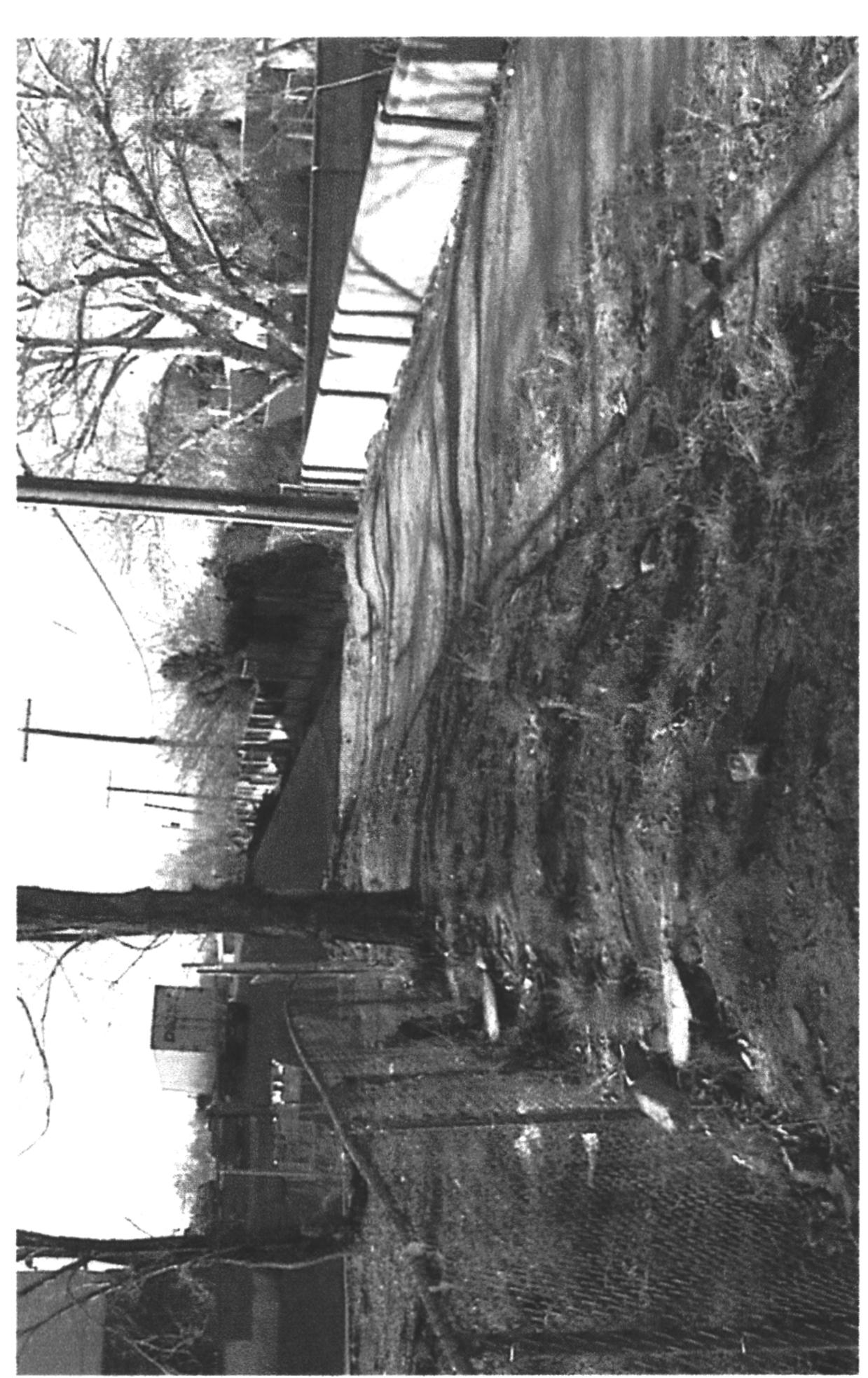


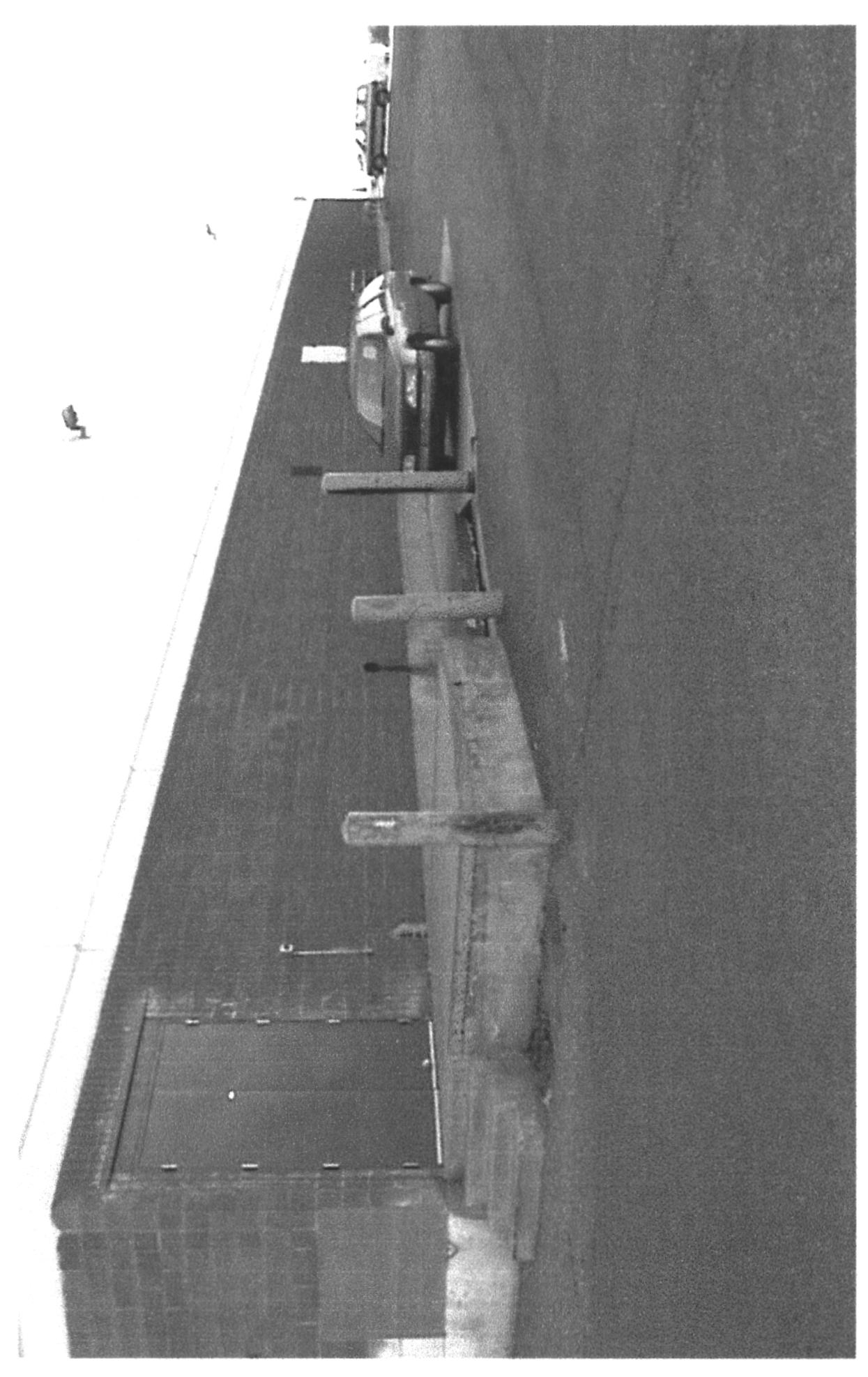














December 28, 2000

Mr. Stuart Reeder, PE
Hydrology Division
CITY OF ALBUQUERQUE
P. O. Box 1293
Albuquerque, NM 87103

SUBJECT: THE AMISH CONNECTION (J21/D040)

Dear Mr. Reeder:

RHOMBUS is resubmitting herewith the drainage and grading plan for The Amish Connection proposed addition and improvements.

Attached to this letter is the Zone Atlas sheet delineating the area that contributes off-site flow to the Amish Connection site. Although the map does not show contour lines, the extent of the contributing basin was determined through field observation.

Sincerely,

RHOMBUS P.A., Inc.

Celia S. Tomlinson, P.E.

12/2/50

