



# *City of Albuquerque*

September 8, 2000

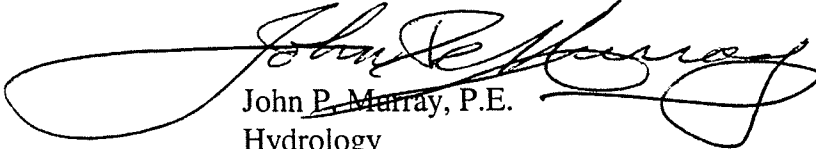
Celia Tomlinson, P.E.  
Rhombus, P.A., Inc.  
2620 San Mateo NE, Suite B12324  
Albuquerque, NM 87111

**RE: NICOLE'S AUTOMOTIVE SHOP (K11-D61). ENGINEER'S CERTIFICATION  
FOR CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S STAMP  
DATED AUGUST 29, 2000.**

Dear Ms. Tomlinson:

Based upon the information provided on your August 30, 2000 submittal, the above referenced project is approved for Certificate of Occupancy.

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

  
John P. Murray, P.E.  
Hydrology

c: Whitney Reiersen

✓ File

# RAINAGE INFORMATION SHEET

PROJECT TITLE: NICOLE'S AUTOMOTIVE SHOP ZONE ATLAS/DRNG. FILE #: K-11/0061  
 DRB #: 99-226 EPC #: NA WORK ORDER #: \_\_\_\_\_  
 LEGAL DESCRIPTION: LOT 16-A BLOCK 1 YUCCA ADDN NO. 2  
 CITY ADDRESS: 232 OLD COORS DRIVE SW  
 ENGINEERING FIRM: RHOMBUS P.A. CONTACT: CELIA TOMLINSON  
 ADDRESS: 2620 SAN MATEO SUITE B 8TH PHONE: 881-6690  
 OWNER: NICOLE PADILLA CONTACT: NICOLE PADILLA  
 ADDRESS: 1132 JENARO SW PHONE: 836-6967  
 ARCHITECT: GUADALUPE ARCHITECTS CONTACT: DAVID WEATHERMAN  
 ADDRESS: 5961 GUADALUPE TR NW 8TH PHONE: 343-9305  
 SURVEYOR: RHOMBUS P.A. (MIERS) CONTACT: CELIA TOMLINSON  
 ADDRESS: 2620 SAN MATEO NE SUITE D 8TH PHONE: 881-6690  
 CONTRACTOR: N.A. CONTACT: N.A.  
 ADDRESS: N.A. PHONE: N.A.

## TYPE OF SUBMITTAL:

\_\_\_\_ DRAINAGE REPORT  
 \_\_\_\_ DRAINAGE PLAN  
 \_\_\_\_ CONCEPTUAL GRADING & DRAINAGE PLAN  
 \_\_\_\_ GRADING PLAN  
 \_\_\_\_ EROSION CONTROL PLAN  
☒ ENGINEER'S CERTIFICATION  
 \_\_\_\_ OTHER \_\_\_\_\_

## PRE-DESIGN MEETING:

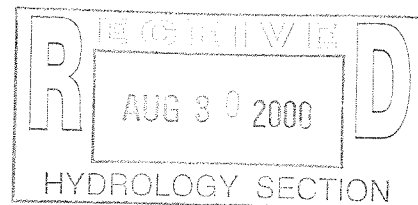
☒ YES  
 \_\_\_\_ NO  
 \_\_\_\_ COPY PROVIDED

## 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: 8/29/00

BY: CELIA S. TOMLINSON





# *City of Albuquerque*

August 12, 1999

Celia Tomlinson, P.E.  
Rhombus, P.A., Inc.  
2620 San Mateo NE, Suite B  
Albuquerque, NM 87111

**RE: NICOLE'S AUTOMOTIVE SHOP (K11-D61). GRADING AND DRAINAGE PLAN  
FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED JULY 23,  
1999.**

Dear Ms. Tomlinson:

Based on the information provided on your August 3, 1999 submittal, the above referenced project is approved for Building Permit. (It is understood that a prefab building is expected to be on site late next week.)

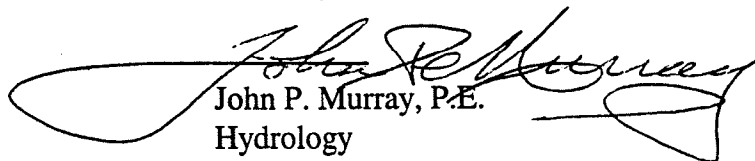
Transportation still has to review the T.C.L.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

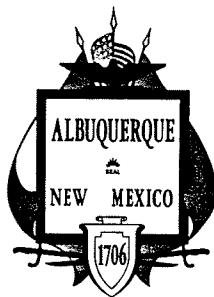
Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

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

Sincerely,

  
John P. Murray, P.E.  
Hydrology

✓ c: File



# City of Albuquerque

Mr. David Weatherman  
Guadalupe Architects  
5961 Guadalupe Trail, NW  
Albuquerque, NM 87121

August 12, 1999

RE: TRAFFIC CIRCULATION LAYOUT REVIEW FOR BUILDING PERMIT  
APPROVAL  
NICOLE'S AUTOMOTIVE SHOP, K11-D061, Architect's Stamp dated 7-23-99

Dear Mr. Weatherman:

The above referenced Traffic Circulation Layout (TCL) requires modifications to the site plan prior to review for Building Permit.

The comments are indicated in red ink on the attached marked-up site plan.

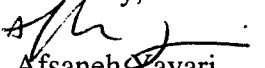
- Clearly indicate what the gravel area on the north side of the site is for; need curbing at the edge of the asphalt area.
- Need building and pedestrian protection along the building, (i.e. bollards).
- The main entrance to the building is not shown.
- Are all three driveways built with the City Public Works project?
- Need dimensions for parking stalls.
- The exact location of the gates should be indicated.

The engineer's certification required by the Hydrology section needs to include certification that this site was constructed in accordance with the TCL before Certificate of Occupancy (C.O.) is released.

Please return the attached marked-up site plan with your next submittal. Review for Building Permit will be done upon receipt of the revised site plan, with the attached marked-up site plan.

Please call me at 924-3993 to set up a meeting to discuss this project.

Sincerely,

  
Afsaneh Tavari  
Associate Engineer

Attachments

**DRAINAGE INFORMATION SHEET**

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- ☒ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ OTHER \_\_\_\_\_

**PRE-DESIGN MEETING:**

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

**CHECK TYPE OF APPROVAL SOUGHT:**

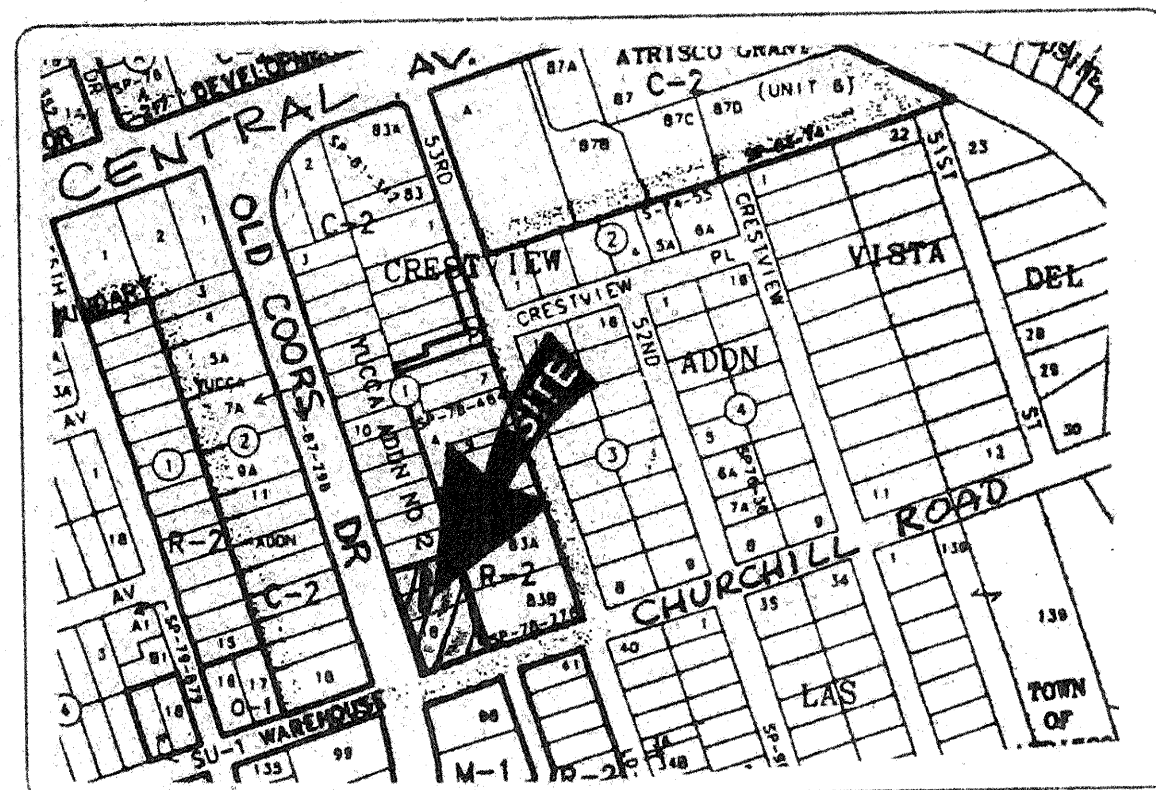
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- ☐ DRAINAGE REQUIREMENTS
- ☐ SUBDIVISION CERTIFICATION
- ☐ OTHER \_\_\_\_\_ (SPECIFY)

**RECEIVED**  
 AUG 03 1999  
 HYDROLOGY SECTION

**RECEIVED**  
 JUL 26 1999  
 HYDROLOGY SECTION

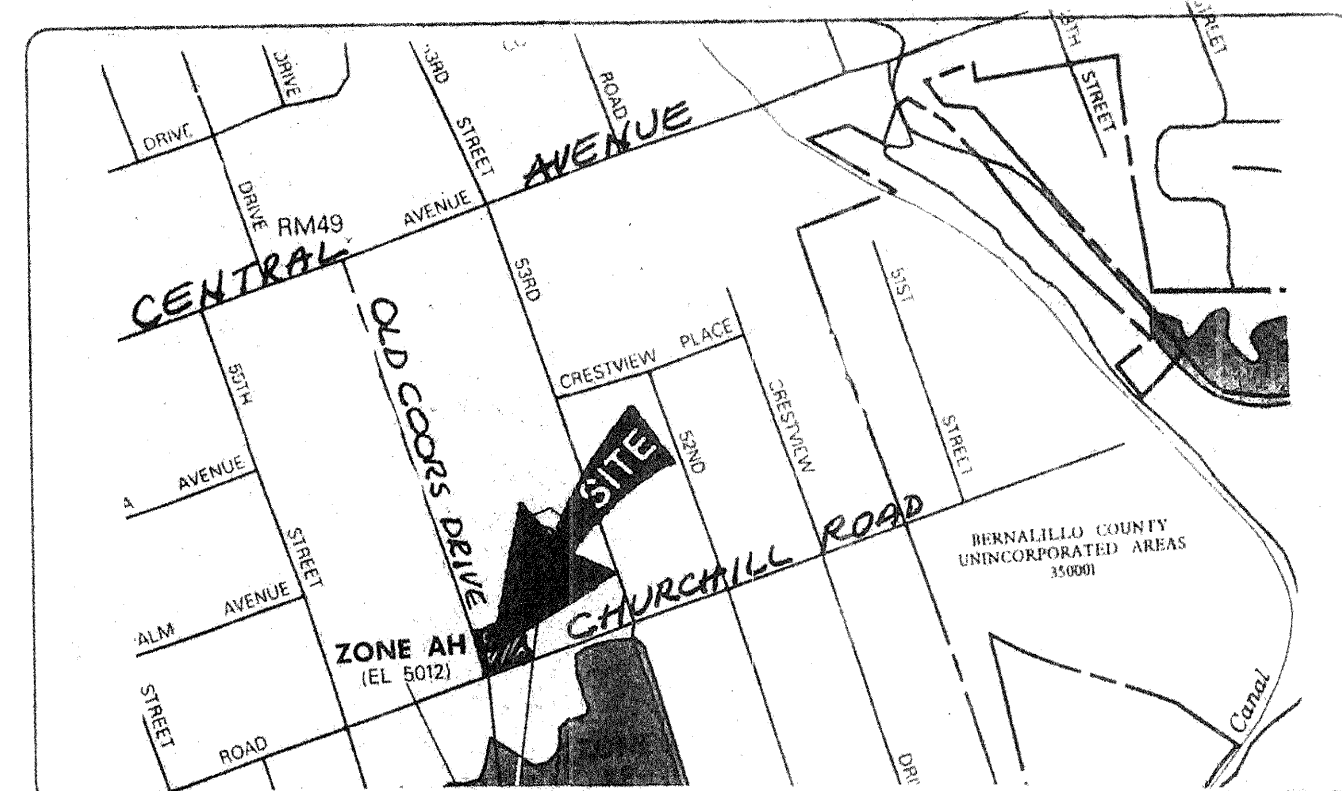
DATE SUBMITTED: 7/26/99  
 BY: CELIA S. TOMLINSON





LOCATION MAP  
NOT TO SCALE

K-11



FIRM MAP  
NOT TO SCALE

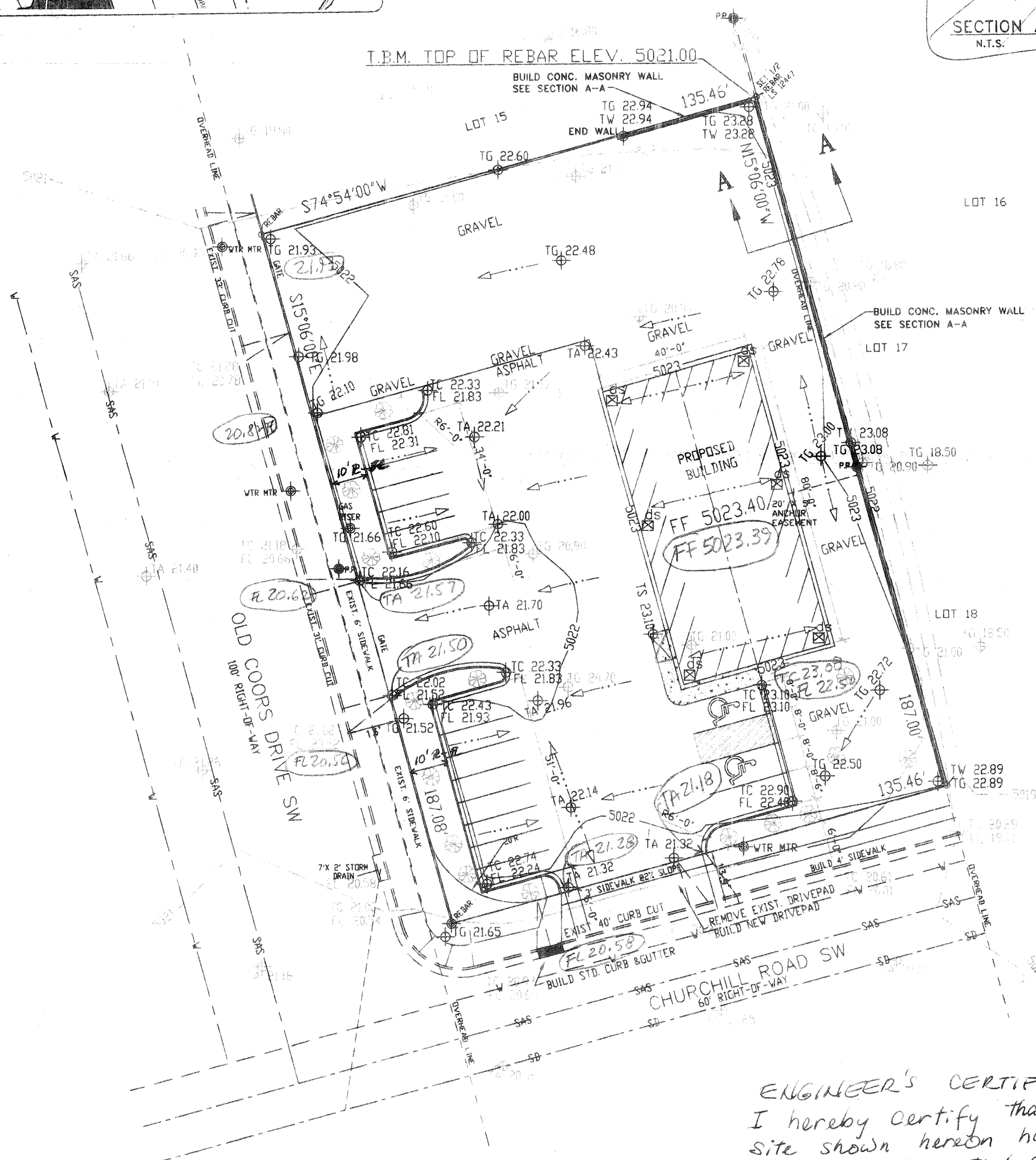
# LEGEND

	DIRECTION OF FLOW
	PROPOSED DOWNSPOUT
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	EXISTING GAS METER
	EXISTING WATER METER
	EXISTING POWER POLE
	POWER POLE ANCHOR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	FINISHED FLOOR ELEVATION
	TOP OF ASPHALT
	CURB FLOWLINE
	TOP OF CURB
	TOP OF GROUND OR GRAVEL
	TOP OF CONCRETE SLAB
	TOP OF CMU WALL
	EXISTING WATERLINE
	EXISTING SANITARY SEWER
	EXISTING STORM DRAIN
	AS-BUILT ELEVATION

**BENCHMARK:** ACS NM448-C1 ELEVATION 5074.028  
ADD 5000 TO EACH SPOT ELEVATION  
TO EQUAL SEA LEVEL DATUM ELEVATION.

## NOTE:

- THIS IS NOT A BOUNDARY SURVEY. PROPERTY CORNERS, BEARINGS AND DISTANCES SHOWN HEREON ARE FOR ORIENTATION PURPOSES ONLY.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON MAPS AND/OR EVIDENCES ON THE GROUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL UTILITIES, SHOWN OR NOT SHOWN ON THIS DRAWING, PRIOR TO ANY EXCAVATIONS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING RUN-OFF ON SITE DURING CONSTRUCTION AND CLEANING UP SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY AND ADJOINING PROPERTIES AFTER CONSTRUCTION.



**ENGINEER'S CERTIFICATION:**  
I hereby certify that the site shown hereon has been built in substantial compliance with the City-approved drainage and grading plan.

*Colin P. Tomlin*  
N.M. PE 4895  
8/29/00

## DRAINAGE AND GRADING PLAN FOR NICOLE'S AUTOMOTIVE SHOP

**LEGAL DESCRIPTION:** Lot 16-A, BLOCK 1, YUCCA ADDITION NO. 2  
(Replatted by Development Review Board Action)

**ADDRESS:** 232 OLD SOUTH COORS ROAD SW

**ZONE ATLAS K-11**

**FLOODPLAIN INFORMATION:** The property is located in Zone X, areas of minimum flooding, according to the Floodway Boundary and Floodway Map of the City of Albuquerque, New Mexico, Community Panel 35001C0329 D, effective September 20, 1996.

**EXISTING CONDITIONS:** The subject property is an infill vacant land that contains an area of approximately one-half acre. The land is practically flat. The property is bounded on the west by Old Coors Drive SW, on the south by Churchill Road SW, on the east and north by improved lots. Both Old Coors Drive and Churchill Road are paved and have standard curbs and gutters, sidewalks, and driveways. There is catch basin on Old Coors Drive near the southwest corner of the property.

**PROPOSED IMPROVEMENTS:** A building with a total roof area of approximately 3200 square feet will be built. Asphalted parking lots, concrete walks, and landscaping will be provided.

**OFFSITE RUN-OFF:** The property receives no offsite flows.

**ON-SITE RUN-OFF:** The on-site runoff before development is computed. The on-site runoff after development is also calculated.

**DRAINAGE PLAN CONCEPT:** The on-site runoff after development will be allowed to free-discharge to Old Coors Drive.

## CALCULATIONS:

Zone 1 (From OPM 22.2, page A-1)

Existing Conditions:

Land Treatment C = 0.58 Ac.

TOTAL = 0.58 Ac.

Proposed Improvement:

Land Treatment B = 0.03 Ac.

Land Treatment C = 0.20

Land Treatment D = 0.25 Ac.

TOTAL = 0.58 Ac.

## Existing Condition:

Peak Discharge, 100-year: C = 2.87

$Q_{100} = 0.58 \times 2.87 = 1.66$  cfs

## Volume of Runoff:

Excess Precipitation, 100-year: C = 0.99

$V_{100} = 0.58 \times 0.99 \times 43560/12 = 2084$  cf

## Proposed Improvement:

Peak Discharge, 100-year:

Land Treatment B, 100-year: 2.03 cfs

Land Treatment C, 100-year: 2.87 cfs

Land Treatment D, 100-year: 4.37 cfs

$0.99 \times 2.03 = 0.06$  cfs

$0.99 \times 2.87 = 0.97$  cfs

$0.99 \times 4.37 = 1.09$  cfs

$Q_{100} = 1.72$  cfs

## Volume of Runoff, 100-year:

Excess Precipitation, Land Treatment B 0.67 inch

Excess Precipitation, Land Treatment C 0.99 inch

Excess Precipitation, Land Treatment D 1.97 inches

$0.03 \times 0.99 \times 43560/12 = 108$  cf

$0.20 \times 0.99 \times 43560/12 = 718$  cf

$0.25 \times 1.97 \times 43560/12 = 1787$  cf

$V_{100} = 2613$  cf

## Change:

Discharge,  $Q_{100} = 1.72 - 1.66 = 0.06$  cfs (Increase)

Runoff Volume,  $V_{100} = 2613 - 2084 = 529$  cf (Increase)

The increase in runoff will be free-discharged to Old Coors Drive. This will not adversely impact the existing basin because:

- The quantity of runoff is negligible.
- Old Coors Drive has no existing drainage problem. According to Carlos Montoya, PE, Drainage Engineer, the City has constructed an 84-inch diameter storm drain from the Gonzales Detention Pond to Churchill then west on Churchill past Old Coors Drive. The design used was 100-year developed conditions for free discharge from the basin. This property is within this said basin.
- In 1996, the Drainage and Grading Plan of the lot on the west side of Old Coors Drive, northwest from this property, prepared by C. L. Weiss Engineering, Inc. (file K11/D55), C. L. Weiss, PE, was instructed by Susan Calongne, PE, Drainage Engineer, to free-discharge to Old Coors Drive SW.

Copies of the subject drainage basin detention pond and Ms. Calongne's fax memorandum are attached and made part of this submittal.

**EROSION CONTROL:** Water, if any, from activities during construction and/or from rain will be temporarily ponded on site to prevent the spread of silt.

**CONCLUSION:** The proposed grading and drainage plan for the subject property will not have any adverse impact on or will be adversely affected by the existing drainage from the surrounding areas.

###

## DRAINAGE AND GRADING PLAN FOR NICOLE'S AUTOMOTIVE SHOP 232 OLD COORS DRIVE SW

99c2-113

