



Martin J. Chávez, Mayor

Robert E. Gurulé, Director

June 24, 1997

Levi Valdez  
George T. Rodriguez Development Consultant  
12800 San Juan NE  
Albuquerque, New Mexico 87123

RE: ENGINEER CERTIFICATION FOR MADE IN JAPAN AUTO CARE (K20-D46)  
ENGINEER'S CERTIFICATION STATEMENT DATED 6/23/97

Dear Mr. Valdez:

Based on the information provided on your June 20, 1997 submittal, Engineer Certification for the above referenced site is acceptable.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia  
File

Sincerely

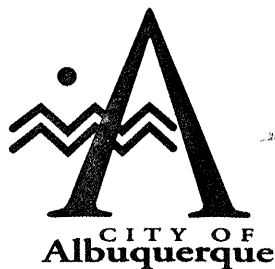
A handwritten signature in cursive script that reads 'Bernie J. Montoya'.

Bernie J. Montoya CE  
Associate Engineer

Good for You, Albuquerque!

P.O. Box 1293, Albuquerque, New Mexico 87103





September 18, 1996

Martin J. Chávez, Mayor

Levi J. Valdez, P.E.  
George T. Rodriguez Development Consultant  
12800 San Juan NE  
Albuquerque, NM 87123

**RE: DRAINAGE PLAN FOR MADE IN JAPAN AUTO CARE (K20-D46)  
ENGINEER'S STAMP DATED 9/10/96.**

Dear Mr. Valdez:

Based on the information provided on your September 11, 1996 submittal, the above referenced site is approved for Grading/Paving and Building Permit.

A separate permit is required for construction within City Right-of-Way. A copy of this approval letter must be on hand when applying for the excavation permit.

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

Prior to Certificate of Occupancy release, Engineer Certification per the D.P.M. checklist will be required.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,

Bernie J. Montoya, CE  
Engineering Associate

BJM/dl

c: Andrew Garcia  
Arlene Portillo  
File

Good for You, Albuquerque!



# DRAINAGE INFORMATION SHEET

PROJECT TITLE: MADE IN JAPAN AUTO CARE ZONE ATLAS/DRNG. FILE #: K-20/

DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: LOTS 17 & 18, BLK. 9, BUENA VENTURA SUBD.

CITY ADDRESS: 225 EUBANK BLVD. N.E.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. CONTACT: MR. VALDEZ  
GEORGE T. RODRIGUEZ MR. RODRIGUEZ  
DEVELOPMENT CONSULTANT

ADDRESS: 12800 SAN JUAN N.E. 87123 PHONE: 294-0320

OWNER: BILL DAVIDSON CONTACT: MR. DAVIDSON

ADDRESS: 225 EUBANK BLVD. N.E. 87123 PHONE: 271-9339

ARCHITECT: BILL MCCONNELL CONTACT: ~~BB~~ BILL MCCONNELL

ADDRESS: \_\_\_\_\_ PHONE: 293-8777

SURVEYOR: TORRES SURVEYING CO. CONTACT: JIM TORRES

ADDRESS: 1570 BRIDGE BLVD. S.W. 87105 PHONE: 856-8898

CONTRACTOR: R & D INDUSTRIES CONTACT: RODDY HATCHER

ADDRESS: 148 VIRGINIA N.E. 87108 PHONE: 450-6331

## TYPE OF SUBMITTAL:

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

## PRE-DESIGN MEETING:

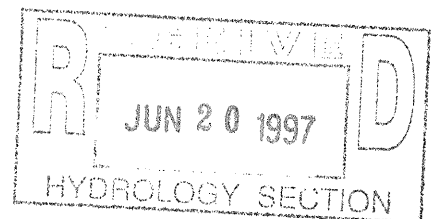
- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

## 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: JUNE 23, 1997

BY: GEORGE T. RODRIGUEZ



HOLD HARMLESS  
AGREEMENT

JUNE 23, 1997

REFERENCE: MADE IN JAPAN AUTO CARE FACILITIES LOCATED AT  
225 EUBANK BLVD. N.E., ALBUQUERQUE, NEW MEXICO,  
87123.

THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), OUR HEIR(S) AND  
ASSIGN(S), DO HEREBY STATE THAT AFTER REVIEWING THE CONDITION OF  
THE EXISTING ASPHALTIC PAVED PARKING AREA OF OUR ABOVE REFERENCED  
PROPERTY, DO HEREBY ACKNOWLEDGE THAT THERE ARE EXISTING "BIRD-BATH"  
PONDING AREAS WITHIN THE DRAINAGE SWALE OF SAID ASPHALT PAVED PARK-  
ING AREA, AND HEREBY FEEL AND ACCEPT SAID CONDITION TO BE ADEQUATE  
AS EXISTING, AND DO HEREBY RELEASE THE FOLLOWING ENTITIES, BUSINESSES,  
AND/OR PERSON(S) FROM ANY AND ALL PRESENT OR FUTURE LIABILITIES THAT  
MAY ARISE FROM ANY DEVIATION FROM THE APPROVED DRAINAGE PLAN FOR SAID  
SUBJECT PROPERTY.

LISTED:

THE CITY OF ALBUQUERQUE, (A MUNICIPAL CORPORATION)  
ALBUQUERQUE, NEW MEXICO


R & D INDUSTRIES, INC. (GB # 057879)  
148 VIRGINIA N.E.  
ALBUQUERQUE, NEW MEXICO 87108

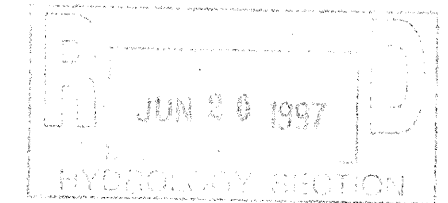
EB PAVING INC. (LIC. NO. 05557)  
4202 BROADWAY S.E.  
ALBUQUERQUE, NEW MEXICO 87105

LEVI J. VALDEZ, P.E. NO. 5693  
c/o 12800 SAN JUAN N.E.  
ALBUQUERQUE, NEW MEXICO 87123

GEORGE T. RODRIGUEZ - DEVELOPMENT CONSULTANT  
12800 SAN JUAN N.E.  
ALBUQUERQUE, NEW MEXICO 87123

THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY FREELY CON-  
SENT TO ALL THE FOREGOING AND DO HEREBY REPRESENT THAT I/WE ARE  
AUTHORIZED TO SO ACT.

  
MADE IN JAPAN AUTO CARE  
225 EUBANK BLVD. N.E.  
ALBUQUERQUE, NEW MEXICO 87123



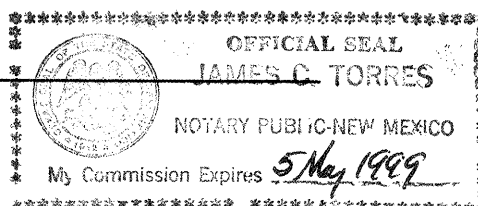
6-23-97  
DATE

ACKNOWLEDGEMENT:

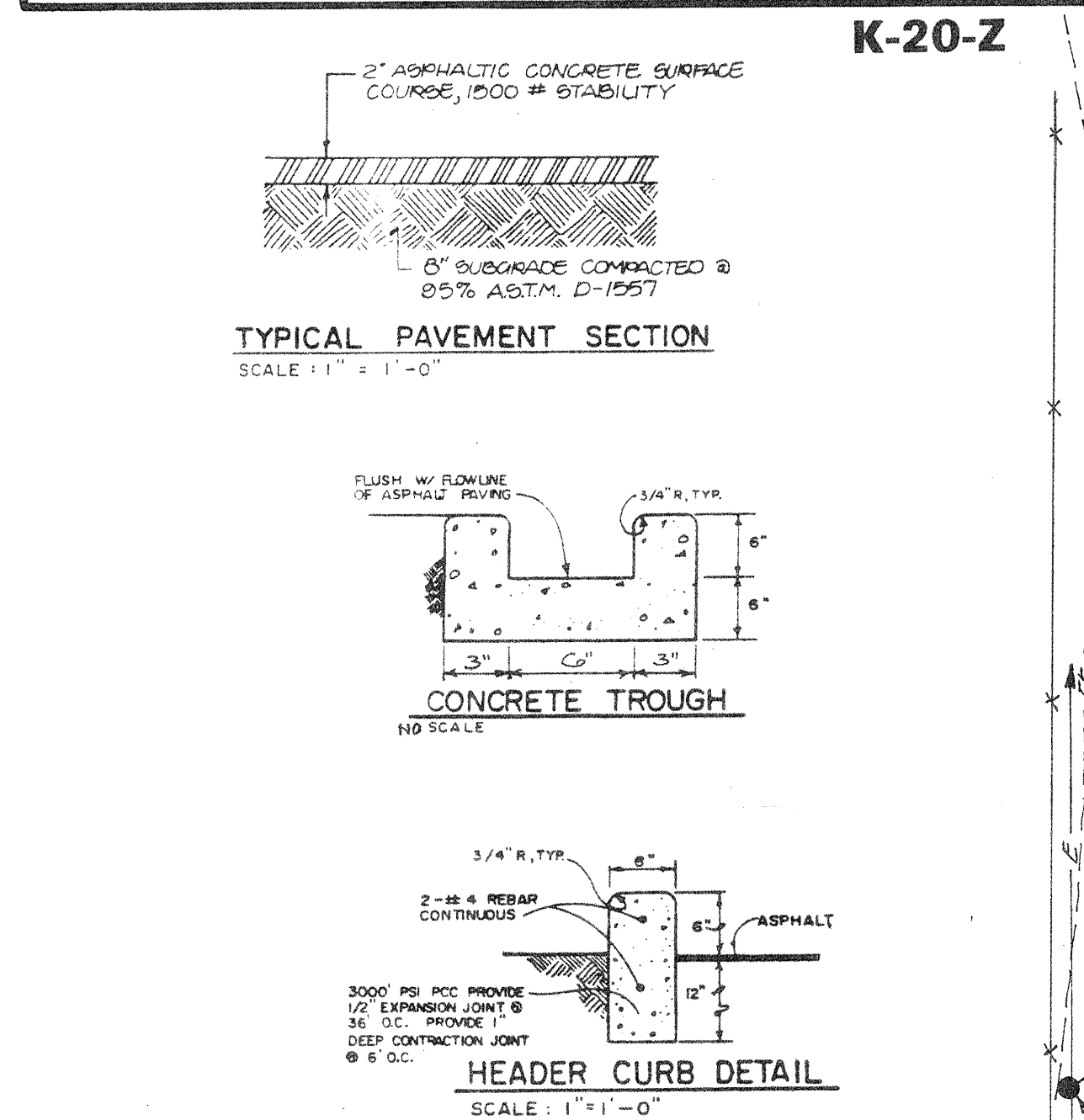
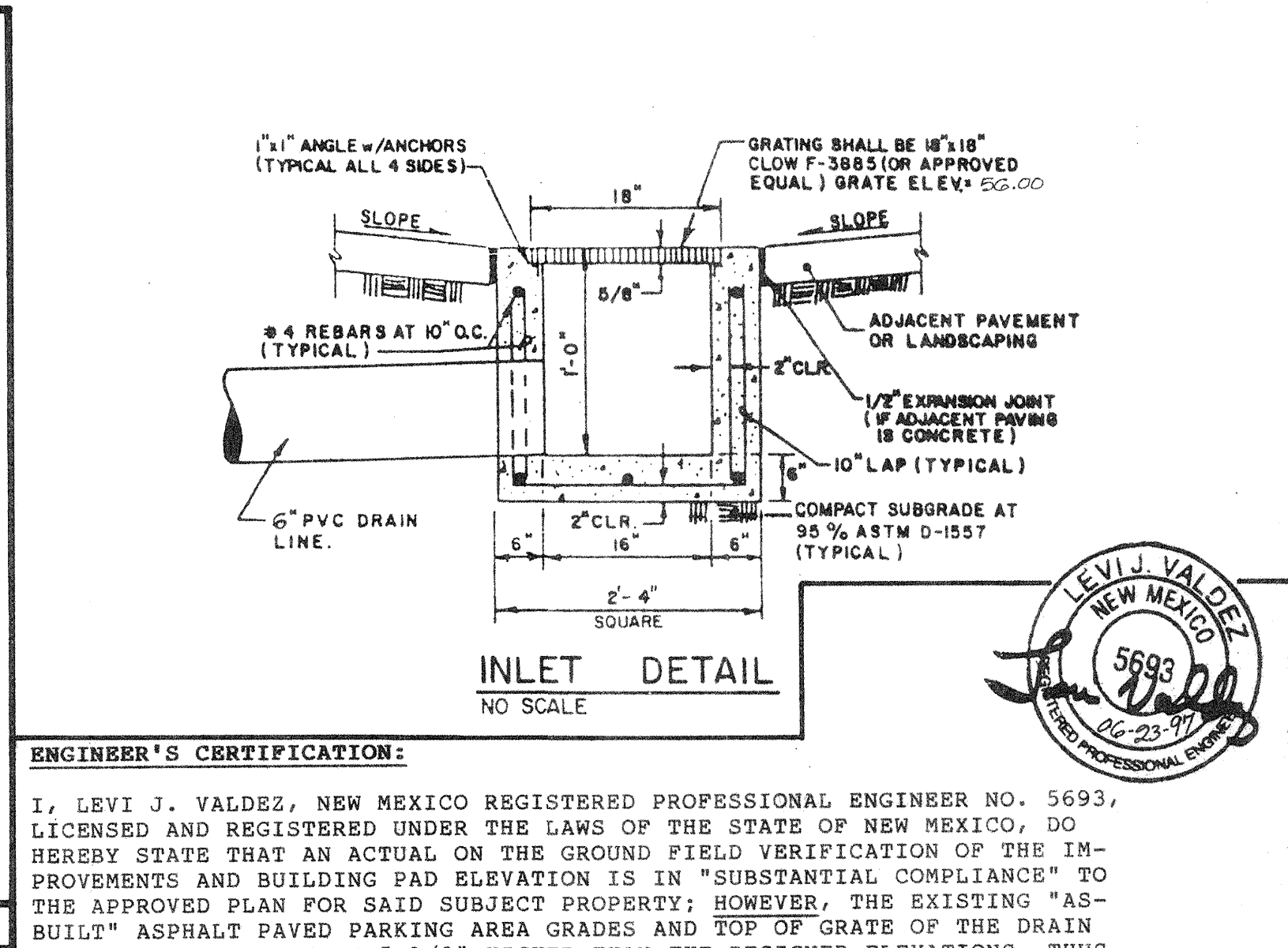
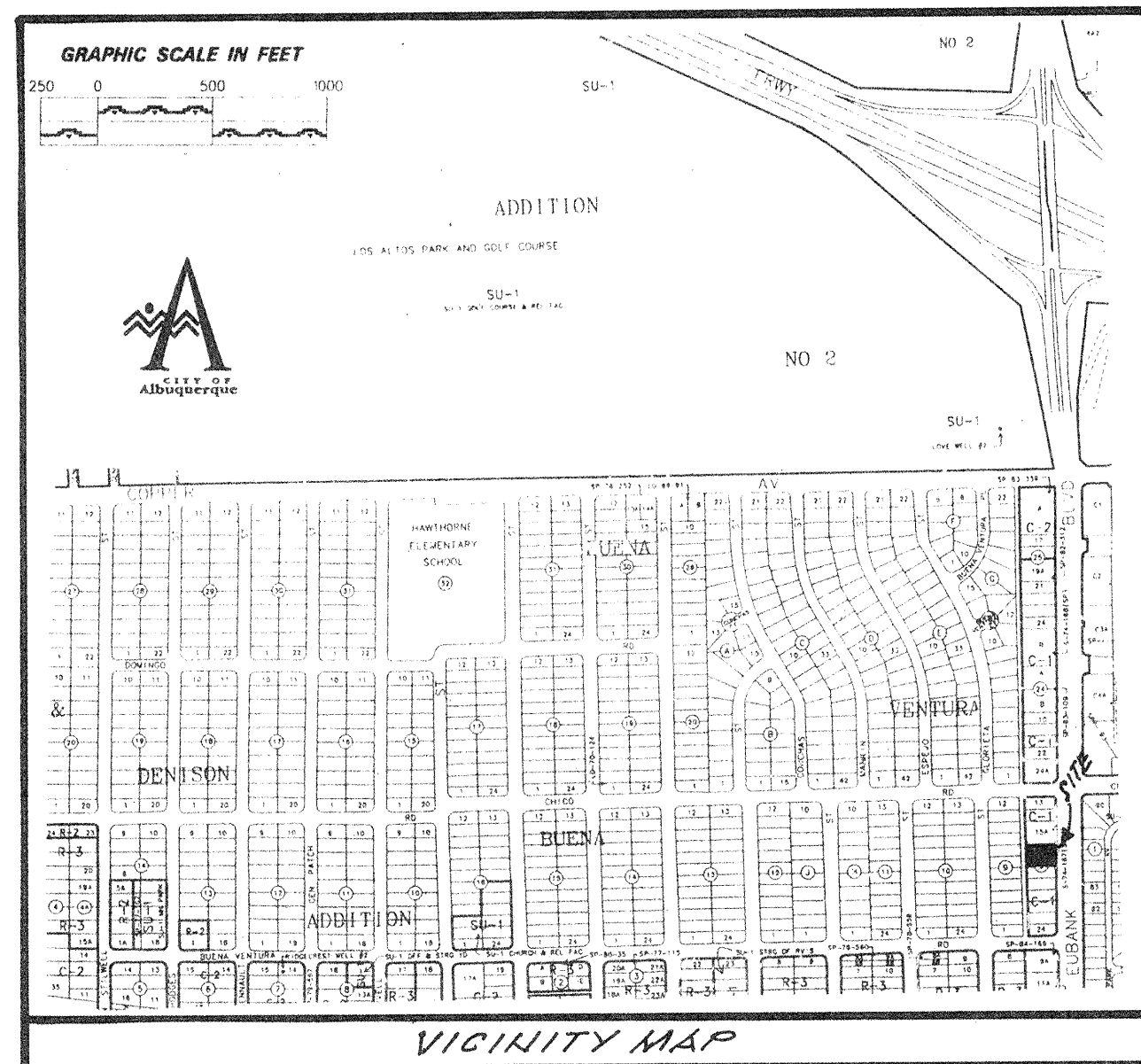
STATE OF NEW MEXICO    )  
COUNTY OF BERNALILLO ) SS:

ON THIS 23<sup>rd</sup> DAY OF JUNE, 1997, BEFORE ME, A NOTARY PUBLIC  
IN AND FOR SAID COUNTY AND STATE, THE FOREGOING INSTRUMENT WAS AC-  
KNOWLEDGED BY THE PERSON(S) DESCRIBED HEREIN, AND THAT SAID PERSON(S)  
ACKNOWLEDGED THE SAME AS THEIR OWN FREE ACT AND DEED.

  
NOTARY PUBLIC







#### EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT FOR STORM RUN-OFF DURING CONSTRUCTION; HE SHALL INSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- 1.) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERM, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTIES.
- 2.) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREETS.
- 3.) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT WITHIN PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

#### CONSTRUCTION NOTES:

- 1.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1950 FOR LOCATION OF EXISTING UTILITIES.
- 2.) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- 3.) ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 4.) ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

#### PROJECT DATA:

ADDRESS: 225 EUBANK BLVD. N.E.  
ZONING: "C-1"  
SITE AREA: 0.31 ACRE  
NEW BUILDING AREA: 3,200.00 SQ. FT.  
TYPE OF CONSTRUCTION: VN  
OCCUPANCY GROUP: B1  
PARKING SPACES REQUIRED: 3,200.0 SQ. FT. / 200.0 = 16.0 SPACES  
LESS 10% (BUS ROUTE) = 1.6 SPACES  
REQUIRED PARKING SPACES = 14.0 SPACES  
\*\*\* PARKING SPACES PROVIDED = 14.0 SPACES

#### LANDSCAPE LEGEND:

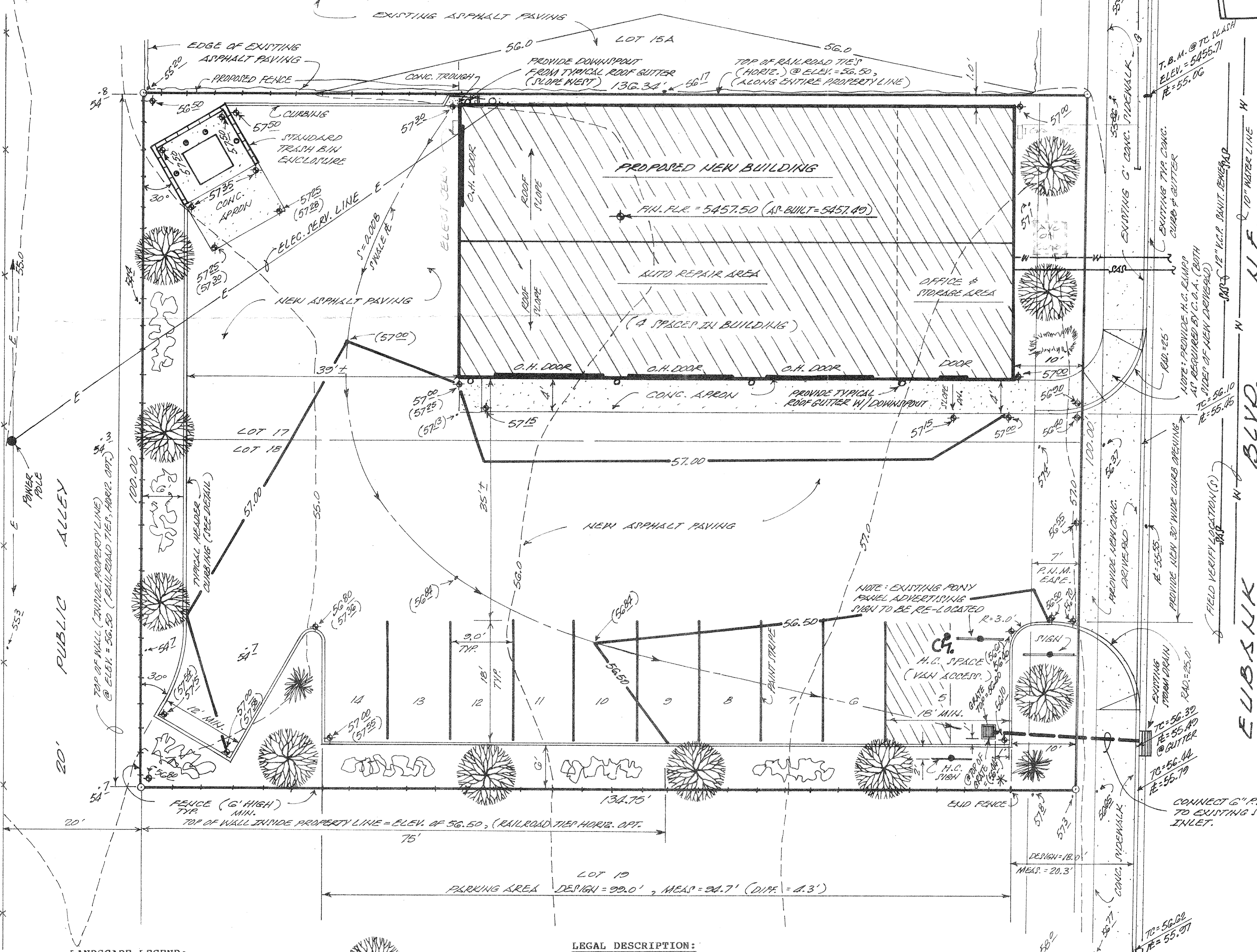
PROPOSED ARIZONA ASH OR LOCUST TREE =   
TAM JUNIPERS (LOW SPREADING EVERGREEN) =   
5 GAL. MIN., 36" SPREAD  
ARTEMISIA CANA (SILVER SAGE) =   
YUCCA PENDULA =   
\*\*\* GROUND COVER IS TO BE GRAVEL OVER LANDSCAPE PLASTIC.

#### NOTICE TO CONTRACTOR:

- 1.) AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THIS PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION OF THIS PERMIT.
- 2.) ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATION - PUBLIC WORKS CONSTRUCTION - 1995.
- 3.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1950) FOR LOCATION OF EXISTING UTILITIES.
- 4.) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS, SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 5.) BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- 6.) MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

APPROVALS	NAME	DATE
A.C.E./DESIGN		
INSPECTOR		
A.C.E./FIELD		

**NOTE:** ALL WORK WITHIN PUBLIC EASEMENT SHALL BE PERFORMED UNDER SEPARATE PERMIT.



#### LEGAL DESCRIPTION:

LOTS 17 & 18, IN BLOCK 9, BUENA VENTURA SUBDIVISION, ALBUQUERQUE, NEW MEXICO, (PLAT FILED: 09-11-41), EXCEPTING THE WESTERLY 20' THEREOF GRANTED TO THE CITY OF ALBUQUERQUE, NEW MEXICO, (SUBJECT PROPERTY IS BEING REPLATTED INTO 1 LOT FOR THIS DEVELOPMENT).

#### BENCH MARK REFERENCE:

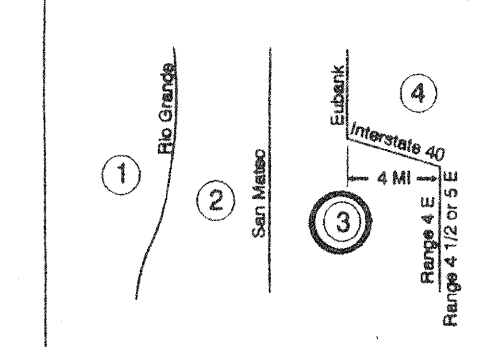
ACS STATION "10-K20", LOCATED AT THE TOP OF CURB AT THE SOUTHWEST CORNER OF THE INTERSECTION OF EUBANK BLVD. N.E. AND CHICO AVENUE N.E.; M.S.L.D. ELEVATION = 5454.32, (PROJECT T.B.M. AS SHOWN ON THE PLAN HEREON).

#### PRECIPITATION ZONES

Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

Zone	Location
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40, and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40, and East of the East boundary of Range 4 East, South of Interstate 40

FIGURE A-1



Where a watershed extends across a zone boundary, use the zone which contains the largest portion of the watershed.

Zone	A	B	C	D
1	1.29 [0.00, 0.24]	2.03 [0.03, 0.76]	2.87 [0.47, 1.49]	4.37 [1.69, 2.89]
2	1.56 [0.00, 0.38]	2.28 [0.08, 0.95]	3.14 [0.80, 1.71]	4.70 [1.86, 3.14]
3	1.87 [0.00, 0.58]	2.60 [0.21, 1.19]	3.45 [0.78, 2.00]	5.02 [2.04, 3.59]
4	2.20 [0.06, 0.87]	2.92 [0.38, 1.45]	3.73 [1.00, 2.26]	5.28 [2.17, 3.57]

DPM SECTION 22-2 - HYDROLOGY  
January, 1993 Page A-4

Treatment	Land Condition
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundwater and infiltration capacity. Croplands, unfertilized.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vegetative. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SDS Hydrology. Soil Group D.
D	Impervious areas, pavement and roofs.

Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the area percentages in TABLE A-5 may be employed.

#### DRAINAGE COMMENTS AND CALCULATIONS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED ON THE WEST SIDE OF EUBANK BLVD. N.E. BETWEEN CENTRAL AVENUE AND CHICO AVENUE N.E., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (ZONE ATLAS MAP NO. "K-20-Z").

THE SUBJECT SITE, 1.) IS PRESENTLY AN UNDEVELOPED VACANT PROPERTY, 2.) IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN, 3.) DOES NOT CONTRIBUTE TO THE OPPOSITE FLOWS OF ADJACENT PROPERTIES, 4.) DOES NOT ACCEPT OPPOSITE FLOWS FROM ADJACENT PROPERTIES, 5.) IS NOT LOCATED ADJACENT TO A NATURAL OR ARTIFICIAL WATER COURSE, 6.) IS TO HAVE A PROPOSED AUTOMOTIVE REPAIR METAL BUILDING AND ASSOCIATED IMPROVEMENTS CONSTRUCTED ON SAID SITE.

#### CALCULATIONS:

PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2., DESIGN CRITERIA, FOR THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATED JANUARY 1993.

SITE AREA: 0.31 ACRE  
PRECIPITATION ZONE: THREE (3), TABLE A-1  
PEAK INTENSITY: IN./HR. AT  $T_c$  = TWELVE (12) MINUTES, 100-YR. = 5.38  
LAND TREATMENT METHOD FOR CALCULATION OF " $Q_p$ ", TABLES A-8 & A-9  
"LAND TREATMENT FACTORS", TABLE A-4  
EXISTING CONDITIONS:

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.31	X 3.45	= 1.07

" $Q_p$ " = 1.07 CFS

#### PROPOSED DEVELOPED CONDITIONS:

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.05	X 3.45	= 0.17
D	0.26	X 5.02	= 1.31

" $Q_p$ " = 1.48 CFS \*\*\* INCREASE = 0.41 CFS

#### GENERAL NOTES:

- 1.) PERIMETER BOUNDARY CORNERS HAVE BEEN FOUND IN PLACE UNLESS OTHERWISE INDICATED.
- 2.) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN ON THE PLAT OF RECORD OR PLAN HEREON.
- 3.) TOPOGRAPHY SURVEY INFORMATION SHOWN ON THE PLAN HEREON PROVIDED BY TORRES SURVEYING COMPANY, ALBUQUERQUE, NEW MEXICO.

#### LEGEND:

EXISTING CONTOUR = 56  
EXISTING SPOT ELEVATION = 57.3  
PROPOSED CONTOUR = 57.0  
PROPOSED SPOT ELEVATION = 57.25  
TOP OF CURB / FLOW LINE ELEVATION = 55.60 @ 54.20  
PROPOSED OR EXISTING CONCRETE SURFACE =

#### APPROVALS:

CITY OF ALBUQUERQUE - ZONING DEPARTMENT DATE  
CITY OF ALBUQUERQUE - TRANSPORTATION DEVEL. DATE

**A CERTIFICATION OF A PROPOSED SITE & DRAINAGE PLAN FOR**

**"MADE IN JAPAN AUTO CARE"**

**EUBANK BLVD. N.E.**

**ALBUQUERQUE, NEW MEXICO**

**SEPTEMBER, 1996**

**(CERTIFICATION: JUNE 23, 1997)**

*Levi Valdez*

7/10/96

ENGINEER'S SEAL

JUN 20 1997

HYDROLOGY SECTION