

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 28, 2022

Levi J. Valdez, PE
George T Rodriguez-Development Consultant
12800 San Juan Rd. SE
Albuquerque, NM 87123

RE: **Builders Firstsource**
7801 Tibuon St. NE
Grading and Drainage Plan
Engineers Stamp Date 7/2/2021 (D17D076A)
Certification Date: 4/25/2022

PO Box 1293

Mr. Valdez,

Albuquerque

Based upon the submittal received 4/25/2022 and site visit on 4/28/2022, this plan is approved for Permanent Certificate of Occupancy by Hydrology.

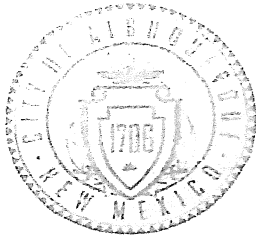
NM 87103

If you have any questions, please contact me at 924-3986 or earmijo@cabq.gov.

www.cabq.gov

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6 2015)

Project Title: BUILDERS FIRSTSOURCE Building Permit #: _____ Hydrology File #: D17D076A

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TRACT ONE (1), AMERICAN GYPSUM COMPANY

City Address: 7801 TIBURON STREET N.E.

Applicant: BUILDERS FIRSTSOURCE Contact: JERRY PENDLEY

Address: 7801 TIBURON ST. N.E., ALBUQUERQUE, NEW MEXICO

Phone#: 505-350-2355 Fax#: _____ E-mail: _____

Other Contact: THOMAS D. JOHNSTON, N.M.P.E. NO. 17158
GEORGE T. RODRIGUEZ - DEVELOPMENT CONS. Contact: GEORGE RODRIGUEZ

Address: 12800 SAN JUAN N.E., ALBUQ., N.M. 87123

Phone#: 505-610-0593 Fax#: _____ E-mail: pawrode@hotmail.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? ☒ Yes _____ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 04-08-2022 By: GEORGE T. RODRIGUEZ

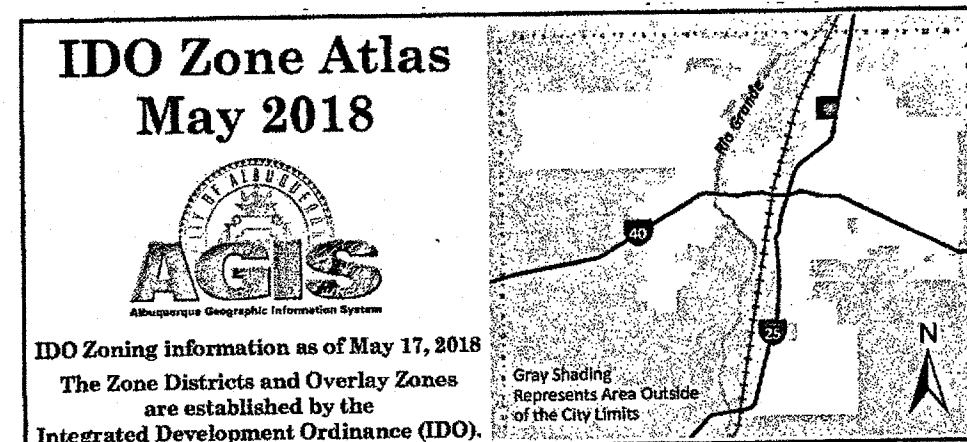
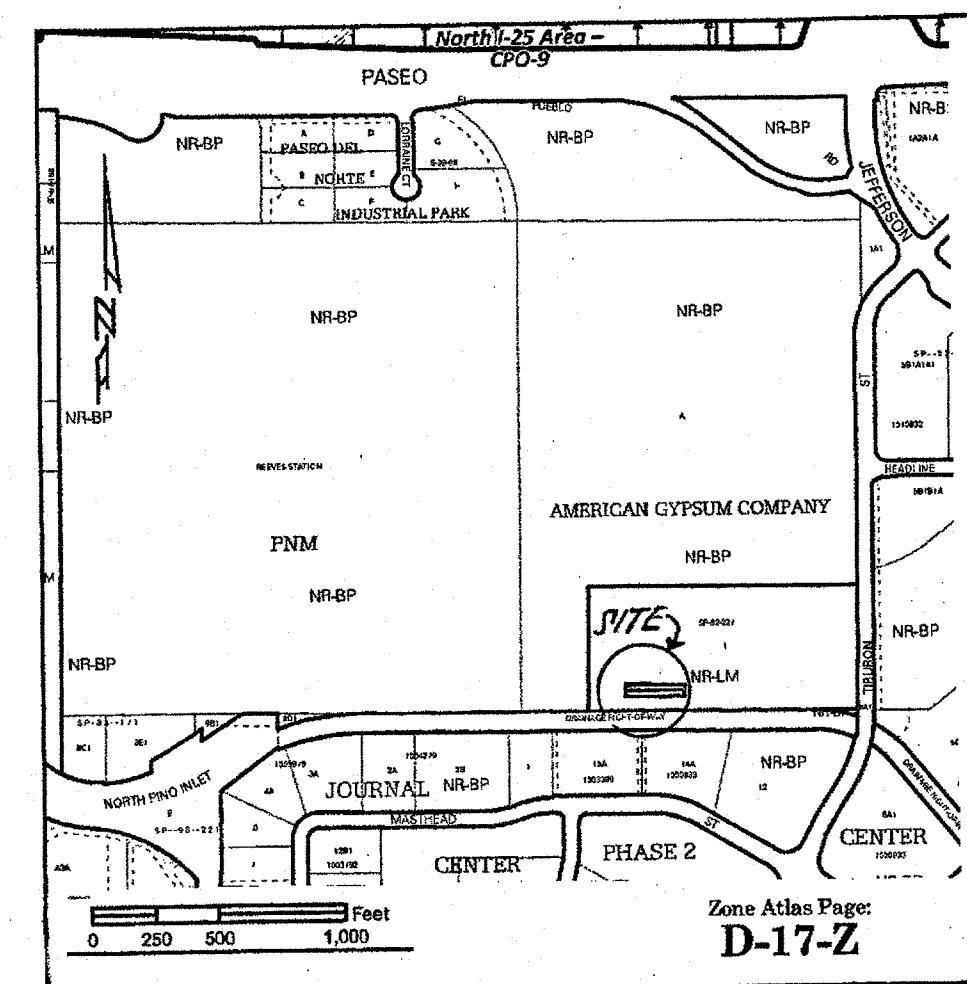
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

GENERAL NOTES:

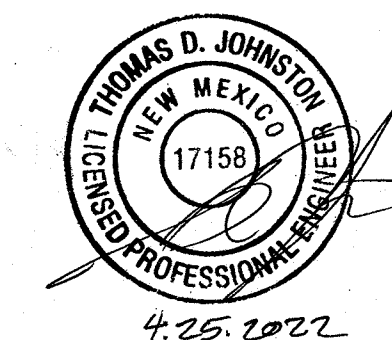
1. CONTOUR INTERVAL IS ONE (1) FOOT.
2. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "13-D16", HAVING AN ELEVATION OF 5073.471, NAVD 1988.
3. UTILITIES SHOWN HEREON ARE IN THE APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
4. THIS IS **NOT** A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS AND PROPERTY LINES ARE SHOWN FOR INFORMATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCE HEREON.



DRAINAGE CERTIFICATION:

I, THOMAS D. JOHNSTON, N.M.P.E. NO. 17158, DO HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED JULY 2, 2021. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ANTHONY HARRIS OF THE FIRM HARRIS SURVEYING, ALBUQUERQUE, NEW MEXICO. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON APRIL 7, 2022 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF THE 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 GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

4.25.2022
THOMAS D. JOHNSTON, N.M.P.E. NO. 17158



EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION; HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

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

CONSTRUCTION NOTES:

- 1) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- 2) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) 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 ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

DRAINAGE COMMENTS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED AT 7801 TIBURON N.E. BETWEEN PASEO DEL NORTE BLVD. N.E. AND MASTHEAD STREET N.E., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

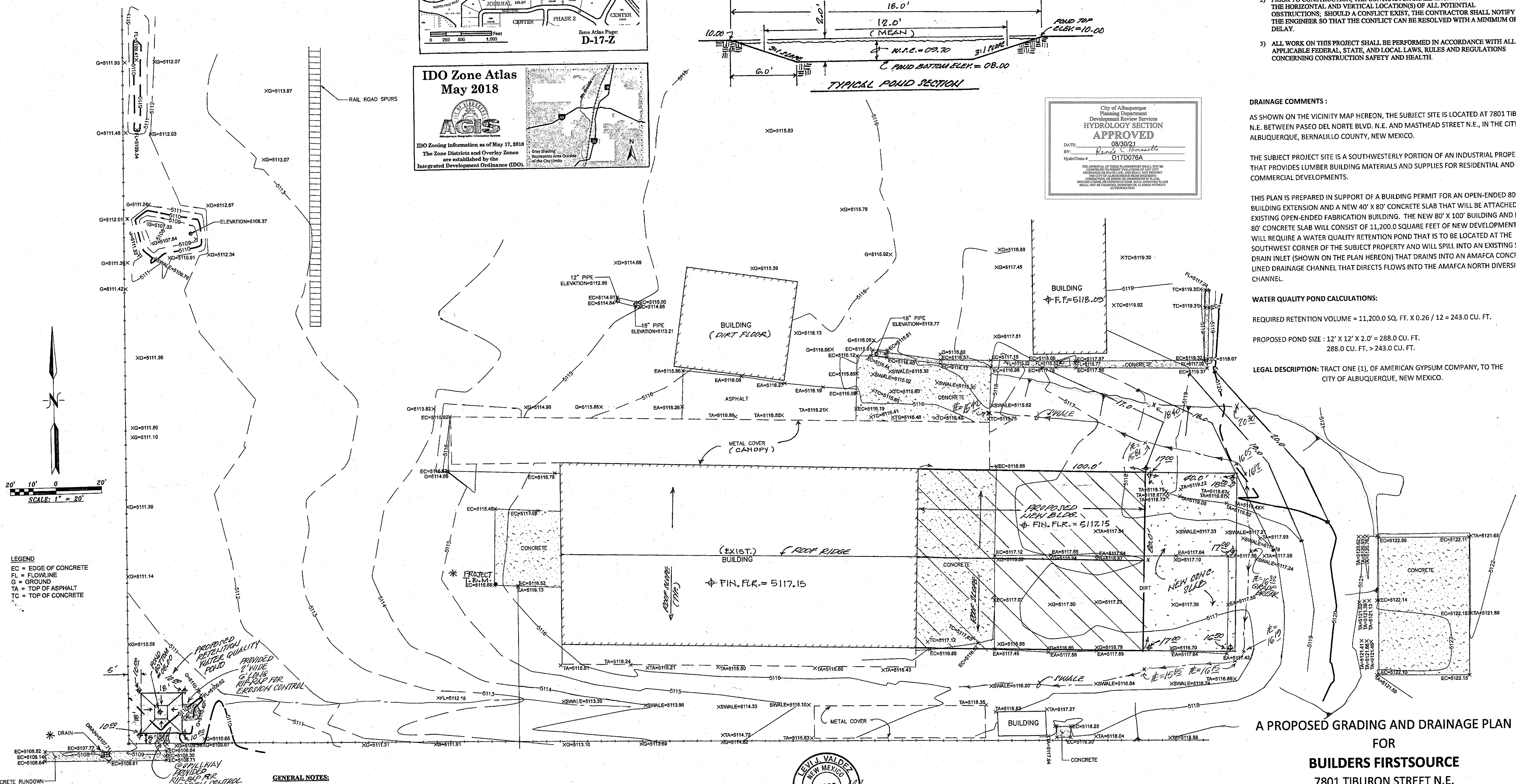
THE SUBJECT PROJECT SITE IS A SOUTHWESTERLY PORTION OF AN INDUSTRIAL PROPERTY THAT PROVIDES LUMBER BUILDING MATERIALS AND SUPPLIES FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENTS.

THIS PLAN IS PREPARED IN SUPPORT OF A BUILDING PERMIT FOR AN OPEN-ENDED 80' X 100' BUILDING EXTENSION AND A NEW 40' X 80' CONCRETE SLAB THAT WILL BE ATTACHED TO AN EXISTING OPEN-ENDED FABRICATION BUILDING. THE NEW 80' X 100' BUILDING AND NEW 40' X 80' CONCRETE SLAB WILL CONSIST OF 11,200.0 SQUARE FEET OF NEW DEVELOPMENT THAT WILL REQUIRE A WATER QUALITY RETENTION POND THAT IS TO BE LOCATED AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY AND WILL SPILL INTO AN EXISTING STORM DRAIN INLET (SHOWN ON THE PLAN HEREON) THAT DRAINS INTO AN AMAFCA CONCRETE LINED DRAINAGE CHANNEL THAT DIRECTS FLOWS INTO THE AMAFCA NORTH DIVERSION CHANNEL.

WATER QUALITY POND CALCULATIONS:

REQUIRED RETENTION VOLUME = 11,200.0 SQ. FT. X 0.26 / 12 = 243.0 CU. FT.
PROPOSED POND SIZE : 12' X 12' X 2.0' = 288.0 CU. FT.
288.0 CU. FT. > 243.0 CU. FT.

LEGAL DESCRIPTION: TRACT ONE (1), OF AMERICAN GYPSUM COMPANY, TO THE CITY OF ALBUQUERQUE, NEW MEXICO.

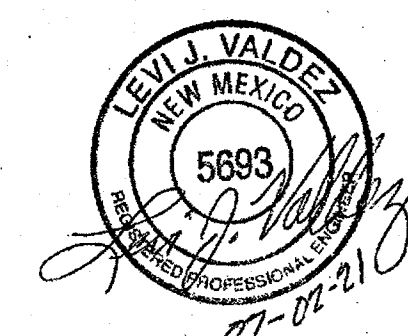


GEORGE T. RODRIGUEZ
LAND USE, DEVELOPMENT AND
REDEVELOPMENT CONSULTANT
LEVI J. VALDEZ, P.E.
12800 SAN JUAN, N.E.
ALBUQUERQUE, NEW MEXICO 87123
(505)610-0393

GENERAL NOTES:

- 1) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- 2) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

CONCRETED LINED
AMAFCA DRAINAGE
CHANNEL



GRADING AND DRAINAGE PLAN

A PROPOSED GRADING AND DRAINAGE PLAN
FOR
BUILDERS FIRSTSOURCE
7801 TIBURON STREET N.E.
ALBUQUERQUE, NEW MEXICO
JULY, 2021