

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

December 23, 2019

Mark Goodwin, P.E.  
Mark Goodwin & Associates  
PO Box 90606  
Albuquerque, NM 87199

**RE: Defined Fitness at Unser Crossing**  
**8050 Central Ave SW**  
**Permanent C.O. – Not Accepted**  
**Engineer's Stamp Date: 01/23/19**  
**Engineer's Certification Date: 12/18/19**  
**Hydrology File: K10D045**

Dear Mr. Goodwin:

Based on the Certification received 12/19/19 and site visit on 12/20/19, this certification is not approved in support of Permanent Release of Occupancy by Hydrology. The following comments need to be addressed for approval of the above referenced project:

1. There is ponding within the ADA parking spaces. This needs to get fixed so that the whole area drains. See photos below.



2. The sections of the private sidewalk culverts need to be bolted down so that they do not get stolen. See photo below.

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*



3. The inlet protection needs to be removed from the inlet. Also the irrigation line needs to be routed around the drainage pond. See photo below.



PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

4. The Payment in Lieu payment of **\$ 10,752.00** must be paid prior to Permanent Release of Occupancy approval. Please use the attached City of Albuquerque Treasury Deposit form. The Owner needs to bring three copies of this form to the cashier on the Building Permits side of the ground floor and pay the fee. Once paid, please provide Hydrology with one of the copies showing the receipt.
5. Upon reviewing the recorded “Easements Covenants, Conditions and Restrictions by and between Lowe’s Home Centers, Inc, Armstrong Central Unser Blvd, LLC, and Sandia Plaza Partners, LLC”, it is unclear to the maintenance responsibility for the private storm drain system. Therefore a cross lot drainage easement for the lots that drains to the existing inlet and which the proposed private storm drain will be connecting to the existing storm system to the south of the property needs to be recorded. This needs to include maintenance and beneficiary and provide new easement for the private storm drain prior to Permanent Release of Occupancy.

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

6. Please provide a Drainage Covenant per Chapter 17 of the DPM for Stormwater Quality ponds and the private storm drain prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.
7. Standard review fee of \$150 will be required at the time of resubmittal.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

*Renée C. Brissette*

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** Defined Fitness at Unser Crossing Building Permit #: \_\_\_\_\_ Hydrology File #: K10D045  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Tract 7 Plat of Unser Crossing  
City Address: Central Blvd and Unser Blvd, Albuquerque, NM 87121

**Applicant:** Defined Fitness Corporation Contact: Reta Jones  
Address: 5850 Eubank Blvd. Suite B-62 Albuquerque, NM 87111  
Phone#: 275-0000 Fax#: \_\_\_\_\_ E-mail: reta@defined.com

**Other Contact:** Mark Goodwin & Associates, PA Contact: Cory Pierce  
Address: PO BOX 90606, Albuquerque, NM 87199  
Phone#: 828.2200 Fax#: \_\_\_\_\_ E-mail: cory@goodwinengineers.com

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE X ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes X No

**DEPARTMENT** \_\_\_\_\_ TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that Apply:

**TYPE OF SUBMITTAL:**

- X 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:**

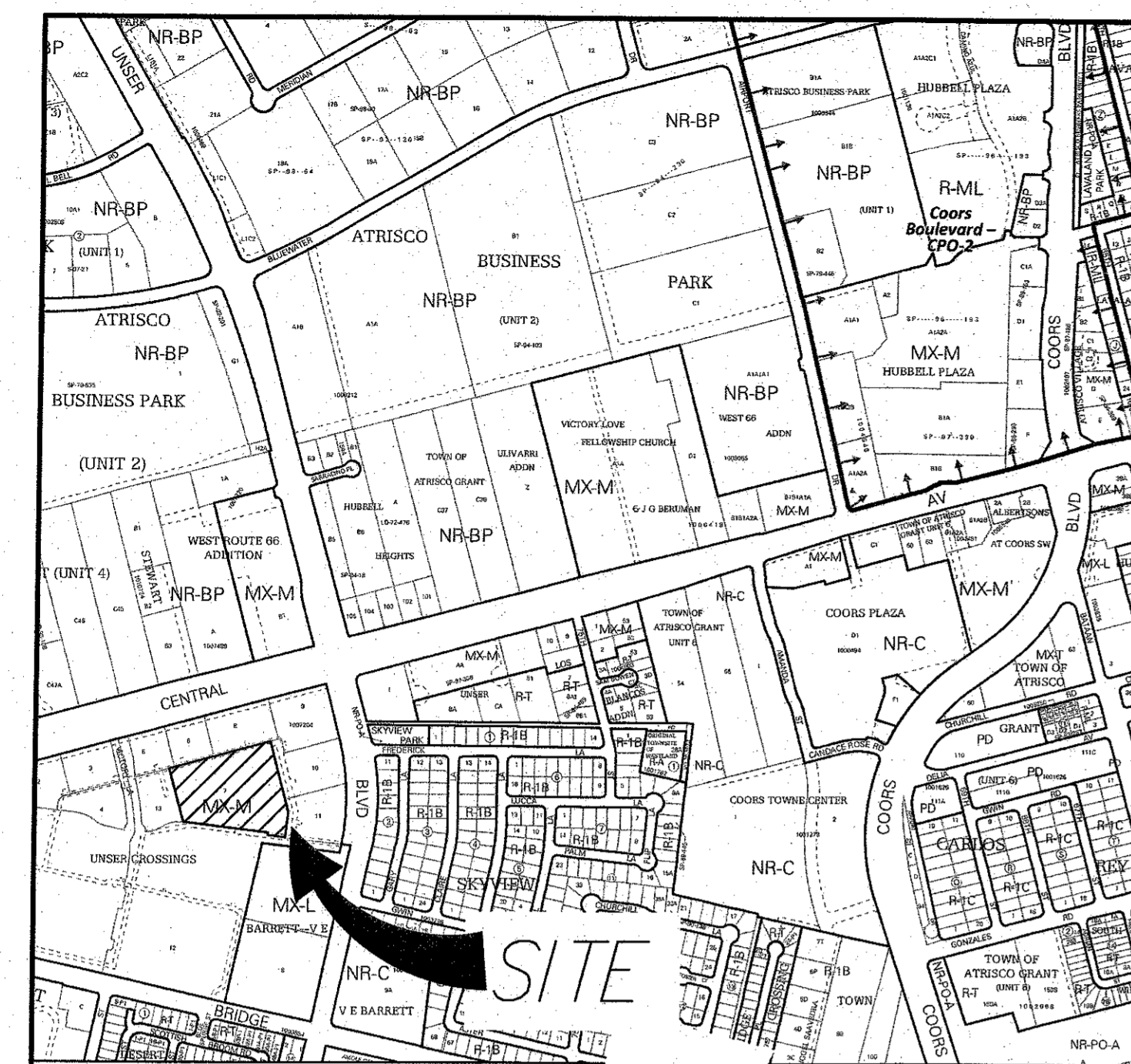
- X BUILDING PERMIT APPROVAL  
X CERTIFICATE OF OCCUPANCY  
\_\_\_\_ PRELIMINARY PLAT APPROVAL  
\_\_\_\_ SITE PLAN FOR SUB'D APPROVAL  
\_\_\_\_ SITE PLAN FOR BLDG. PERMIT APPROVAL  
\_\_\_\_ FINAL PLAT APPROVAL  
\_\_\_\_ SIA/ RELEASE OF FINANCIAL GUARANTEE  
\_\_\_\_ FOUNDATION PERMIT APPROVAL  
\_\_\_\_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

DATE SUBMITTED: December 19, 2019 By: Cory Pierce

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



THE PROJECT IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD IN ACCORDANCE WITH FEMA MAP 35001C03284, EFFECTIVE DATE 11/4/2016

BENCHMARKS	
AGRS Aluminum Cap stamped "7-L10 2002"	
From the intersection of Coors Boulevard and Bridge Boulevard SW, travel west on Bridge Boulevard 0.6 miles to the station in the southeast quadrant of the intersection of Bridge Boulevard and Unser Boulevard.	
The station is set in the top of curb on the SSE return.	
Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	
N=1481743.359, E=1498883.801, G-G=0.999683498, DA=-00°16'18.49"	
Elevation, in feet (NAVD88) = 5088.067	

TRACT 7 & PORTION OF TRACT 12  
UNSER CROSSINGS  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 22  
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY, 2018

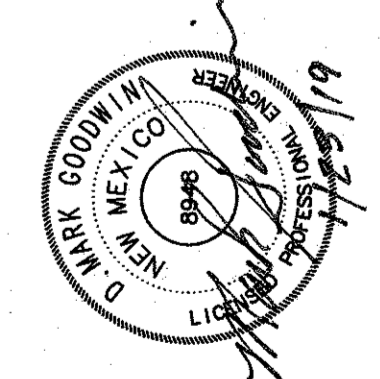
GRADING AND DRAINAGE CERTIFICATION  
I, MARK GOODWIN, NMPE 8948, OF THE FIRM MARK GOODWIN & ASSOCIATES, P.A. HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED JANUARY 23, 2019. THE RECORD INFORMATION HAS BEEN OBTAINED BY TIMOTHY ALDRICH, NMPS 7719. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR GRADING CERTIFICATION APPROVAL AND 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.  
12/8/19  
MARK GOODWIN, PE NMPE 8948 DATE



- LEGEND**
- 5565- CONTOUR (MAJOR)
  - CONTOUR (MINOR)
  - CURB - 6"
  - CONCRETE
  - WALL
  - TC= TOP CURB / FLOW LINE
  - FL=
  - X 65.00 SPOT ELEVATION
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER CLEANOUT
  - STORM DRAIN MANHOLE
  - CATCH BASIN/DROP INLET
  - CMP/PVC DRAIN PIPE
  - ELECTRIC TRANSFORMER/PEDESTAL
  - 8" WATER VALVE/SIZE
  - FIRE HYDRANT
  - HOTBOX
  - PULLBOX
  - LIGHT POLE BASE
  - SIGN
  - TELEPHONE/FIBER OPTIC PEDESTAL
  - CABLE TV PEDESTAL
  - SIDE WALK CULVERT PER COA STD DETAIL 2236
  - TYPE DOUBLE D INLET PER STD DETAIL 2206

**GENERAL NOTES:**

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
  - CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
  - THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
  - THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
  - NO WORK ALLOWED IN THE PUBLIC RIGHT OF WAY WITHOUT AN APPROVED WORK ORDER.
- NOTE:
- CONTRACTOR TO CONFIRM STORM DRAIN CONNECTION INVERTS PRIOR TO STORM DRAIN CONSTRUCTION AND NOTIFY ENGINEER.
  - FIRST FLUSH POND SLOPES TO BE SURFACED WITH 1" GRAVEL.
  - STORM DRAIN TO BE PVC OR HDPE PIPE (N=013).



**DEFINED FITNESS UNSER CROSSING**  
**GRADING AND DRAINAGE PLAN**

dmg MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS	
P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)797-9539	
Designed: CP	Drawn: DR, CP
Scale: 1"=30'	Date: 1-21-2019
Checked: DMG	Job: 15056
Sheet	C-1

