

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

May 28, 2019

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

**RE: Family Dollar
1400 Gibson Blvd SE
Request for Certificate of Occupancy - Permanent
Hydrology Inspection - Approved
Grading Plan Stamp Date: 5/11/18
Certification Dated: 5/24/19
Hydrology File: L15D049**

PO Box 1293

Dear Mr. Goodwin:

Based on the submittal received on 5/24/19, this certification is approved in support of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3695 or dpeterson@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

Dana M. Peterson
Senior Engineer, Planning Dept.
Development Review Services

C: Email Fox, Debi; Tena, Victoria; Sandoval, Darlene; Costilla, Michelle



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Family Dollar Building Permit #: _____ Hydrology File #: L15D049
DRB#: PR-2018-001838 EPC#: _____ Work Order#: _____
Legal Description: Portion of Tract B, Gibson & Miles Area
City Address: 1400 Gibson Blvd.

Applicant: 1400 GBSE, LLC Contact: Bret Blanchard
Address: 5850 Eubank Blvd. NE Suite B-62, Albuquerque, NM 87111
Phone#: 331-1312 Fax#: _____ E-mail: blanchard0579@gmail.com

Other Contact: Mark Goodwin & Associates, PA Contact: Hiram Crook
Address: PO BOX 90606, Albuquerque, NM 87199
Phone#: 828.2200 Fax#: _____ E-mail: hiram@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
- X 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
- 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
- X OTHER (SPECIFY) Permanent CO

DATE SUBMITTED: May 24, 2019 By: Hiram Crook

COA STAFF: _____

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

815-009
#1 643185

**PRIVATE FACILITY
DRAINAGE COVENANT**

This Drainage Covenant (“Covenant”), between 1400 GBSE, LLC (“Owner”), whose address is 5850 Eubank Blvd. NE, Suite B-62, Albuquerque, NM 87111, and whose telephone number is (505) 275-0000 and the City of Albuquerque, New Mexico, a municipal corporation whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs this Covenant.

1. Recital. The Owner is the current owner of the following described real property located at [give legal description, and street address] 1400 Gibson Blvd. SE, Albuquerque, New Mexico 87106. The legal description is more particularly described in Exhibit “A”

recorded on January 9, 2018, as Document No. 2018002428 in the records of the Bernalillo County Clerk, State of New Mexico (the “Property”).

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities on the Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facility. The Owner shall construct the following “Drainage Facility” within the Property at the at the Owner’s sole expense in accordance with the standards, plans and specifications approved by the City:
Inline Check Valve at the Type D Inlet.

The Drainage Facility is more particularly described in Exhibit “B” attached hereto and made part hereof.

3. Maintenance of Drainage Facility. The Owner shall maintain the Drainage Facility at Owner’s sole cost in accordance with the approved Drainage Report and plans.

4. Benefit to Property. The Owner acknowledges and understands that the Drainage Facility required herein to be constructed on the Owner’s property is for the private benefit and protection of the Owner’s property and that failure to maintain such facility could result in damage or loss to the Property.

5. Inspection of Drainage Facility. The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Owner, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.

6. Liability of City. The Owner understands and agrees that the City shall not be liable to the Owner, its heirs, successors or assigns, or to any third parties for any damages resulting from the Owner’s failure to construct, maintain or repair the Drainage Facility.



7. Indemnification. The Owner owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer or Owner herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Covenant, this Covenant to indemnify will not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

8. Assessment. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's property for improvements to the property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

9. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on the Owner, its heirs, assigns and successors and on the Owner's property and constitute covenants running with the Owner's property until released by the City. This Covenant can only be released by the City's Chief Administrative Officer with concurrence of the City Engineer.

10. Entire Covenant. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

11. Changes to Covenant. Changes to this Covenant are not binding unless made in writing, signed by both parties.

12. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner.

OWNER: 1400 GUSSE, LLC

CITY OF ALBUQUERQUE:

By [signature]: [Signature]

By: [Signature]

Name [print]: BRET BLANCHARD

Shahab Bjar, P.E., City engineer

Title: CO-MANAGING MEMBER

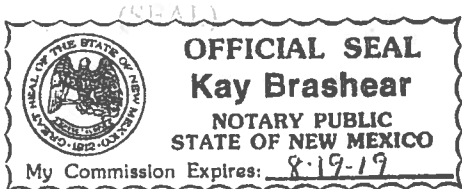
Dated: 6/13/18

Dated: 5/24/18

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 24 day of May, 2018, by Bret Blanchard (name of person signing permit), co-managing member (title of person signing permit) of 1400 GUSSE, LLC (Owner).



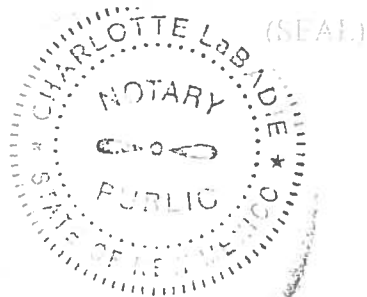
Kay Brashear
Notary Public
My Commission Expires: 8-19-19

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 13th day of June 2018, by Shahab Bjar, P.E., City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Charlotte Labadie
Notary Public
My Commission Expires: March 15, 2021

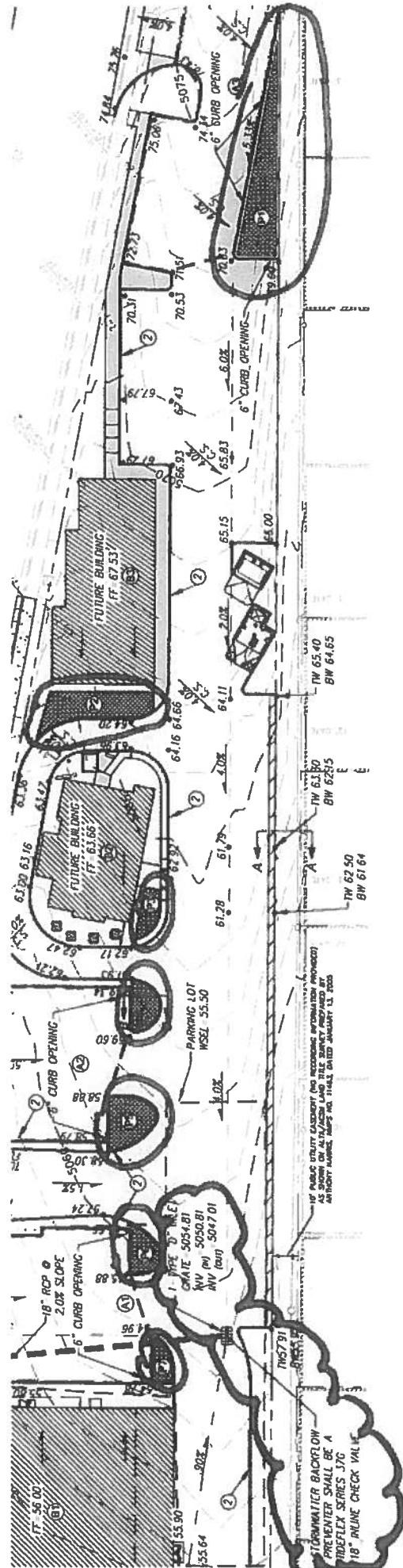


(EXHIBIT A ATTACHED)

EXHIBIT A

A certain tract of land lying and situate within Section 28, Township 10 North, Range 3 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico comprising the remaining portion of Tract lettered "B", Gibson and Miles Area, Tract "A", "B", "C" & "D" of Land of Hugh B. Woodward, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 22, 1965, in Plat Book D3, Folio 110, and being more particularly described as follows:

BEGINNING at the Northwest corner of said tract, being a point on the South right-of-way line of Gibson Boulevard, S.E., marked by a set number 4 rebar with yellow plastic cap "PS 11993", from whence a tie to AMAFCA right of way marker SDC 13-3 bears N 30 deg. 08' 51" W, a distance of 2,178.49 feet; Thence, from said point of beginning S 79 deg. 29' 35" E, along said South right-of-way line, a distance of 744.23 feet to an angle point marked by a found number 4 rebar (bent); Thence, N 89 deg. 43' 41" W, a distance of 27.77 feet to an angle point marked by a found number 4 rebar; Thence, S 79 deg. 20' 58" E, a distance of 158.18 feet to the most easterly corner of described tract marked by a set number 4 rebar with plastic cap "PS 11993"; Thence, leaving said South right-of-way line, N 89 deg. 49' 52" W, a distance of 859.49 feet to the Southwest corner of described tract marked by a set number 4 rebar with a yellow plastic cap "PS 11993"; Thence, N 00 deg. 00' 53" W, a distance of 162.28 feet to the point of beginning.



- Ponds
- Check Valve

Exhibit "B"

STORMWATER BACKFLOW
PREVENTER SHALL BE A
PROFLEX SERIES J7G
18" PRUNE CHECK VALVE

IF PUBLIC UTILITY EXISTENT (AND NECESSARY INFORMATION PROVIDED)
FOR LOCATION OF UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY COMPANY.

815-010
or
#1 643185

**PRIVATE FACILITY
DRAINAGE COVENANT**

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2. Description and Construction of Drainage Facility. The Owner shall construct the following “Drainage Facility” within the Property at the at the Owner’s sole expense in accordance with the standards, plans and specifications approved by the City:
Ponds P1, P2, P3, P4, P5, P6, and P7.

The Drainage Facility is more particularly described in Exhibit “B” attached hereto and made part hereof.

3. Maintenance of Drainage Facility. The Owner shall maintain the Drainage Facility at Owner’s sole cost in accordance with the approved Drainage Report and plans.

4. Benefit to Property. The Owner acknowledges and understands that the Drainage Facility required herein to be constructed on the Owner’s property is for the private benefit and protection of the Owner’s property and that failure to maintain such facility could result in damage or loss to the Property.

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6. Liability of City. The Owner understands and agrees that the City shall not be liable to the Owner, its heirs, successors or assigns, or to any third parties for any damages resulting from

Doc# 2018053551

06/19/2018 02:25 PM Page: 1 of 5
COV R: \$25.00 Linda Stover, Bernalillo County



the Owner's failure to construct, maintain or repair the Drainage Facility.

7. Indemnification. The Owner owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer or Owner herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Covenant, this Covenant to indemnify will not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

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OWNER: 1400 GBSE, LLC

CITY OF ALBUQUERQUE:

By [signature]: [Signature]

By: [Signature] *AM*

Name [print]: BRET BLANCHARD

Shahab Biazar, P.E., City engineer

Title: CO-MANAGING MEMBER

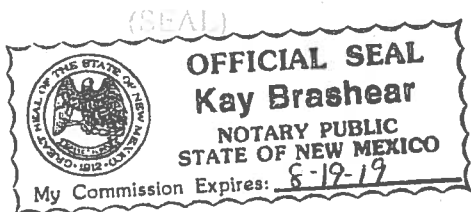
Dated: 6/13/18

Dated: 5/24/18

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 24 day of May, 2018, by Bret Blanchard (name of person signing permit), Co-managing member (title of person signing permit) of 1400 GBSE, LLC (Owner).



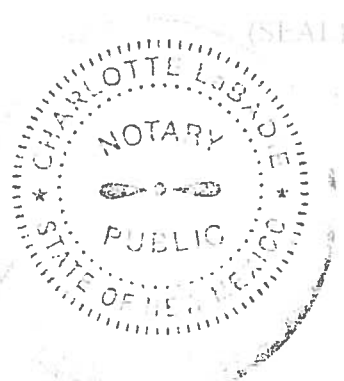
Kay Brashear
Notary Public
My Commission Expires: 8-19-19

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 13th day of June, 2018, by Shahab Biazar, P.E., City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Charlotte LaBache
Notary Public
My Commission Expires: March 15, 2021

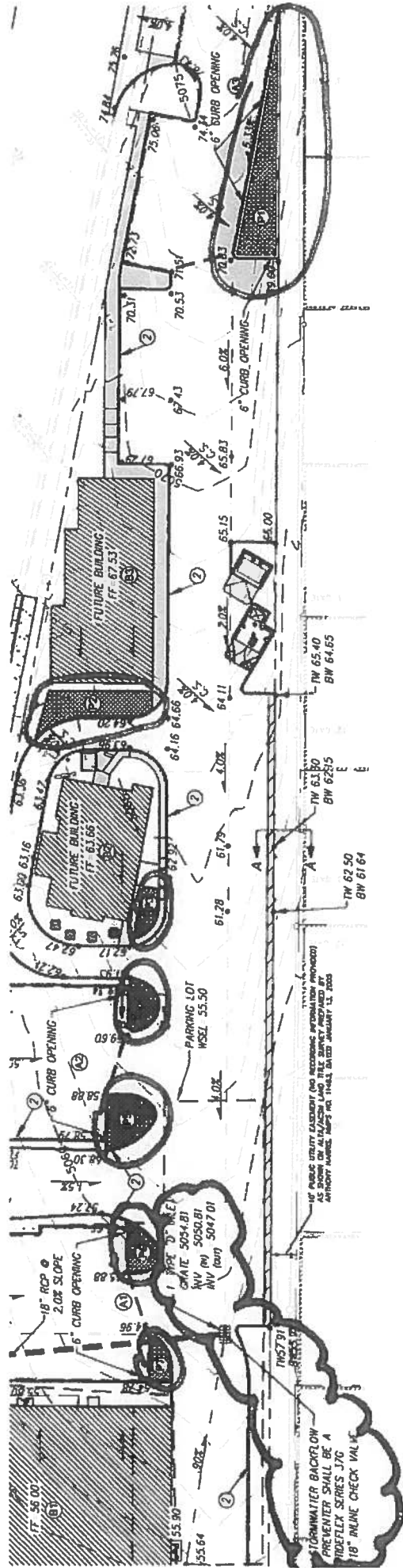


(EXHIBIT A ATTACHED)

EXHIBIT A

A certain tract of land lying and situate within Section 28, Township 10 North, Range 3 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico comprising the remaining portion of Tract lettered "B", Gibson and Miles Area, Tract "A", "B", "C" & "D" of Land of Hugh B. Woodward, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 22, 1965, in Plat Book D3, Folio 110, and being more particularly described as follows:

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- Ponds
- Check Valve

Exhibit "B"



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~
~ 2017 ENR Landscape/Urban Development Award of Merit ~
~ 2018 ENR Residential/Hospitality Award of Merit ~

January 14, 2019

Mr. Dana Peterson
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Family Dollar at 1400 Gibson Blvd., ABQ, NM (L15D049)

Dear Mr. Peterson;

This letter is to certify that on 1/9/2019 the inline check valve for the Family Dollar site at 1400 Gibson Blvd SE was delivered and installed per its manufactured specifications. Attached are photos showing the installation of the inline check valve.

Please call me if you have any questions.

Sincerely,
MARK GOODWIN & ASSOCIATES, P.A.

Mark Goodwin, PE
President



Tideflex™
Patent #5,727,593 • Made in USA

Tideflex™
Patent #5,727,593 • Made in USA

1-800-451-7777
www.tideflex.com





**** DUPLICATE ****

City of Albuquerque Treasury
J-24 Deposit

Date: 11/20/2018 Office: ANNEX
Station ID Cashier: E39083
Batch: 9814 Trans: 30
305 Activity ID7547210
Account: 461615 Project ID24_MS4
Dept ID: Bus.Unit: PCDMD
Alloc Amt: \$4,616.00
Trans Amt: \$4,616.00
Check Tendered: \$4,616.00

TREASURY DIVISION DAILY DEPOSIT

Transmittals for:
PROJECTS Only

**** DUPLICATE ****

Payment In-Lieu for Storm Water Quality Volume Requirement

CASH COUNT	AMOUNT	ACCOUNT NUMBER	FUND NUMBER	BUSINESS UNIT	PROJECT ID	ACTIVITY ID	AMOUNT
TOTAL CHECKS	\$ 4,616.00	461615	305	PCDMD	24_MS4	7547210	\$ 4,616.00
TOTAL AMOUNT						TOTAL DEPOSIT	\$4,616.00

Hydrology#: L15D049 Name: Family Dollar- ponds not built, 20,365 sf imp
Payment In-Lieu For Storm Water Quality
Volume Requirement

Address/Legal Description: 1400 Gibson SE
Portion of Tr D, Gibson and Miles area

DEPARTMENT NAME: Planning Department/Development Review Services, Hydrology

PREPARED BY Dana Peterson PHONE 924-3695

BUSINESS DATE 11/20/18

DUAL VERIFICATION OF DEPOSIT 
EMPLOYEE SIGNATURE

AND BY _____
EMPLOYEE SIGNATURE

REMITTER: _____

AMOUNT: _____

BANK: _____

CHECK #: _____ DATE ON CHECK: _____

The Payment-in-Lieu can be paid at the Plaza del Sol Treasury, 600 2nd St. NW. **Bring two copies of this invoice to the Treasury** and provide a copy of the receipt to Hydrology, Suite 201, 600 2nd St. NW, or e-mail with the Hydrology submittal to PLNDRS@cabq.gov.



City of Albuquerque Treasury
J-24 Deposit

Date: 5/25/2018 Office: ANNEX
Station ID Cashier: TRSMAB
Batch: 9267 Trans: 29
Funds: 305 Activity ID7547210
Account: 461615 Project ID24_MS4
Dept ID: Bus.Unit: PCDMD
Alloc Amt: \$7,064.00
Trans Amt: \$7,064.00
Check Tendered : \$7,064.00

TREASURY DIVISION DAILY DEPOSIT

Transmittals for:
PROJECTS Only

Payment In-Lieu for Storm Water Quality Volume Requirement

CASH COUNT	AMOUNT	ACCOUNT NUMBER	FUND NUMBER	BUSINESS UNIT	PROJECT ID	ACTIVITY ID	AMOUNT
TOTAL CHECKS	\$ 7,064.00	461615	305	PCDMD	24_MS4	7547210	\$ 7,064.00
TOTAL AMOUNT						TOTAL DEPOSIT	\$7,064.00

Hydrology#: L15D049 Name: 1400 Gibson Development
Payment In-Lieu For Storm Water Quality
Volume Requirement

Address/Legal Description: 1400 Gibson Blvd SE
GIBSON AND MILES AREA TR B LANDS OF HUGH B WOODWARD

DEPARTMENT NAME: Planning Department/Development Review Services, Hydrology

PREPARED BY Dana Peterson PHONE 924-3695

BUSINESS DATE 5-25-18

DUAL VERIFICATION OF DEPOSIT Madeira Casanova
EMPLOYEE SIGNATURE

AND BY [Signature]
EMPLOYEE SIGNATURE

REMITTER: 1400 GBSE, LLC
AMOUNT: 7 064. 00
BANK: SANB
CHECK #: 119 DATE ON CHECK: 5-24-18

The Payment-in-Lieu can be paid at the Plaza del Sol Treasury, 600 2nd St. NW. **Bring three copies of this invoice to the Treasury** and provide a copy of the receipt to Hydrology, Suite 201, 600 2nd St. NW, or e-mail with the Hydrology submittal to PLNDRS@cabq.gov.

HYDROLOGY NOTES

THE TOTAL SITE IS BOUNDED BY GIBSON BLVD LANE SW TO THE NORTH, AND EXISTING RESIDENTIAL DEVELOPMENT TO THE SOUTH. THE PROJECT SITE IS A COMMERCIAL PROPERTY WITH 3 PROPOSED BUILDINGS.

THE PROJECT SITE CONSISTS OF 1.6354 ACRES. NO OFFSITE FLOWS ENTER THIS SITE. THE SITE IS NOT IN A 100-YR FLOOD ZONE.

THE DEVELOPED 100-YR 24-HR FLOW GENERATED FOR THIS SITE IS 6.76 CFS. THE HYDROLOGY WAS CALCULATED PER COA DPM USING AHYMA. P=2.61" FROM NOAA 14. THE RESULTS ARE SUMMARIZED IN THE HYDROLOGY TABLE ON THIS SHEET.

THE DRAINAGE BASIN FROM THE DEVELOPED AREA WILL NOT BE CHANGED. ALL RUNOFF WILL BE SURFACE DRAINED TO A TYPE "D" INLET IN A SUMP CONDITION. THE FLOW WILL THEN BE CONVEYED BY A 18" RCP TO AN EXISTING MANHOLE IN GIBSON BLVD.

A STORMWATER BACKFLOW PREVENTER WILL BE INSTALLED WITHIN THE 18" RCP TO PREVENT THE BACKWARD FLOW OF THE FULL 100-YR DISCHARGE OF THE 54" GIBSON STORM SYSTEM. AS A BACKUP SYSTEM, A 4" CONCRETE OVERFLOW SPILLWAY HAS BEEN DESIGNED TO CARRY THE FULL 100 YEAR DISCHARGE OFF THE SIGHT TO STREET GRADES IN GIBSON BLVD. THERE ARE A SERIES OF (3) EXISTING CURB INLETS AT THE INTERSECTION OF GIBSON BLVD AND MULBERRY ST THAT CAN ACCEPT THESE FLOWS.

BASIN DATA

BASIN ID	XX.D	XX.C	AREA	Q(100)	VOLUME
100	75	25	1.6354 AC	6.76 cfs	.2813 AC-FT

FIRST FLUSH

THE REQUIRED PORTION OF THE "FIRST FLUSH" IS TO BE RETAINED ON 3" - 12" DEPRESSED LANDSCAPED AREAS ONSITE. THESE PONDS WILL HOLD THE FIRST FLUSH VOLUME FOR THE BUILDING ROOFS AND ASSOCIATED MARKED PAVING AREAS SHOWN BELOW.

REQUIRED VOLUME = 0.34" X IMPERVIOUS AREA
= 0.34" / 12" X (53418 SF)
= 1513.53 CF

VOLUME PROVIDED = 686 CF

ONSITE FIRST FLUSH POND				
POND	PROVIDED FIRST FLUSH VOLUME (Cu Ft)	DEPTH (Ft)	ID Area	REQUIRED FIRST FLUSH VOLUME (Cu Ft)
P1	163	3"	A3	*135
P2	103	3"	B3	*91
P3	57	6"	B2	*53
P4	41	3"	A2	*97
P5	68	3"	A1	235
P6	*156	12"	A1	235
P7	*98	12"	B1	136

Total First Flush Credit = 630 Cu Ft
883 Cu Ft to be Paid

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 NETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
- NO WORK ALLOWED IN THE PUBLIC RIGHT OF WAY WITHOUT AN APPROVED WORK ORDER.

KEY NOTES

- CONSTRUCTION OF 4" WIDE CONCRETE CHANNEL IS TYPE B, 6" DEPTH PER COA STD. DETAIL 2260.
- ALL PROPOSED ONSITE CURB TO BE 6" STANDARD C&G PER COA STD. DETAIL 2415A.

Curve Table					
Curve #	Radius	Length	Delta	tangent	chord
C1	2.04'	6.47'	181°29'08"	157.64'	N83°03'55"W 4.09'
C2	218.87'	30.13'	7°53'14"	15.09'	S78°21'21"E 30.11'
C3	294.68'	35.65'	6°55'55"	17.85'	S86°22'15"E 35.63'

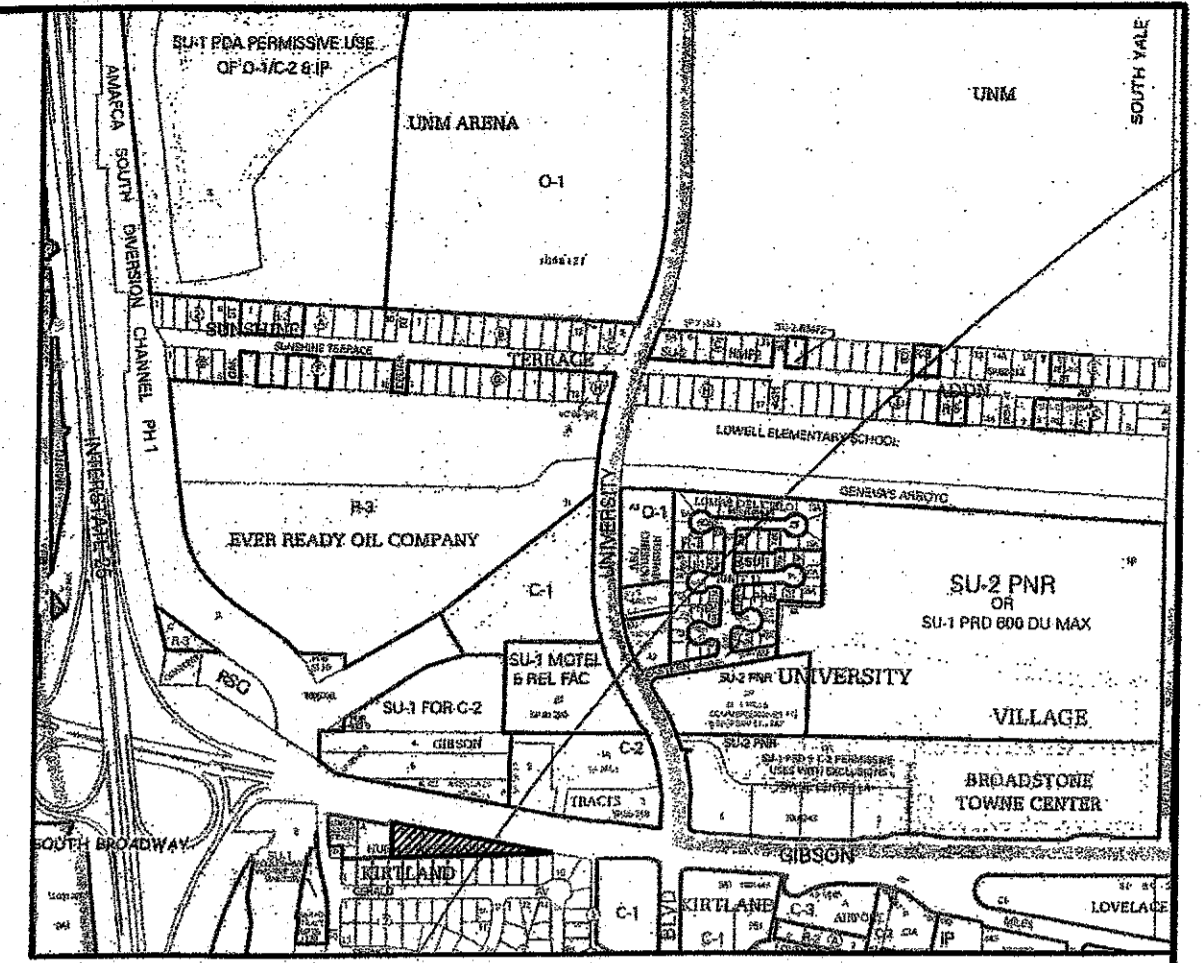
LEGEND

- EXISTING LEGEND**
- 5065- CONTOUR (MAJOR)
 - - - CONTOUR (MINOR)
 - == CURB AND GUTTER
 - CONCRETE
 - WALL
 - FENCE - CHAIN LINK
 - TC= FL= TOP CURB / FLOW LINE
 - X 65.00 SPOT ELEVATION
 - SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - CATCH BASIN/DROP INLET
 - CMP/PVC DRAIN PIPE
 - OVERHEAD ELECTRIC/UTILITY LINE
 - POLE
- ANCHOR
 ✕ WATER VALVE
 ○ FIRE HYDRANT
 ○ WATER METER
 ○ WATER MANHOLE
 □ IRRIGATION CONTROL
 □ TRAFFIC PULL BOX
 □ PULLBOX
 ○ LIGHT POLE
 ○ SIGN
 ○ BOLLARD
 ■ DEPRESSED LANDSCAPE
 ● 55.90 FLOWLINE SPOT ELEVATION

Line Table		
Line #	Direction	Length
L1	S79°15'25"E	19.6119.61'
L2	S79°17'36"E	23.2123.21'
L3	S86°36'10"E	48.7548.75'

LANDSCAPE BUFFER NOTES:

- Swale to be 6" deep when the distance between back of curb and the sidewalk is 3 feet.
- Swale to be 1" deeper than the distance in feet between the back of curb and the sidewalk for landscape buffers different than 5 feet wide.
- For wide landscape buffers, greater than 10 feet, the maximum depth is 10 inches.
- Final grade of dirt to be 1 to 2 inches below top of curb and top of sidewalk grade.
- Surface between back of curb and sidewalk to be covered with gravel mulch (minimum 1/2"), cobble or rip-rap. Do not fill entire swale.
- A check dam will be required for swales on steeper longitudinal slopes and longer sections. The engineer will determine the location.
- Landscape fabric is recommended, but not required, between the dirt and the stone. If landscape fabric is to be used it is to be permeable.
- Detail is to be built for all new construction. In the case where the sidewalk is existing and the landscape buffer is improved with landscaping and/or some form of erosion protection, this requirement does not apply.



VICINITY MAP ZONE MAP: L-15-Z

LEGAL DESCRIPTION

PORTION OF TRACT B, GIBSON AND MILES AREA, WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, NEW MEXICO

ACS BENCHMARK

BENCHMARK FOR THIS SITE IS AN AGRS BRASS CAP STAMPED "SDC-13-4", GEOGRAPHIC POSITION, IN FEET (NAD83), NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE), N=1477145.578, E=1525011.494, G-G=0.999677908, DA=00137.49", ELEVATION, IN FEET (NAVD88) = 5043.390

UNDERGROUND UTILITIES CAUTION:

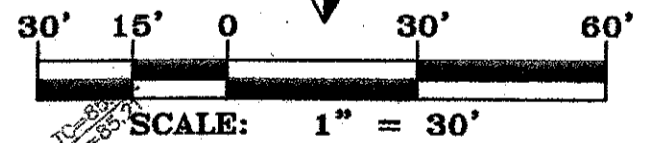
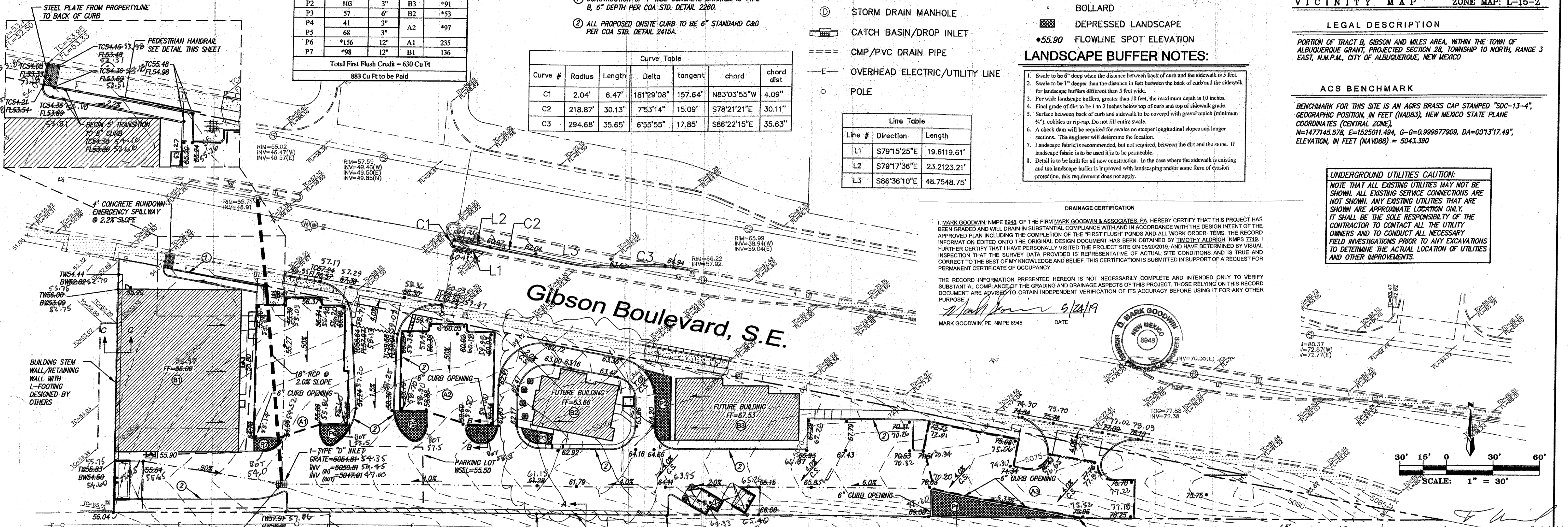
NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.

DRAINAGE CERTIFICATION

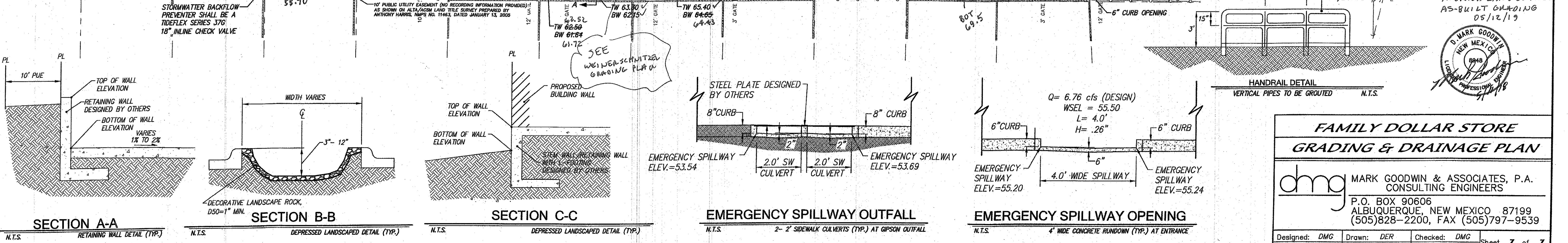
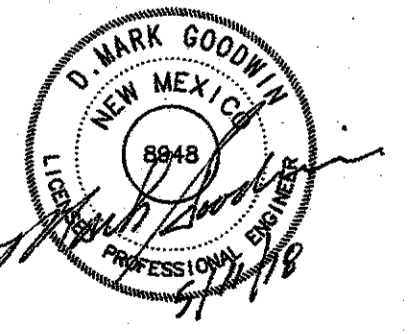
I, MARK GOODWIN, NMPE 8948, OF THE FIRM MARK GOODWIN & ASSOCIATES, P.A. HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN INCLUDING THE COMPLETION OF THE "FIRST FLUSH" PONDS AND ALL WORK ORDER ITEMS. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TIMOTHY ALDRICH, NMPS 7219. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 05/20/2016 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF 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 PERMANENT 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.

Mark Goodwin 5/20/19
 MARK GOODWIN, PE, NMPE 8948 DATE



ALDRICH LAND SURVEYING
 AS-BUILT GRADING
 05/12/19



FAMILY DOLLAR STORE
GRADING & 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: DMG Drawn: DER Checked: DMG
 Scale: 1" = 30' Date: 11/10/17 Job: A16075 Sheet 1 of 1