

# CITY OF ALBUQUERQUE



March 30, 2018

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

**RE: Family Dollar  
1400 Gibson Blvd SE  
Grading Plan  
Engineers Stamp Date: 3/9/18 (L15D049)**

Dear Mr. Goodwin:

Based on the information provided in your submittal received on 3/29/18, the grading plan is approved for grading permit. This action resolves the violation of the Drainage Ordinance, as stated in the letter sent to property owner, dated 3/1/18.

Prior to Building Permit:

1. The backflow preventer will need to be designed. This will have to be a privately owned and maintained facility and cannot be pushed to DRC or be placed in the public ROW. A Private Drainage Covenant (no Public Easement) will need to accompany it and must be submitted to with the original notarized form, exhibit A (legible on 8.5x11 paper), and recording fee (\$25, payable to City of Albuquerque).
2. Clarification and additional detail is needed on the emergency spillway:
  - a. Increase the density of spot elevations and include top of curb/flowline elevations in the vicinity of the Family Dollar, correct the grade line from 0.05% to 0.5%, and provide the spillway elevation.
  - b. Show the maximum water surface elevation and extents in the parking lot if the backflow preventer is engaged and water needs to pond in the parking lot.
  - c. Provide a profile for the spillway channel (water surface, slopes, top/bottom of channel).
  - d. Provide a section for the channel showing the adjacent grades for the sidewalk, ROW, and Family Dollar. It seems there may be a drop-off from the back of sidewalk to the channel bottom and a pedestrian safety rail may be required.
  - e. Build notes are needed for the channel as well (concrete type, thickness, reinforcement, etc.).
  - f. Include sidewalk culverts with capacity to pass 6.76cfs; these will be built by WO, but should at least be sized and shown on the grading plan.



3. Please put the build note for the private inlet back on the plan.
4. A Private Facility Drainage Covenant is required for the stormwater quality ponds. The original notarized form, exhibit A (legible on 8.5x11 paper), and recording fee (\$25, payable to City of Albuquerque) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) regarding the routing and recording process for covenants.
5. How do the roofs drain? Show on plans how they will be routed through the first flush basins.
6. Payment of the Fee in Lieu (Amount =  $883CF \times \$8/CF$ , per grading plan, stamped 3/28/18) for the required first flush volume must be made.
7. If any of the future buildings are anticipated as food service/restaurants, it is recommended that their grease traps and sanitary drain lines are installed now to avoid future utility cuts and trenching in the new parking lot. If food service/restaurant, these items will be required when the future buildings submit for building permit

Prior to Certificate of Occupancy:

8. The Private Facility Drainage Covenant must be recorded with Bernalillo County and a copy included with the drainage certification.
9. Payment of Fee-in-Lieu will be required for any ponding areas not constructed and certified.
10. City acceptance and close-out of the public Work Order will be required, unless a financial guarantee has been posted.

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

Sincerely,

Dana Peterson, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **City Drainage #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Architect:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

**DEPARTMENT:**

- ☐ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

**TYPE OF SUBMITTAL:**

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**CHECK 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
- ☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

*~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~*

March 28, 2018

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

**Re: Family Dollar 1400 Gibson Blvd SE- Grading Plan (L15D049)**

Dear Mr. Peterson;

Below is a response to the comments dated 3/14/18 for the grading plan at 1400 Gibson Blvd.

1. Attached with this submittal is an Alta conducted from the purchase of the property and the Owner's Policy of Title Insurance.
2. Downstream capacity has been shown with the submitted analysis reports using Hydra flow express and attached with this submission.
3. Storm water quality ponds and their associated drainage areas have been identified and marked on the plan. The bypass volume has been calculated to show the amount of 883 Cu ft. This would make the amount of First Flush to be Paid in leu at the amount of \$7064 (883 Cu Ft x \$8).
4. All the paving is being built with this grading plan for the project. Phase 2 will only incorporate the building pads for the smaller future buildings 2 and 3.
5. Work along the southern property line will be maintained within our property only, the retaining wall will be within our site and will not straddle the property line.
6. A section cut, and detail have been placed for the west property line to show the retaining wall with L-footing.
7. Work order plans have not been approved. A note has been added to the sheet stating "NO WORK ALLOWED IN THE PUBLIC RIGHT OF WAY WITHOUT AN APPROVED WORK ORDER."
8. Private facility drainage covenants will be completed for the stormwater quality ponds on site.

Please call me if you have any questions.

Sincerely,  
MARK GOODWIN & ASSOCIATES, P.A.



Hiram L. Crook  
Staff Engineer





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 ~  
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Sincerely,  
MARK GOODWIN & ASSOCIATES, P.A.

  
for Hiram L. Crook  
Staff Engineer

## 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 100YR 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 AHYMO.  $P_m=2.61"$  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 OF THE SIGHT TO STREET GRADES IN GIBSON BLVD. THERE ARE A SERIES OF (3) CURB INLETS AT THE INTERSECTION OF GIBSON BLVD AND MULBERRY ST THAT CAN ACCEPT THESE FLOWS.

## BASIN DATA

BASIN ID	% D	% 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 =  $0.34" \times \text{IMPERVIOUS AREA}$   
=  $0.34"/12" \times (53418 \text{ SF})$   
= 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"		
P6	*156	12"	A1	235
P7	*98	12"	B1	136
Total First Flush Credit = 630 Cu Ft				
883 Cu Ft to be Paid				

## 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.
- 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.

Curve Table						
Curve #	Radius	Length	Delta	tangent	chord	chord dist
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

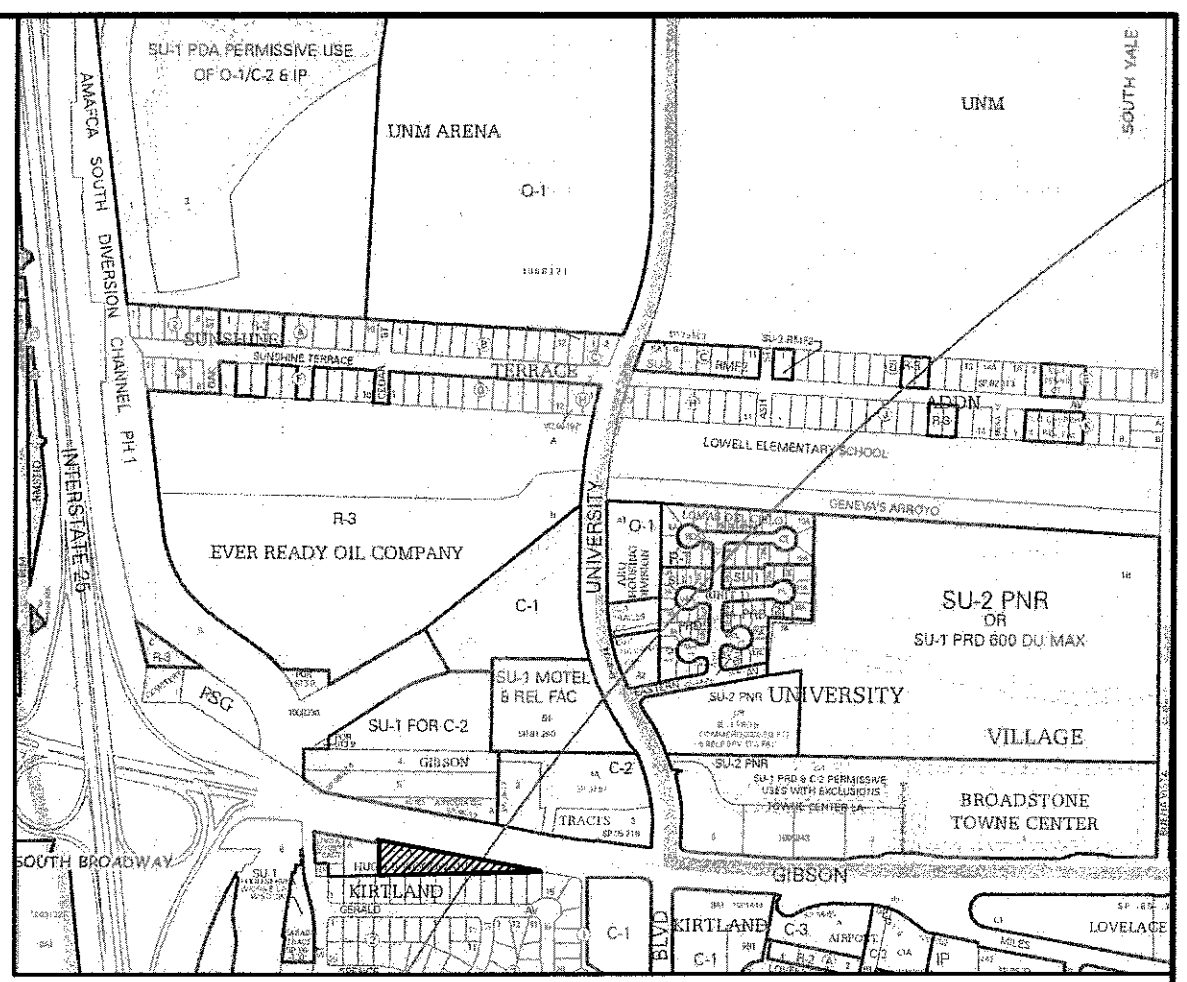
- LEGEND
- 5065- CONTOUR (MAJOR)
  - CONTOUR (MINOR)
  - == CURB AND GUTTER
  - CONCRETE
  - WALL
  - FENCE - CHAIN LINK
  - TC= FL= TOP CURB / FLOW LINE
  - X 65.00 SPOT ELEVATION
  - S SANITARY SEWER MANHOLE
  - D STORM DRAIN MANHOLE
  - CATCH BASIN/DROP INLET
  - == CMP/PVC DRAIN PIPE
  - OVERHEAD ELECTRIC/UTILITY LINE
  - O POLE

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'

- ANCHOR
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATER MANHOLE
- IRRIGATION CONTROL
- TRAFFIC PULL BOX
- PULLBOX
- LIGHT POLE
- SIGN
- BOLLARD
- DEPRESSED LANDSCAPE

## LANDSCAPE BUFFER NOTES:

- Swale to be 6" deep when the distance between back of curb and the sidewalk is 5 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 3/4"), cobbles 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

## LEGAL DESCRIPTION

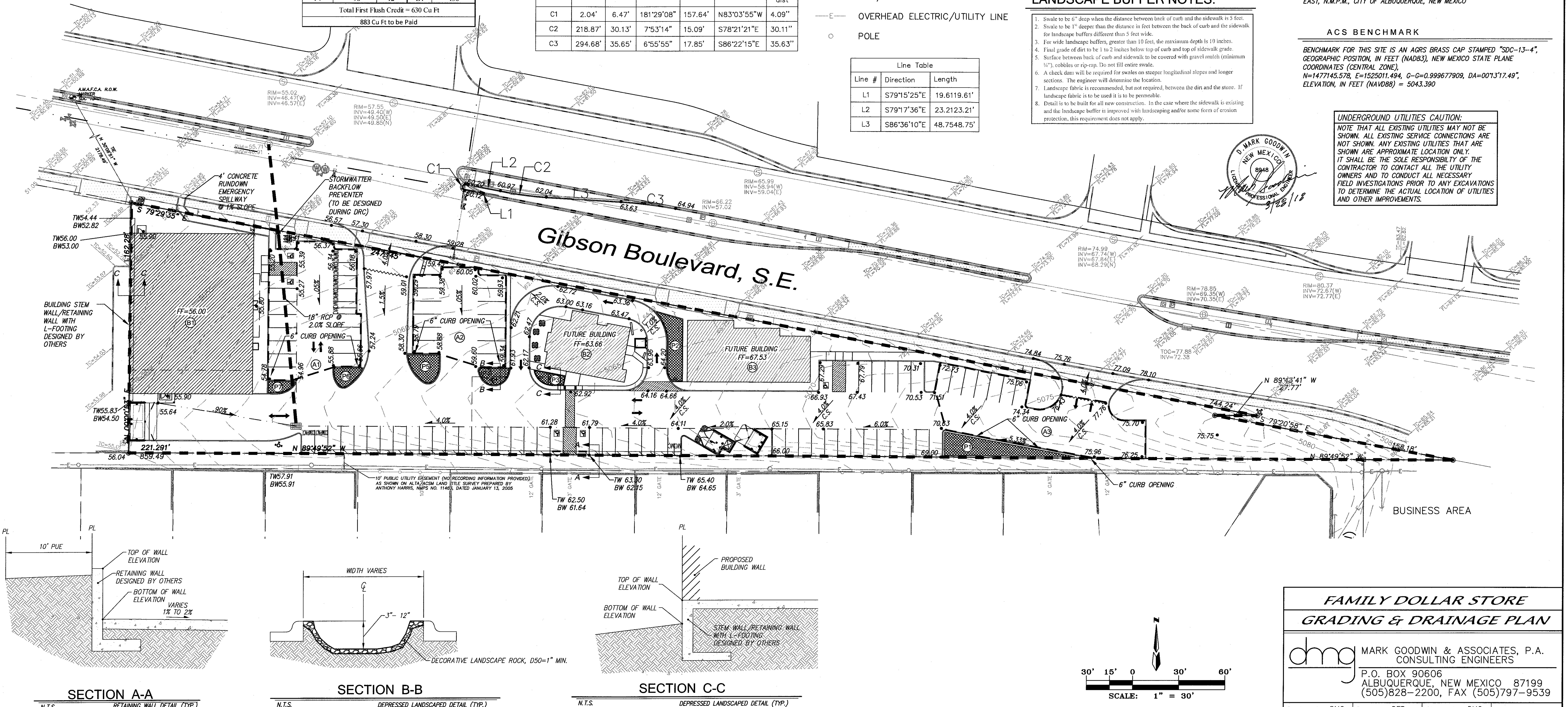
PORTION OF TRACT B, GIBSON AND MILES AREA, WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, NEW MEXICO

## 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-C=0.999677909, DA=0013°17.49", 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.



## SECTION A-A

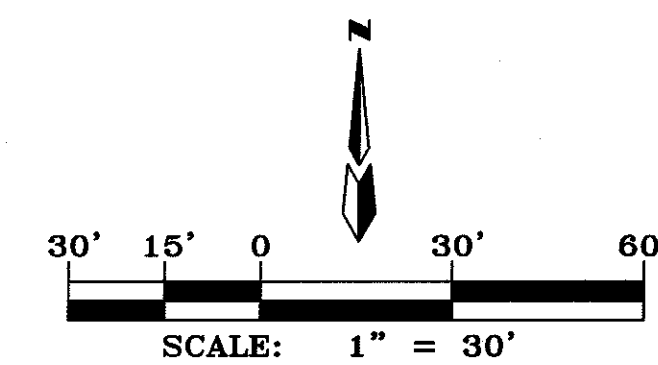
N.T.S. RETAINING WALL DETAIL (TYP.)

## SECTION B-B

N.T.S. DEPRESSED LANDSCAPED DETAIL (TYP.)

## SECTION C-C

N.T.S. DEPRESSED LANDSCAPED DETAIL (TYP.)

FAMILY DOLLAR STORE  
GRADING & DRAINAGE PLAN

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	Sheet 1 of 1
Scale: 1" = 30'	Date: 11/10/17	Job: A16075	



Notes Corresponding to Schedule B-11

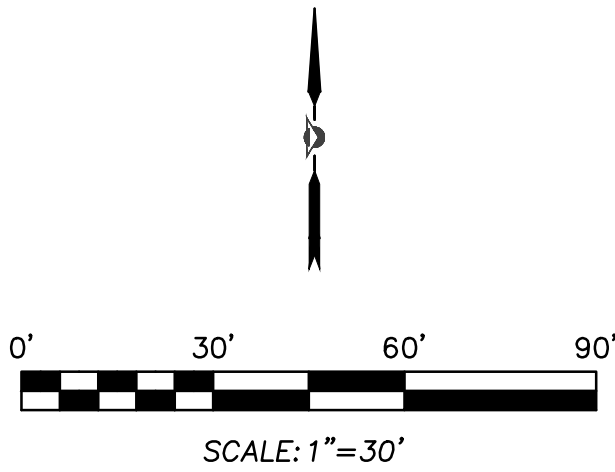
- SCH. B-2  
ITEM  
NO.
- DESCRIPTION
11. RESERVATIONS AND EXCEPTIONS IN THE PATENT BY THE UNITED STATES OF AMERICA RECORDED IN BOOK 35, PAGE 545, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
12. EASEMENT, AND INCIDENTAL PURPOSES THERETO, GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, RECORDED OCTOBER 5, 1953, IN BOOK D256, PAGE 629, AS DOC. NO. 2196, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. UNABLE TO PLOT DUE TO ERROR IN LEGAL DESCRIPTION. THE DESCRIPTION HAS AN ERROR OF CLOSURE OF 1,339.03 FEET
13. GRANT OF EASEMENT, AND INCIDENTAL PURPOSES THERETO, GRANTED TO THE CITY OF ALBUQUERQUE, NEW MEXICO, A MUNICIPAL CORPORATION, RECORDED JULY 7, 1961, IN BOOK D601, PAGE 537, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- AFFECTS SUBJECT PROPERTY: NON-SURVEY MATTER
- DOES NOT AFFECT SUBJECT PROPERTY

Zoning Data

ZONING DESIGNATION = C-1  
NUMBER OF STRIPED PARKING SPACES = 0 (VACANT LAND)

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
●	FOUND AND USED MONUMENT AS DESIGNATED
○	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
⊙	SEWER MANHOLE
⊕	WATER METER
⊖	BIKE RACK
⊙	SIGN
⊙	UTILITY POLE
⊙	LIGHT POLE
⊙	ANCHOR
—U—	OVERHEAD UTILITY LINES
—C—	CURB
—O—	CHAINLINK FENCE
○	GUARD POST



ALTA/ACSM Land Title Survey  
Remaining Portion of Tract B  
Gibson & Miles Area  
Land of Hugh B. Woodward  
Albuquerque, Bernalillo County, New Mexico  
April 2007

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING THE REMAINING PORTION OF TRACT LETTERED "B", GIBSON AND MILES AREA, TRACTS "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, LYING 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°08'51" W, A DISTANCE OF 2178.49 FEET;

THENCE FROM SAID POINT OF BEGINNING, S 79°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°43'41" W, A DISTANCE OF 27.77 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 4 REBAR;

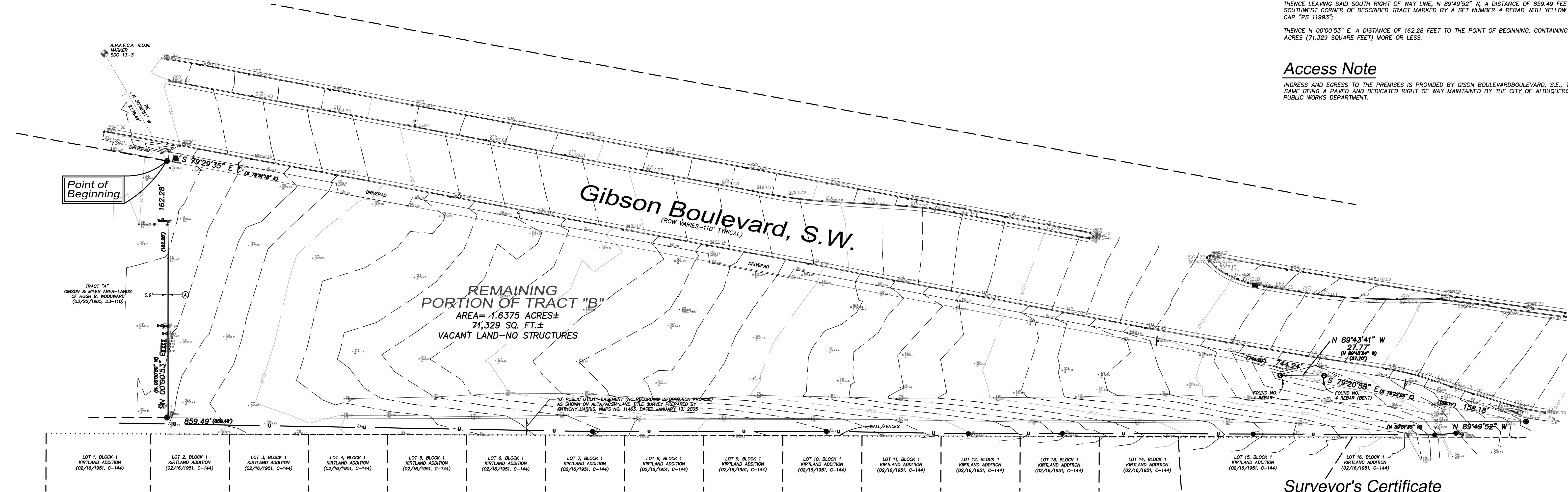
THENCE S 79°20'58" E, A DISTANCE OF 158.18 FEET TO THE MOST EASTERLY CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, N 89°49'52" W, A DISTANCE OF 859.49 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 00°00'53" E, A DISTANCE OF 162.28 FEET TO THE POINT OF BEGINNING, CONTAINING 1.6375 ACRES (71,329 SQUARE FEET) MORE OR LESS.

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY GISON BOULEVARDBOULEVARD, S.E., THE SAME BEING A PAVED AND DEDICATED RIGHT OF WAY MAINTAINED BY THE CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT.



Notes

- FIELD SURVEY PERFORMED ON APRIL 18, 2007.
- ALL BEARINGS ARE GRID BEARINGS: N.M. STATE PLANE COORDINATES, CENTRAL ZONE-NAD 1983 BASED ON GPS RTK OBSERVATIONS FROM PRIOR WORK DONE FOR NMOT, INDOT GPS MONUMENTS MSCP-1 AND MSCP-2 LOCATED NEAR I-25/SUNPORT INTERCHANGE.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION OF ABOVE GROUND APPURTENANCES AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS PROPERTY LIES WITHIN SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

Statement of Encroachments

- (A) ENCROACHMENT OF CONCRETE CURB ON SUBJECT PROPERTY TO AN EXTENT OF 0.9'

Surveyor's Certificate

I, LARRY W. MEDRANO, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, LICENSE NUMBER 11993, DO HEREBY CERTIFY TO TAFAZZUL HUSSAIN AND YASMEEN HUSSAIN AND KANAK YADAV AND ANKUR YADAV AND PURI IV, LLC AND INDERSIT KAUR PURI, MY BANK, AND TO STEWART TITLE GUARANTY COMPANY AS FOLLOWS:

THAT THE ALTA/ACSM LAND TITLE SURVEY ON WHICH THIS CERTIFICATE APPEARS (THE SURVEY) IS BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION ON APRIL 18, 2007 AND THAT SUCH FIELD SURVEY AND THIS SURVEY WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ADOPTED BY ALTA AND ACSM IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 10, AND 11(g), OF TABLE A THEREOF. THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

FOR PURPOSES OF IDENTIFYING EASEMENTS, RESERVATIONS AND PRIVATE RESTRICTIONS OF RECORD, I HAVE REVIEWED AND RELIED ON STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER 7010372 DATED MARCH 27, 2007. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS REQUIREMENTS FOR LAND SURVEYS AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS.

LARRY W. MEDRANO  
N.M.P.S. No. 11993

DATE

PRECISION  
SURVEYS, INC.

8500-A Jefferson Street, NE  
Albuquerque, NM 87113

866.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX

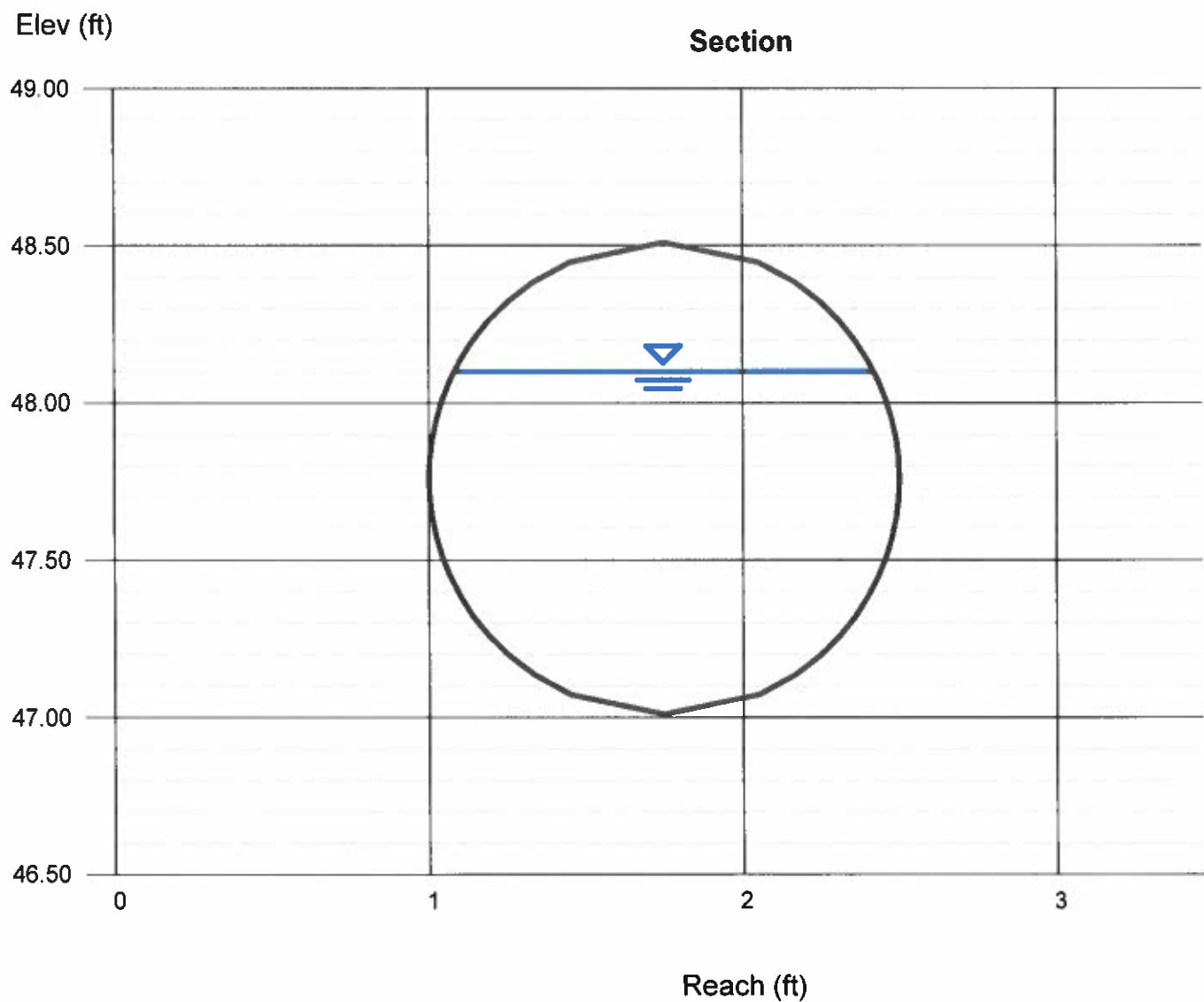
LARRY W. MEDRANO  
NEW MEXICO  
REGISTERED PROFESSIONAL SURVEYOR  
11993

Sheet 1 of 1  
079356AL

# Channel Report

## Family Dollar 18 in RCP

<b>Circular</b>		<b>Highlighted</b>	
Diameter (ft)	= 1.50	Depth (ft)	= 1.09
		Q (cfs)	= 6.760
		Area (sqft)	= 1.38
Invert Elev (ft)	= 47.01	Velocity (ft/s)	= 4.90
Slope (%)	= 2.00	Wetted Perim (ft)	= 3.07
N-Value	= 0.025	Crit Depth, Yc (ft)	= 1.01
		Top Width (ft)	= 1.33
		EGL (ft)	= 1.46
<b>Calculations</b>			
Compute by:	Known Q		
Known Q (cfs)	= 6.76		





# Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Friday, Mar 23 2018

## Family Dollar Emergency Spillway

### Rectangular

Bottom Width (ft) = 4.00  
Total Depth (ft) = 0.50

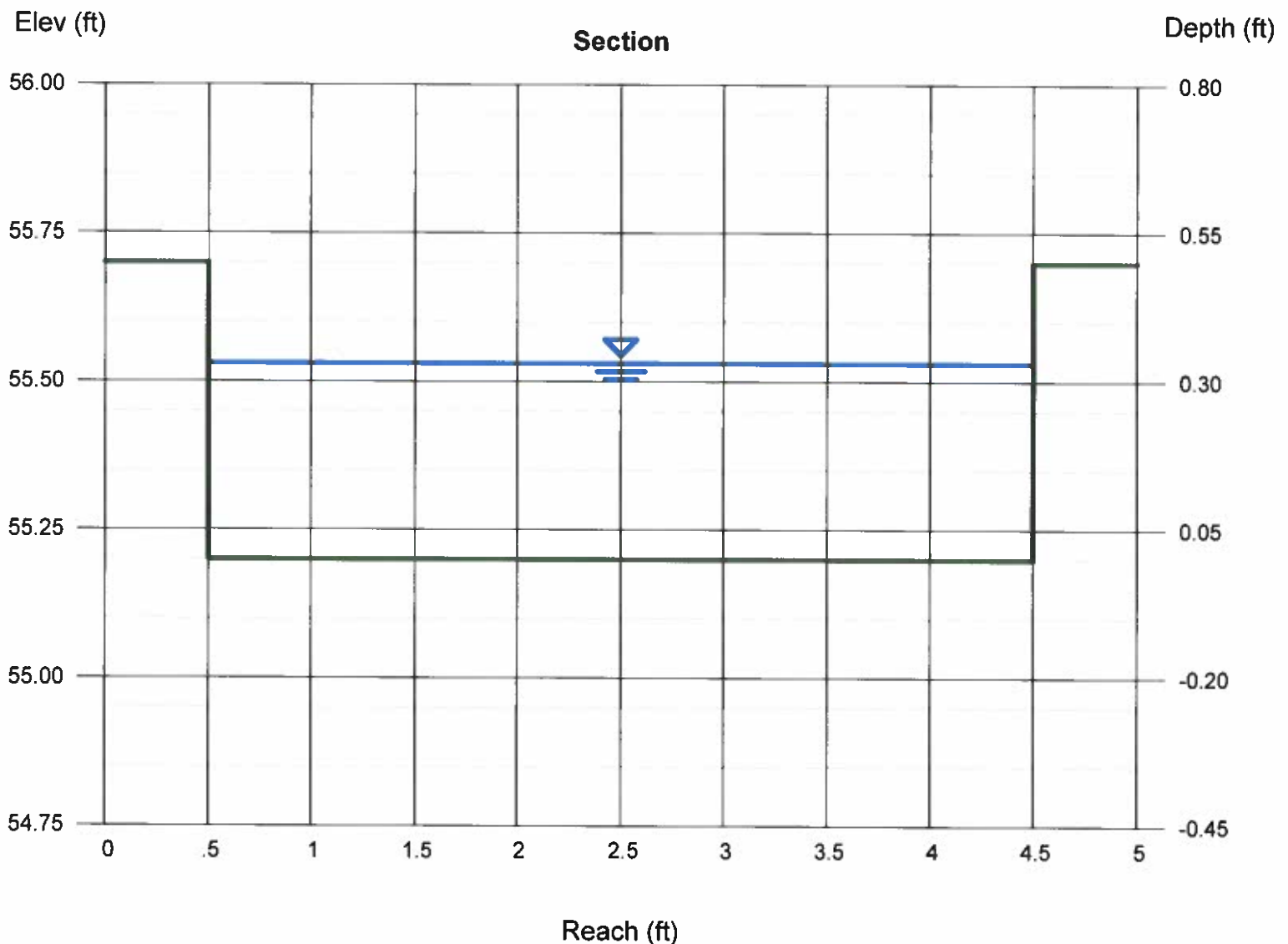
Invert Elev (ft) = 55.20  
Slope (%) = 1.00  
N-Value = 0.012

### Calculations

Compute by: Known Q  
Known Q (cfs) = 6.76

### Highlighted

Depth (ft) = 0.33  
Q (cfs) = 6.760  
Area (sqft) = 1.32  
Velocity (ft/s) = 5.12  
Wetted Perim (ft) = 4.66  
Crit Depth, Yc (ft) = 0.45  
Top Width (ft) = 4.00  
EGL (ft) = 0.74



# Channel Report

## GIBSON 54 RCP

<b>Circular</b>		<b>Highlighted</b>	
Diameter (ft)	= 4.50	Depth (ft)	= 0.57
		Q (cfs)	= 6.760
		Area (sqft)	= 1.18
Invert Elev (ft)	= 46.91	Velocity (ft/s)	= 5.73
Slope (%)	= 3.72	Wetted Perim (ft)	= 3.28
N-Value	= 0.025	Crit Depth, Yc (ft)	= 0.73
		Top Width (ft)	= 3.00
		EGL (ft)	= 1.08
<b>Calculations</b>			
Compute by:	Known Q		
Known Q (cfs)	= 6.76		

