

# CITY OF ALBUQUERQUE

Planning Department  
David Campbell, Director



Mayor Timothy M. Keller

December 19, 2018

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 - Temporary  
Hydrology Inspection - Approved  
Grading Plan Stamp Date: 5/11/18  
Certification Dated: 11/19/18  
Hydrology File: L15D049**

PO Box 1293

Dear Mr. Goodwin:

Albuquerque

Based on the submittal received on 11/19/18, this certification is approved in support of Temporary Certificate of Occupancy by Hydrology.

Prior to Permanent Certificate of Occupancy:

NM 87103

1. The Public Work Order needs to be closed out and accepted by the City.
2. The backflow preventer needs to be installed and a new Engineer's Certification prepared to certify this installation.

www.cabq.gov

If you have any questions, you can contact Dana Peterson at 924-3695 or [dpeterson@cabq.gov](mailto:dpeterson@cabq.gov).

Sincerely,

Shahab Biazar, P.E.  
City Engineer, Planning Dept.  
Development and 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 #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Portion of Tract B, Gibson & Miles Area  
**City Address:** 1400 Gibson Blvd.

**Applicant:** 1400 GBSE, LLC **Contact:** Rex Wilson  
**Address:** 5850 Eubank Blvd. NE Suite B-62, Albuquerque, NM 87111  
**Phone#:** 331-1312 **Fax#:** \_\_\_\_\_ **E-mail:** [blanchard0579@gmail.com](mailto: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](mailto:hiram@goodwinengineers.com)

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

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

**DEPARTMENT** \_\_\_\_\_ TRANSPORTATION \_\_\_\_\_ 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:

- \_\_\_\_ 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  
X GRADING/ PAD CERTIFICATION  
\_\_\_\_ WORK ORDER APPROVAL  
\_\_\_\_ CLOMR/LOMR  
\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT  
\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** November 19, 2018 **By:** Hiram Crook

COA STAFF:

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

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

**Gomez, Ernest P.**

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**From:** Gomez, Ernest P.  
**Sent:** Tuesday, November 20, 2018 2:56 PM  
**To:** Costilla, Michelle Q.; Tena, Victoria C.; Fox, Debi; Sandoval, Darlene M.; Serna, Yvette M.  
**Cc:** Biazar, Shahab  
**Subject:** 1400 Gibson Blvd SE BP# 2018-09681 (L15D049)

Good Afternoon,

Please release 1400 Gibson Blvd SE for 30Day Temp CO for Hydrology per City Engineer Shahab Biazar.



**ERNIE GOMEZ**  
plan checker  
o 505.924.3981  
e [epgomez@cabq.gov](mailto:epgomez@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

## Biazar, Shahab

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**From:** Bret Blanchard <blanchba1@yahoo.com>  
**Sent:** Tuesday, November 20, 2018 12:01 PM  
**To:** Biazar, Shahab  
**Subject:** 1400 Gibson - Family Dollar

Mr. Biazar,

The address of the property we discussed is 1400 Gibson Blvd. SE and the building permit number is 2018-09681. Thank you very much.

Sincerely,

Bret A. Blanchard  
Mountain Run Partners, Ltd.  
5850 Eubank NE, Suite B-62  
Albuquerque, New Mexico 87111  
Telephone: (505) 275-0000  
Facsimile: (505) 294-2417

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This message has been analyzed by Deep Discovery Email Inspector.

L15 / D049

30 Day Temp. C.O.

Per Shahab.



## 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 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	% 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 =  $0.34 \times \text{IMPERVIOUS AREA}$   
=  $0.34 \times 12 \times (53418 \text{ SF})$   
= 1513.53 CF

VOLUME PROVIDED = 686 CF

ONSITE FIRST FLUSH POND					
POND	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					

## GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.

2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.

3. 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.

4. 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.

5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.

6. NO WORK ALLOWED IN THE PUBLIC RIGHT OF WAY WITHOUT AN APPROVED WORK ORDER.

## KEY NOTES

① CONSTRUCTION OF 4' WIDE CONCRETE CHANNEL IS TYPE B, 6" DEPTH PER COA STD. DETAIL 2260.

② ALL PROPOSED ONSITE CURB TO BE 6" STANDARD C&G PER COA STD. DETAIL 2415A.

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

## EXISTING LEGEND

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

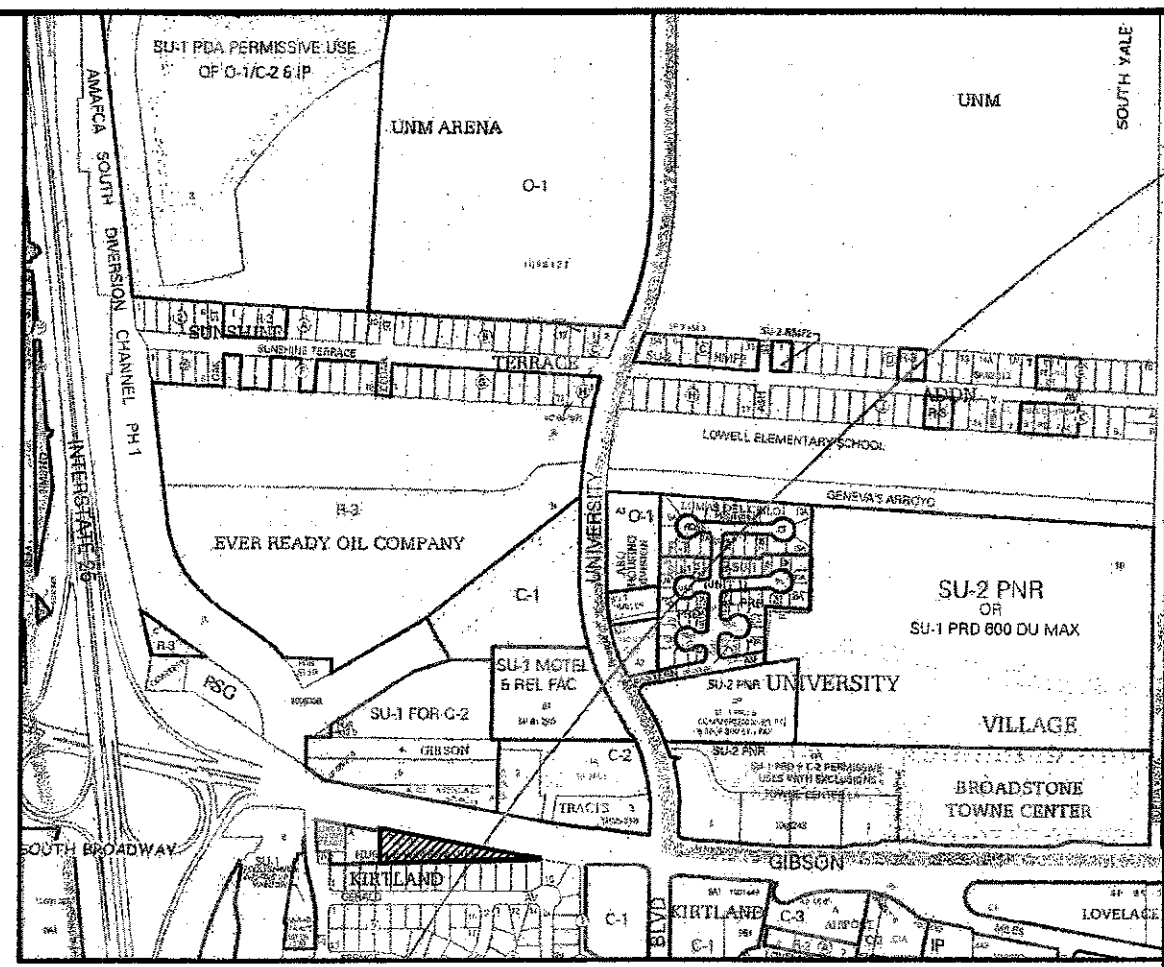
## ANCHOR

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

- DEPRESSED LANDSCAPE
- FLOWLINE SPOT ELEVATION

## 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") 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 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=0.999677909, DA=001317.49", ELEVATION, IN FEET (NAVD83) = 5043.390

## UNDERGROUND UTILITIES CAUTION:

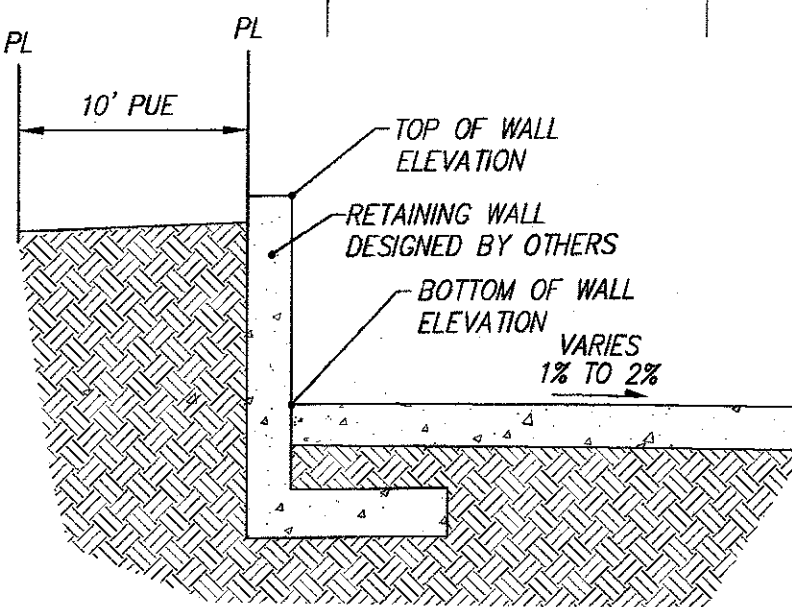
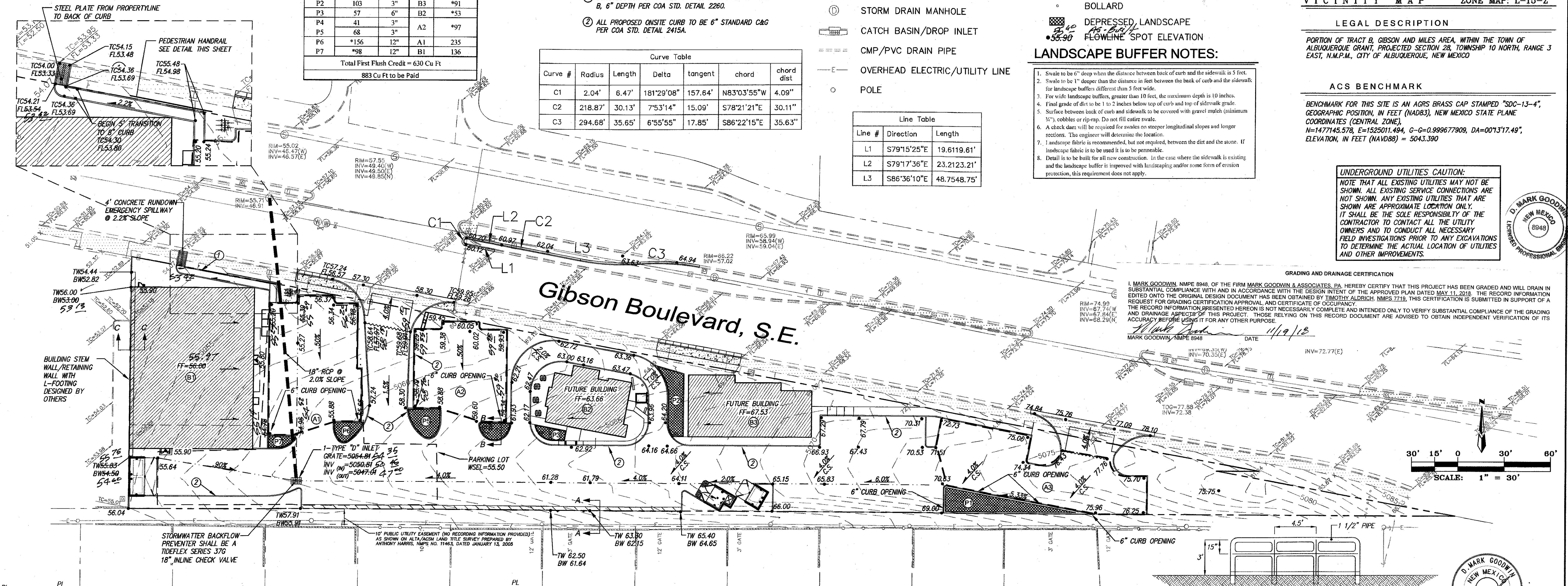
NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS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



## GRADING AND DRAINAGE CERTIFICATION

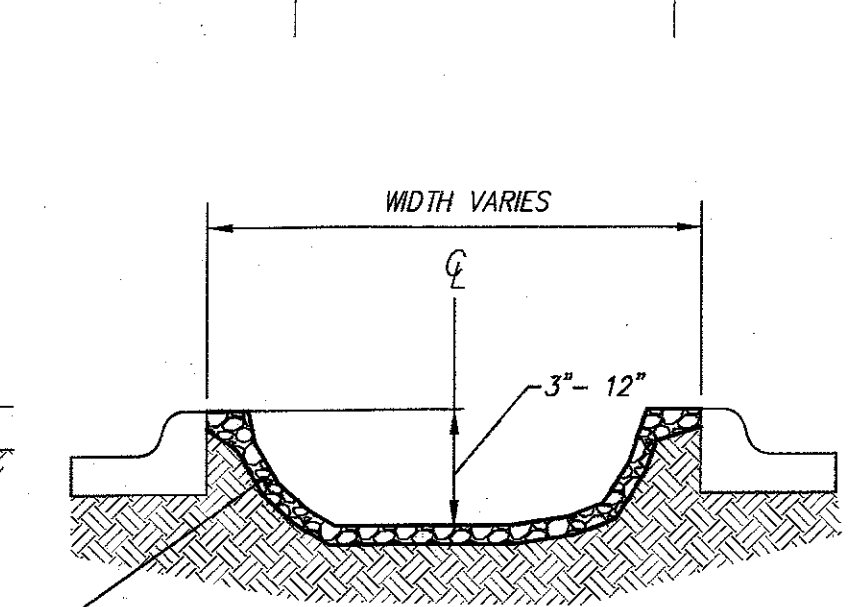
I, MARK GOODWIN, NMPE 8948, OF THE FIRM MARK GOODWIN & ASSOCIATES, P.A., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED MAY 11, 2018. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TIMOTHY ALDRICH, NMPE 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.

Mark Goodwin, NMPE 8948, DATE 11/9/18



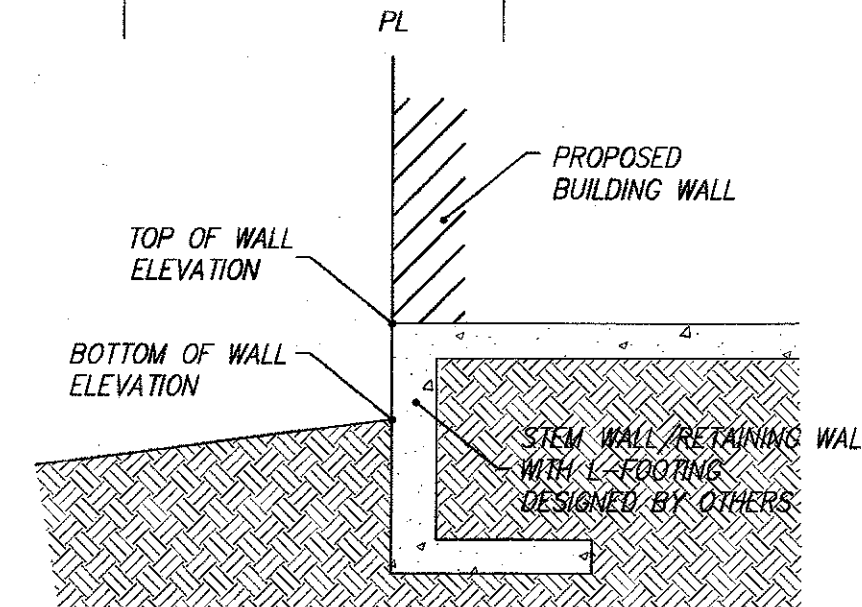
SECTION A-A

N.T.S.



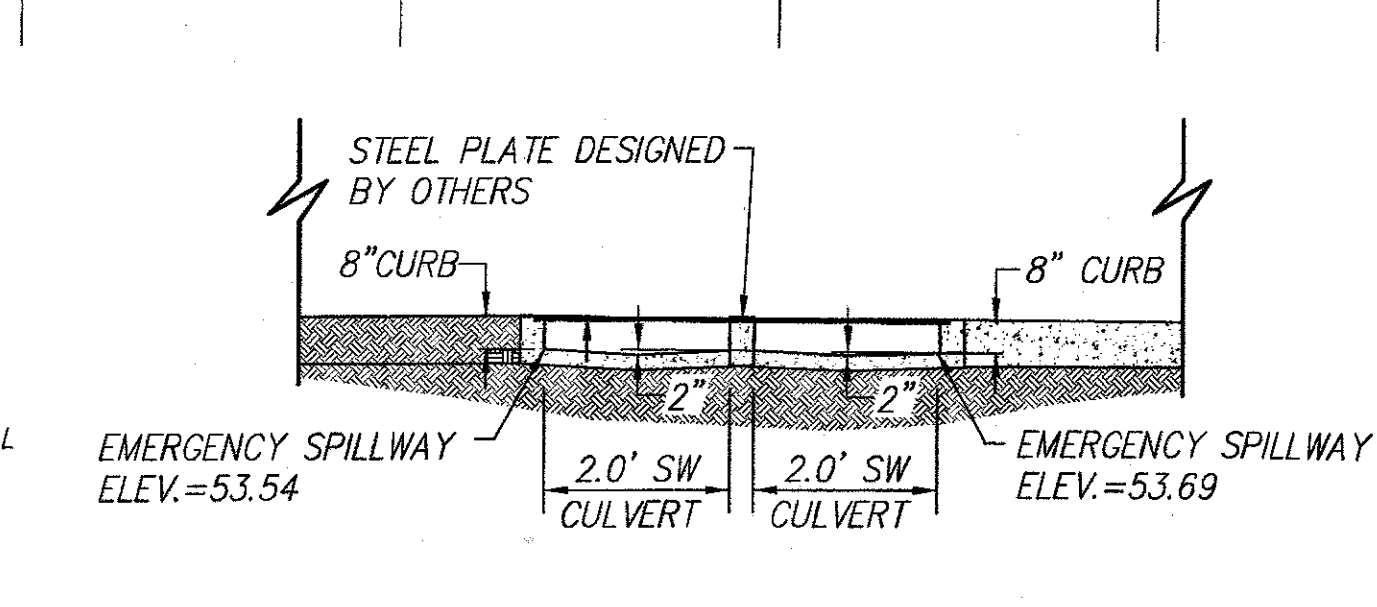
SECTION B-B

N.T.S.



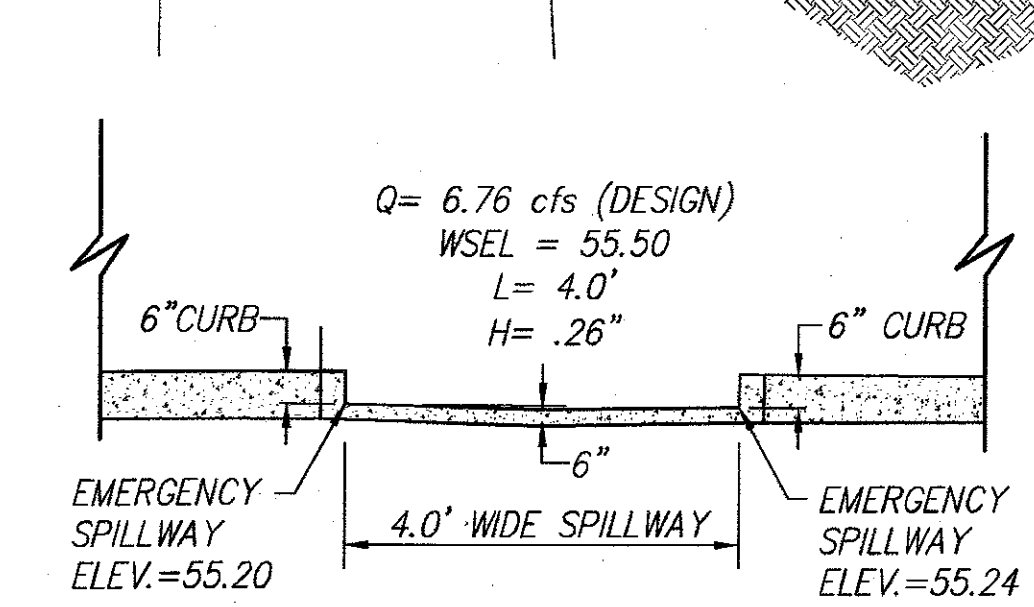
SECTION C-C

N.T.S.



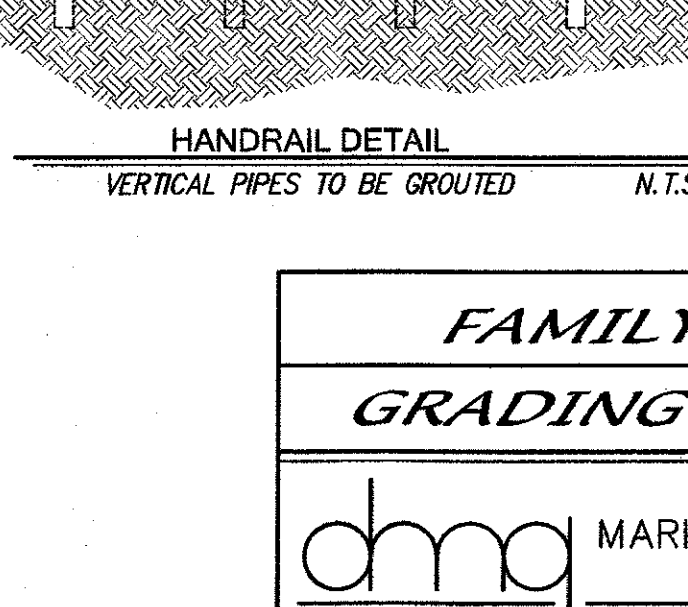
EMERGENCY SPILLWAY OUTFALL

N.T.S.



EMERGENCY SPILLWAY OPENING

N.T.S.



HANDRAIL DETAIL

VERTICAL PIPES TO BE GROUTED N.T.S.

## FAMILY DOLLAR STORE GRADING &amp; 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  
Scale: 1" = 30' Date: 11/10/17 Job: A16075 Sheet 2 of 2