

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: Weinerschnitzel
1400 Gibson Blvd SE
Request for Certificate of Occupancy - Permanent
Hydrology Inspection - Approved
Grading Plan Stamp Date: 10/12/18
Certification Dated: 5/22/19
Hydrology File: L15D049**

PO Box 1293

Dear Mr. Goodwin:

Based on the submittal received on 5/22/19, 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: Weinerschnitzel **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Portion of Tract B, Gibson and 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 Cook
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** ☒ **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: 05/22/19 **By:** Hiram Crook

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

815-010
or
#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:
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.

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

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.

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 GBSE, LLC

By [signature]: [Signature]

Name [print]: BRET BLANCHARD

Title: CO-MANAGING MEMBER

Dated: 5/24/18

CITY OF ALBUQUERQUE:

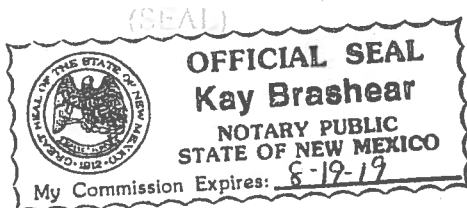
By: [Signature] Shahab Biazar, P.E., City engineer

Dated: 6/13/18

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).



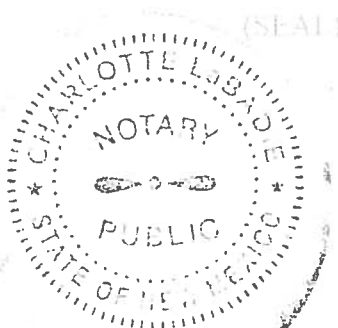
Kay Brashear
Notary Public
My Commission Expires: 8-19-19

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:

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.



TREASURY DIVISION DAILY DEPOSIT

Transmittals for:
PROJECTS Only

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

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

EMPLOYEE SIGNATURE

AND BY

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.

**** DUPLICATE ****



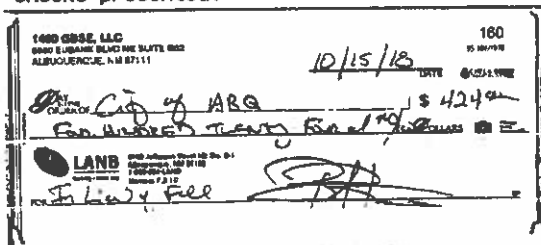
Date: 10/16/2018
Office: ANNEX
Batch: 9707
Cashier: TRSRMS
Tran #: 10

Journal 24 (Misc)
10:15 AM Receipt #00526082
Account#:
J-24 Deposit
Date: 10/16/2018 Office: ANNEX
Station ID Cashier: TRSRMS
Batch: 9707 Trans: 10
Fund: 305 Activity ID7547210
Account: 461615 Project ID24_MS4
Dept ID: Bus.Unit: PCDMD
Alloc Amt: \$424.00
Trans Amt: \$424.00

Payment Total: \$424.00

Transaction Total: \$424.00
Check Tendered: \$424.00

Checks presented:



Thank you for your payment.
Have a nice day!

**** DUPLICATE ****

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.



TREASURY DIVISION DAILY DEPOSIT

Transmittals for:
PROJECTS Only

City of Albuquerque Treasury
J-24 Deposit

Date: 10/16/2018 Office: ANNEX
Station ID Cashier: TRSRMS
Batch: 9707 Trans: 10
Fund: 305 Activity ID7547210
Account: 461615 Project ID24_MS4
Dept ID: Bus.Unit: PCDMD
Alloc Amt: \$424.00
Trans Amt: \$424.00
Check Tendered: \$424.00

-Lieu for Storm Water Quality Volume Requirement

FUND NUMBER	BUSINESS UNIT	PROJECT ID	ACTIVITY ID	AMOUNT
305	PCDMD	24_MS4	7547210	\$ 424.00
			TOTAL DEPOSIT	\$424.00

Name: Weinerschnitzel, 1871sf Imp.

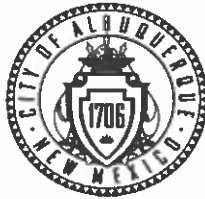
Water Quality

SE
Gibson and Miles area

ment/Development Review Services, Hydrology

PHONE 924-3695

EMPLOYEE SIGNATURE



TREASURY DIVISION DAILY DEPOSIT

Transmittals for:
PROJECTS Only

City of Albuquerque Treasury

J-24 Deposit

Date: 10/16/2018 Office: ANNEX
Station ID Cashier: TRSRMS
Batch: 9707 Trans: 10
Account: 305 Activity ID7547210
Dept ID: 461615 Project ID24_MS4
Alloc Amt: \$424.00 Bus.Unit: PCDMD
Trans Amt: \$424.00
Check Tendered : \$424.00

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	\$ 424.00	461615	305	PCDMD	24_MS4	7547210	\$ 424.00
TOTAL AMOUNT						TOTAL DEPOSIT	\$424.00

Hydrology#: L15D049 Name: Weinerschnitzel, 1871sf 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 7/26/18

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.

HYDROLOGY NOTES

THE WEINERSCHNITZEL IS WITHIN THE 1400 GIBSON DEVELOPMENT (L15D049-6/14/2018) AND IS BOUNDED BY GIBSON BLVD LANE SE TO THE NORTH, AND EXISTING RESIDENTIAL DEVELOPMENT TO THE SOUTH.

THE DRAINAGE BASIN FROM THE TOTAL DEVELOPED AREA WILL NOT BE CHANGED. ALL RUNOFF WILL BE SURFACE DRAINED TO A TYPE "D" INLET IN A SUMP CONDITION. THE FLOW WILL BE CONVEYED BY A 18" CLASS III RCP WITH A STORMWATER BACKFLOW PREVENTER TO AN EXISTING MANHOLE IN GIBSON BLVD. A BACKUP SYSTEM OF A 4" CONCRETE OVERFLOW SPILLWAY WAS 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.

FOR THE TOTAL SITE A PORTION OF THE FIRST FLUSH REQUIREMENT WAS RETAINED BY PONDING IN LANDSCAPED AREAS. THE REMAINDER OF THE FIRST FLUSH REQUIREMENT WAS A PAYMENT-IN-LIEU OF \$7064.00 PAID ON 5/24/2018.

POND "P3" FOR THE WEINERSCHNITZEL PAD WAS TO HOLD 57 CU FT DUE TO CHANGES IN THE LAYOUT FROM EPC THIS POND HAS BEEN REMOVED AND A PAYMENT-IN-LIEU OF \$456 WILL BE MADE PAYABLE TO THE CITY OF ALBUQUERQUE.

THE BUILDING LAYOUT HAS BEEN ROTATED TO FIT THE REVISED SITE BUT IS SUBSTANTIALLY THE SAME AS WITHIN THE APPROVED GRADING & DRAINAGE FOR THE 1400 GIBSON SE DEVELOPMENT (L15D049-6/14/2018)

BASIN DATA

BASIN ID	% D	% C	% B	% A
100	75	25	0	0

FIRST FLUSH

THE REQUIRED PORTION OF THE "FIRST FLUSH" WAS TO BE RETAINED BY POND "P3" WITHIN A 6" DEPRESSED LANDSCAPED AREA ON SITE. THE POND WAS DESIGNED TO HOLD THE FIRST FLUSH VOLUME FOR THE BUILDING ROOF.

WITH THE REMOVAL OF THE POND, THE VOLUME FOR THE WEINERSCHNITZEL OF 57 CU FT WILL BE MADE WITH A PAYMENT IN LIEU FOR THE FIRST FLUSH.

PAY-IN-LIEU = 53 CU FT X \$8
= \$424.00

1400 GIBSON DEVELOPMENT (L15D049)

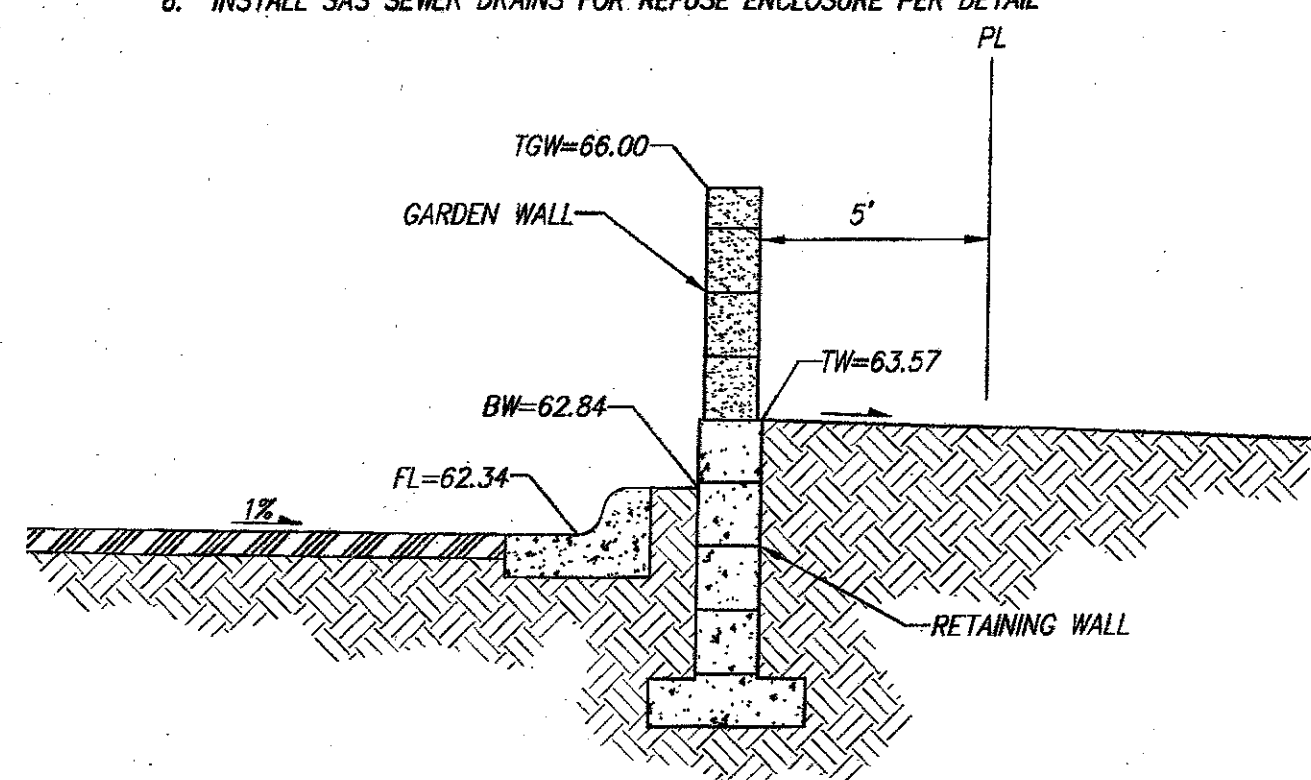
ONSITE FIRST FLUSH POND				
POND	PROVIDED FIRST FLUSH VOLUME (Cu Ft)	DEPTH (Ft)	ID Area	REQUIRED FIRST FLUSH VOLUME (Cu Ft)
P1	163	3"	A3	*135
P2	103	3"	B2	*91
P3	57	6"	B2	*53
P4	41	3"	A2	*97
P5	68	3"	A1	235
P6	*156	12"	B1	136
P7	*98	12"	B1	136
Total First Flush Credit = 630 Cu Ft				
883 Cu Ft to be Paid				

DRAINAGE CERTIFICATION
I, MARK GOODWIN, INK 8848, OF THE FIRM MARK GOODWIN & ASSOCIATES, P.A. HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK. I HAVE PERSONALLY SUPERVISED THE DESIGN AND CONSTRUCTION OF THIS PROJECT AND I AM A duly Licensed Professional Engineer in the State of New Mexico. I HAVE PERSONALLY SUPERVISED THE DESIGN AND CONSTRUCTION OF THIS PROJECT AND I AM A duly Licensed Professional Engineer in the State of New Mexico. I HAVE PERSONALLY SUPERVISED THE DESIGN AND CONSTRUCTION OF THIS PROJECT AND I AM A duly Licensed Professional Engineer in the State of New Mexico.

FIRST FLUSH REQUIREMENT THIS PROJECT

KEYED UTILITY NOTES

- FIELD VERIFY EXISTING SAS LINE AND WL PRIOR TO CONSTRUCTION.
- INSTALL NEW 4" SAS SERVICE.
- FIELD VERIFY EXISTING WATER SERVICE LINE PRIOR TO CONSTRUCTION. EXTEND NEW WATER SERVICE LINE TO SITE.
- INSTALL NEW 1" WL SERVICE AND METER.
- INSTALL NEW FIRE HYDRANT.
- INSTALL SAS SEWER DRAINS FOR REFUSE ENCLOSURE PER DETAIL.



SECTION A-A

SCALE: 1"=2'

GENERAL NOTES

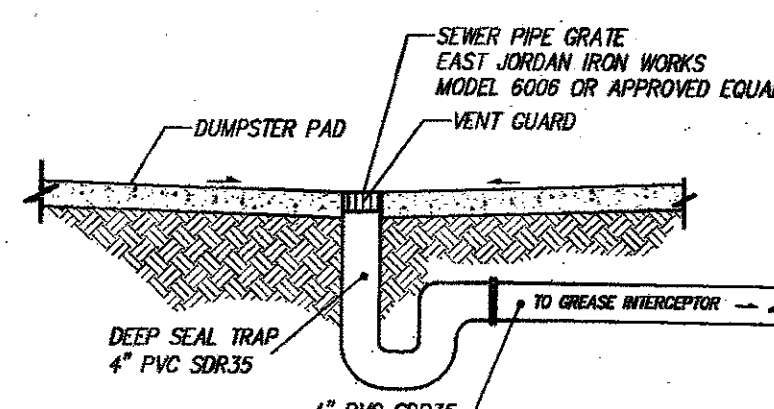
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL 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 METTING 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

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

ACS BENCHMARK

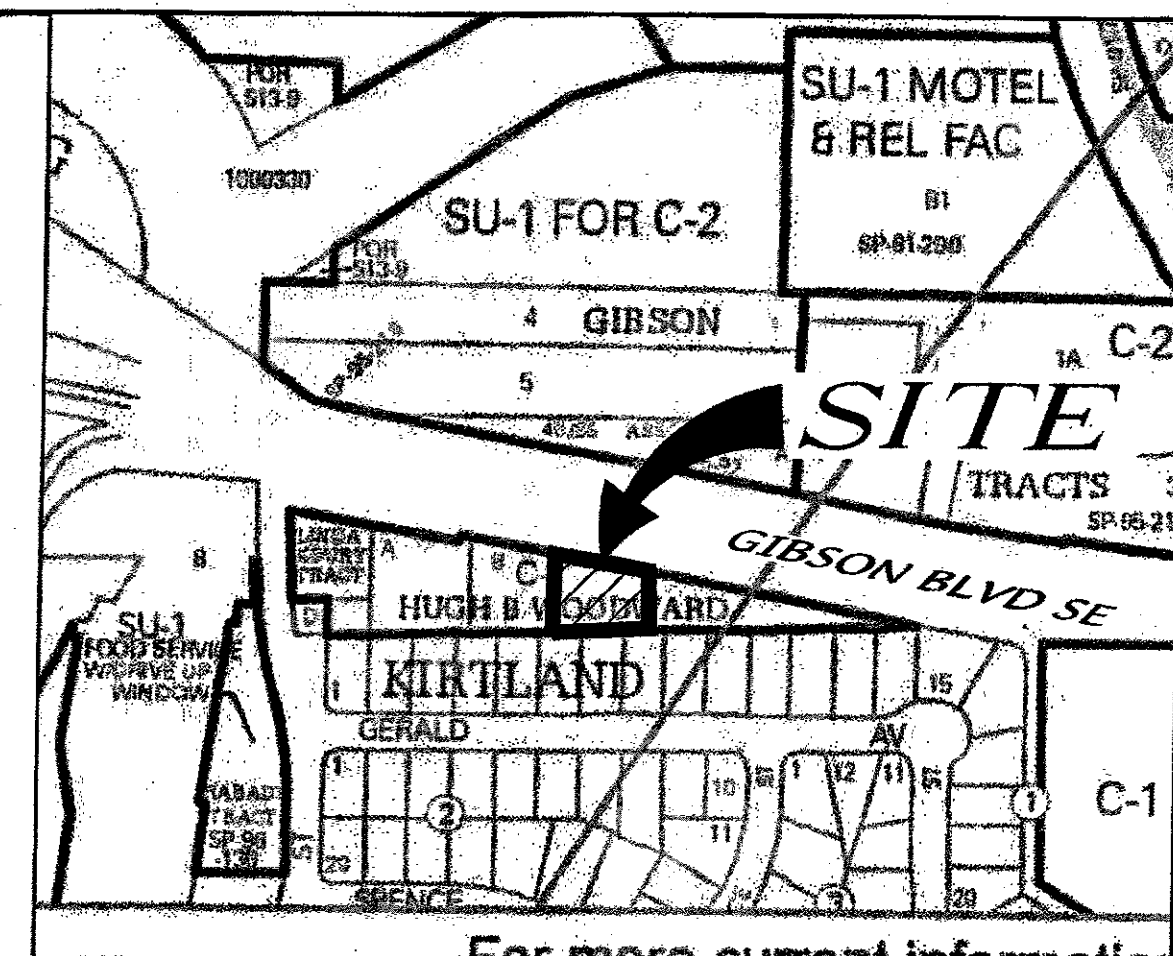
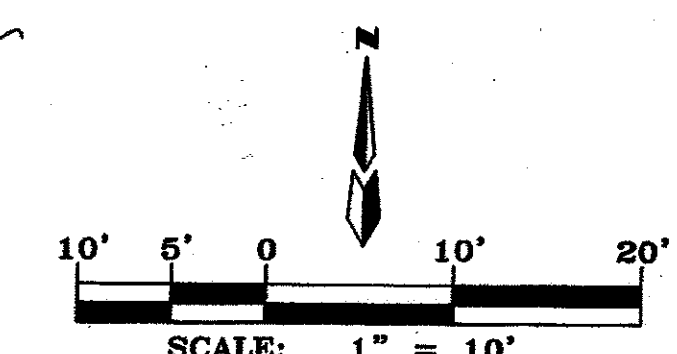
BENCHMARK FOR THIS SITE IS AN AGRS BRASS CAP STAMPED "SDC-13-4", GEOGRAPHIC POSITION, IN FEET (NAVD83), NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE), N=147745.578, E=1525011.494, G=0-0.999677909, DA=001317.49, ELEVATION, IN FEET (NAVD88) = 5043.390



SANITARY SEWER DRAIN FOR REFUSE ENCLOSURE

N.T.S.

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.



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

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
- EXISTING DEPRESSED LANDSCAPE
- 55.90 FLOWLINE SPOT ELEVATION
- NEW WATER BLOCK

WEINERSCHNITZEL

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" = 10'	Date: 7/10/18	Job: A16075	