

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

October 19, 2018

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

**RE: Weinerschnitzel
1400 Gibson Blvd SE
Grading Plan
Engineer's Stamp Date: 10/12/18
Hydrology File: L15D049**

Dear Mr. Goodwin:

Based on the submittal received on 10/15/18, the grading plan is approved for Building Permit.

Prior to Certificate of Occupancy (For Information):

1. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.
2. 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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Weinerschnitzel Building Permit #: _____ Hydrology File #: L15D049

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Portion of Tract D, Gibson and Miles Area

City Address: 1400 Gibson Blvd

Applicant: 1400 GBSE LLC Contact: Brett Blanchard

Address: 5850 Zebank Blvd NE Suite B-62 ABQ, NM 87111

Phone#: _____ Fax#: _____ E-mail: blanchard0579@gmail.com

Other Contact: Mark Goodwin & Associates, PA Contact: Hiram Crook

Address: PO BOX 90606 ABQ, 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) _____

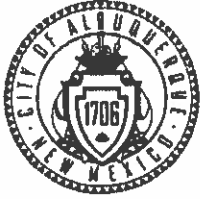
DATE SUBMITTED: 10/16/2018 By: Hiram L. Crook

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

**** DUPLICATE ****



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

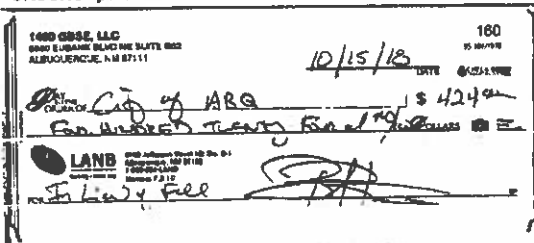
Journal 24 (Misc)
10:15 AM Receipt #00526082
Account#:
J-24 Deposit

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.

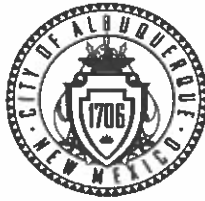
Water Quality

SE
Gibson and Miles area

ment/Development Review Services, Hydrology

PHONE 924-3695

EMPLOYEE SIGNATURE



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PROJECTS Only

City of Albuquerque Treasury

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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: _____

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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 ONSITE. 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

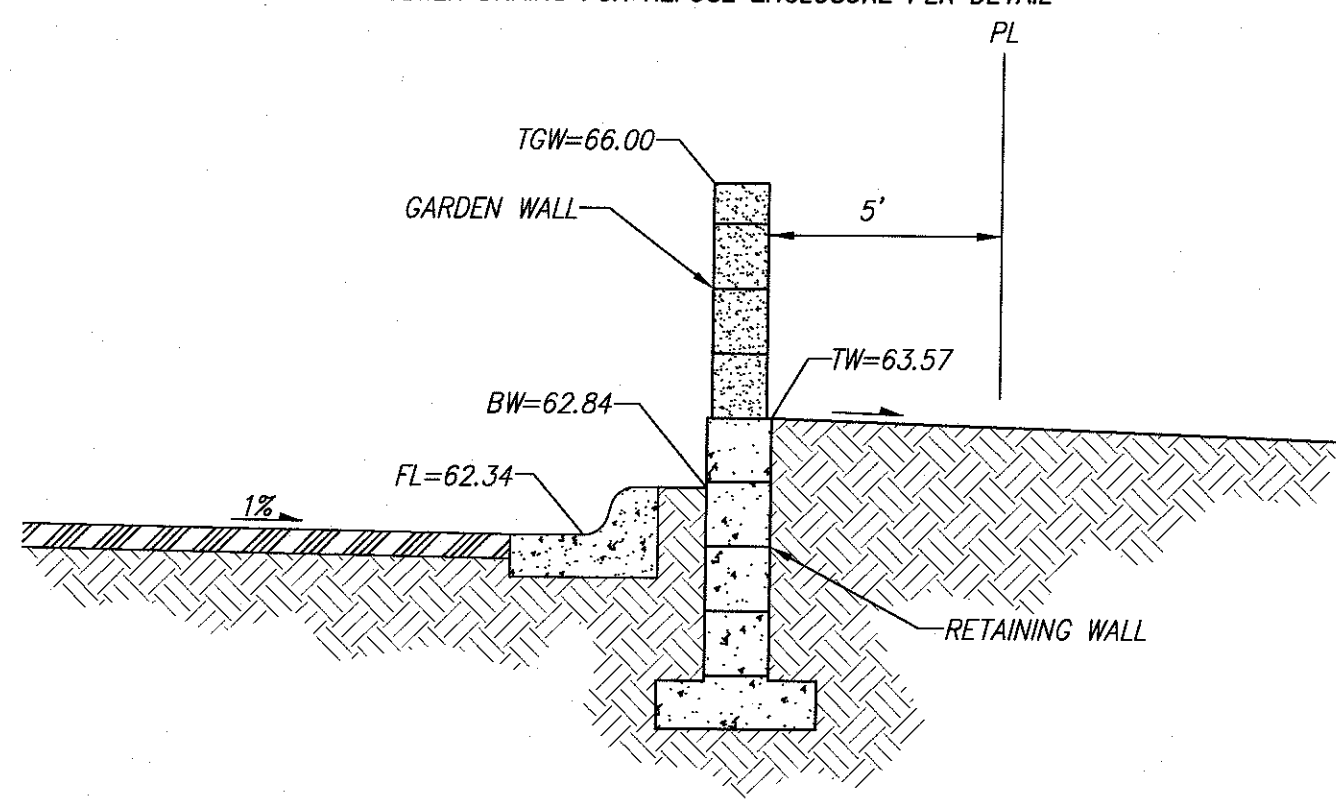
1400 GIBSON DEVELOPMENT (L15D049)

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"	B1	136
P7	*98	12"		
Total First Flush Credit = 630 Cu Ft				
883 Cu Ft to be Paid				

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

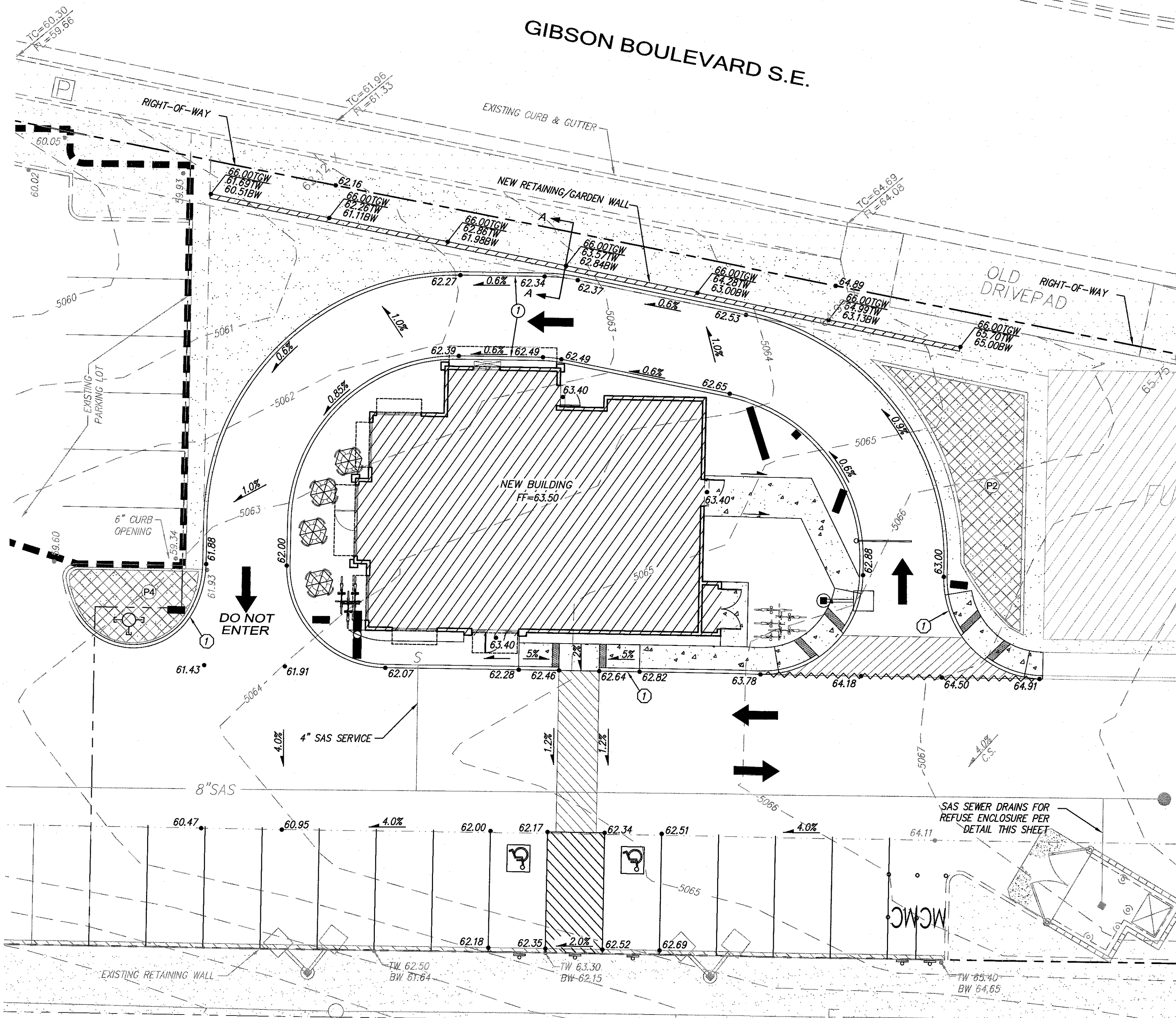
SCALE: 1"=2'

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 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.

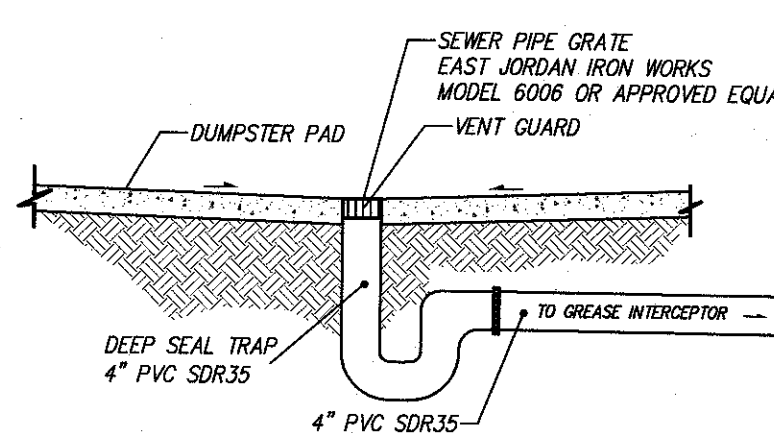
KEY NOTES

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



ACS BENCHMARK

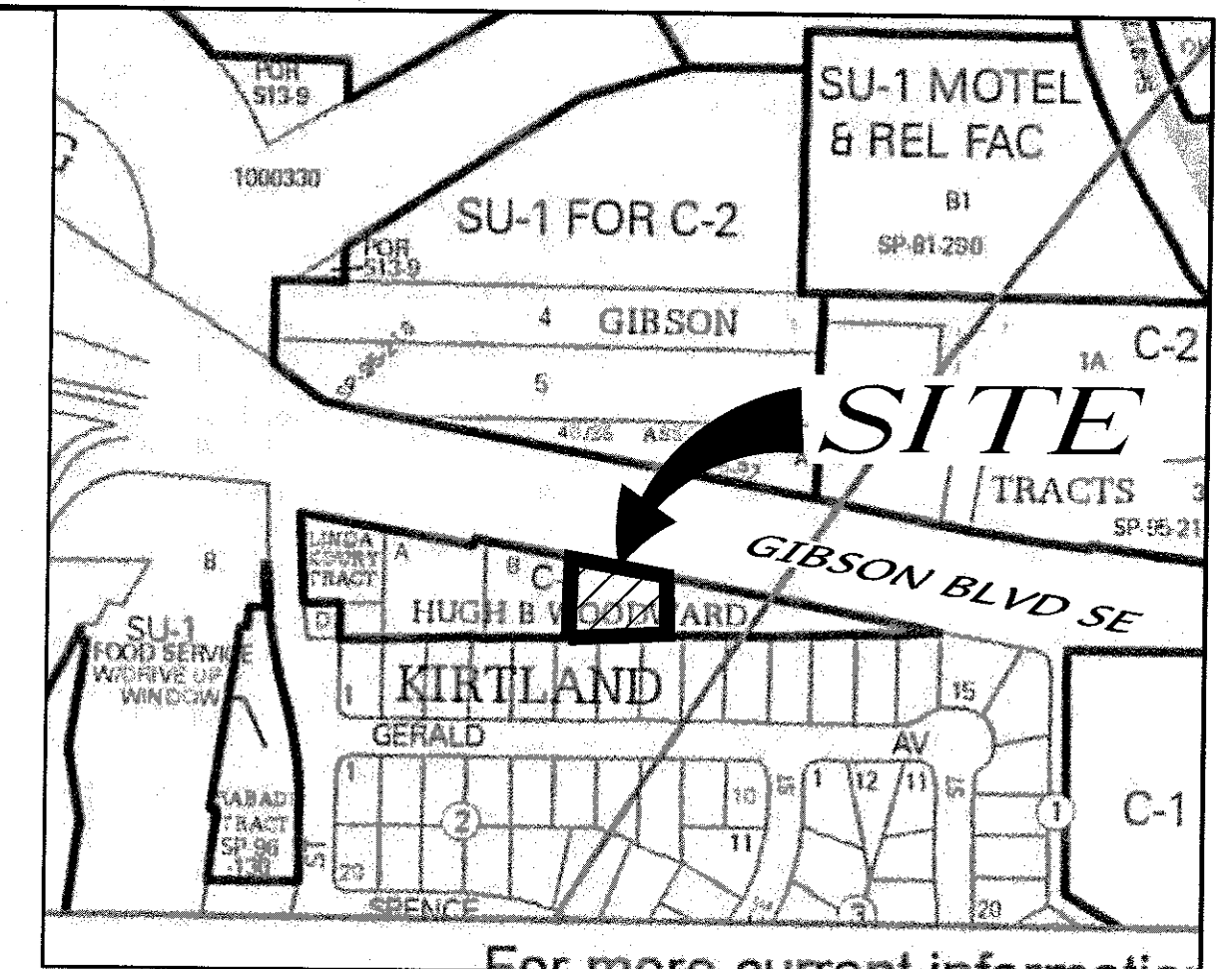
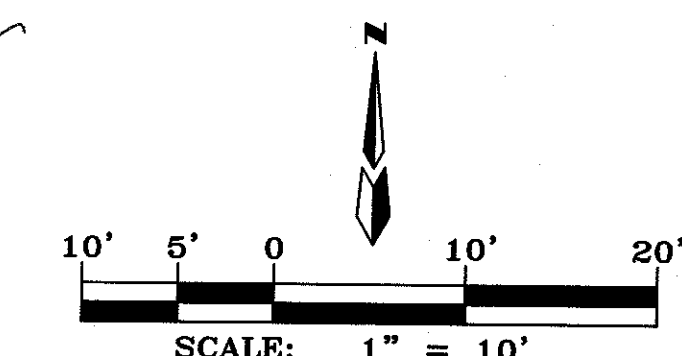
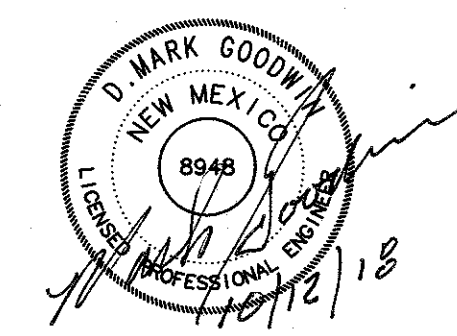
BENCHMARK FOR THIS SITE IS AN AGRS BRASS CAP STAMPED "SDC-13-4", GEOGRAPHIC POSITION, IN FEET (NAD83), NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE), N=1477145.578, E=1525011.494, G-G=0.999677909, DA=007317.49", ELEVATION, IN FEET (NAVD88) = 5043.390



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

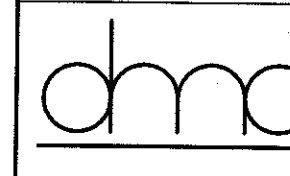
LEGAL DESCRIPTION

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= TOP CURB / FLOW LINE
- FL=
- 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	