CITY OF ALBUQUERQUE

December 21, 2017

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: 12/12/17 (L15D049)

Dear Mr. Goodwin:

Based on the information provided in your submittal received on 12/13/17, the Grading Plan cannot be approved for Building Permit until the following are addressed:

1. The property lines do not appear to match the Bernalillo County parcels. Please provide a current ALTA Survey and clearly show property lines on the grading plan.
2. This site must demonstrate downstream capacity before any increase in runoff can be approved.
3. Stormwater quality ponds need to be located where they can intercept all flows from the impervious areas.
4. It is unclear what is being built with this project. Is all of the paving being completed with this phase, leaving only building pads for phase 2? Or, is only enough paving to serve the Family Dollar being completed?
5. Work along the southern boundary needs to be clarified. Extend the section view to show existing and proposed grades and the existing walls. If a new wall straddling the property line is required, written permission from the adjoining landowners will need to be obtained.
6. The stormwater quality ponds will need private facility drainage covenants.

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

Orig: Drainage File

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Family Dollar Building Permit #: _____ City Drainage #: _____

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

Legal Description: Portion of Tract B, Gibson & Miles Area

City Address: 1400 Gibson Blvd.

Engineering Firm: Mark Goodwin & Associates, PA Contact: Hiram Crook

Address: Po BOX 90606, Albuquerque, NM 87199

Phone#: 828-2200 Fax#: _____ E-mail: hiram@goodwinengineers.com

Owner: 1400 GBSE, LLC Contact: Bret Blanchard

Address: 5850 Eubank Blvd. NE, Suite B-62, Albuquerque, NM 87111

Phone#: 294-2417 Fax#: _____ E-mail: blanchard0579@gmail.com

Architect: Rick Bennett Architects Contact: David McEachern

Address: 1104park Ave SW, Albuquerque, NM 87102

Phone#: 242-1859 Fax#: _____ E-mail: david@rba81.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

X HYDROLOGY/ DRAINAGE

_____ TRAFFIC/ TRANSPORTATION

_____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

_____ ENGINEER/ ARCHITECT CERTIFICATION

_____ CONCEPTUAL G & D PLAN

X GRADING PLAN

_____ DRAINAGE MASTER PLAN

_____ DRAINAGE REPORT

_____ CLOMR/LOMR

_____ TRAFFIC CIRCULATION LAYOUT (TCL)

_____ TRAFFIC IMPACT STUDY (TIS)

_____ EROSION & SEDIMENT CONTROL PLAN (ESC)

_____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: _____ Yes X No

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

X 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) _____

DATE SUBMITTED: December 13, 2017 By: Hiram Crook

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___

HYDROLOGY NOTES

THE TOTAL SITE IS BOUNDED BY GIPSON 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 FLOW FOR THIS ENTIRE SITE IS 6.76CFS. THE HYDROLOGY WAS CALCULATED PER COA DPM USING AHYMO. P_{360}=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 COLLECTED BY PROPOSED ROAD GRADES TO A TYPE "D" INLET IN A SUMP CONDITION, THE FLOW WILL THEN BE CONVEYED BY A 18" RCP AT A VELOCITY OF 3.83 FT/S TO AN EXISTING MANHOLE IN GIBSON BLVD.

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 "FIRST FLUSH" IS BEING ACCOMPLISHED THROUGH CURB OPENINGS TO 1' DEPRESSED LANDSCAPED MEDIANS ONSITE.

REQUIRED VOLUME = 0.34" X IMPERVIOUS AREA
= 0.34"/12 X (53532 SF)
= 1516.74 CF

VOLUME PROVIDED = 1730 CF

DEPTH = 8" (SEE DETAILS THIS SHEET)
AREA = 2582 SF
VOLUME = 1729.94 CF

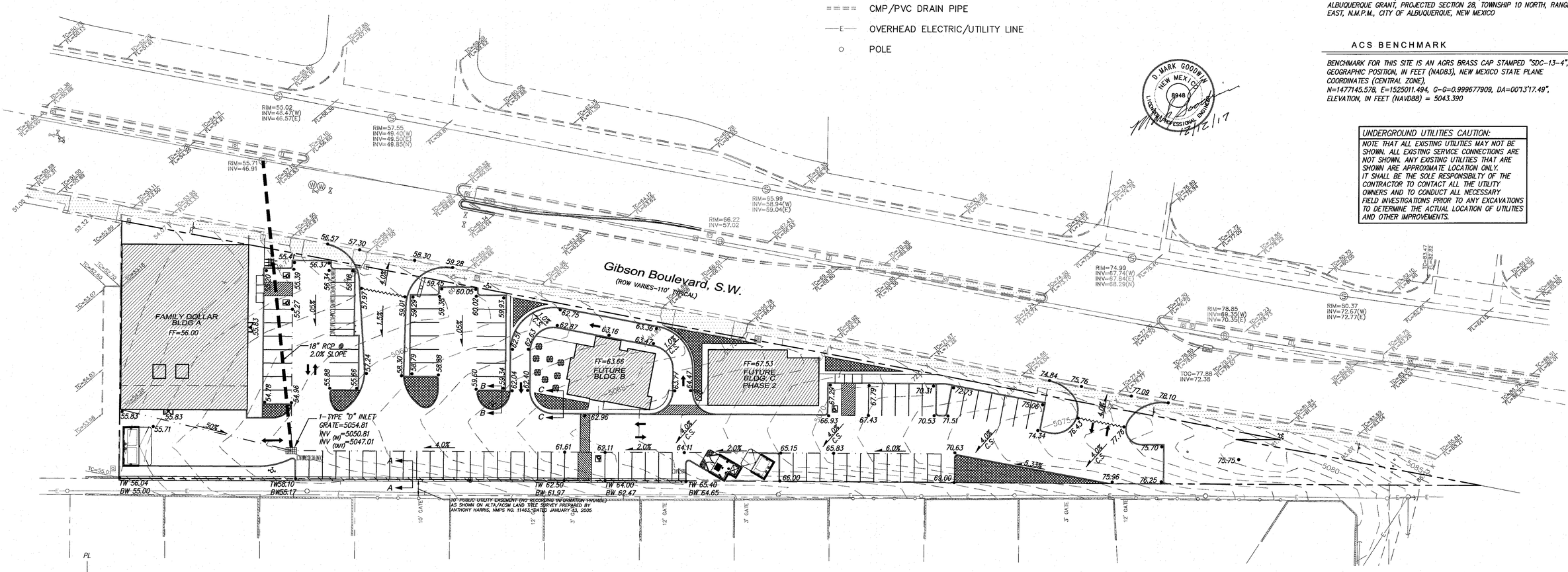
NOTES

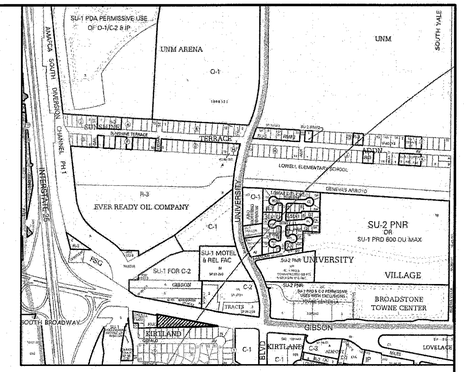
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL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

LEGEND

LEGEND

- 5065 — CONTOUR (MAJOR)
- CONTOUR (MINOR)
- CURB AND GUTTER
- CONCRETE
- WALL
- FENCE – CHAIN LINK
- TOP CURB / FLOW LINE (TC= / 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
- DEPRESSED LANDSCAPE





VICINITY MAP ZONE MAP: L-15-Z

LEGAL DESCRIPTION

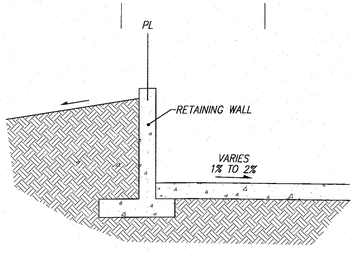
PORTION OF TRACT B, GIBSON AND MILES AREA, WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, NEW MEXICO

ACS BENCHMARK

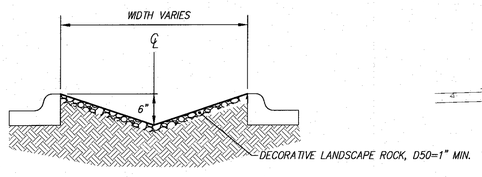
BENCHMARK FOR THIS SITE IS AN AGRS BRASS CAP STAMPED "SDC-13-4", GEOGRAPHIC POSITION, IN FEET (NAD83), NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE),
N=1477145.578, E=1525011.494, G-G=0.999677909, DA=001'3'17.49",
ELEVATION, IN FEET (NAVD88) = 5043.390

UNDERGROUND UTILITIES CAUTION:

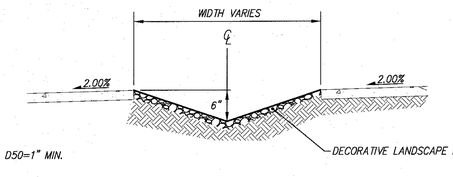
NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY.
IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS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



SECTION A-A
N.T.S. RETAINING WALL DETAIL (TYP.)



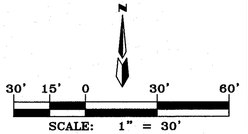
SECTION B-B
N.T.S. DEPRESSED LANDSCAPED DETAIL (TYP.)



SECTION C-C
N.T.S. DEPRESSED LANDSCAPED DETAIL (TYP.)

LANDSCAPE BUFFER NOTES:

1. Swale to be 6" deep when the distance between back of curb and the sidewalk is 5 feet.
2. 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.
3. For wide landscape buffers, greater than 10 feet, the maximum depth is 10 inches.
4. Final grade of dirt to be 1 to 2 inches below top of curb and top of sidewalk grade.
5. Surface between back of curb and sidewalk to be covered with gravel mulch (minimum ½"), cobbles or rip-rap. Do not fill entire swale.
6. A check dam will be required for swales on steeper longitudinal slopes and longer sections. The engineer will determine the location.
7. 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.
8. 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.



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	

F:\A16JOBS\A16075 Family Dollar – Gibson\GRADE & DRAIN\A16075_GD.dwg, Last saved by: Hiram, 11/15/17