

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 5, 2025

Ray G. Flake, P.E.
Civil Engineering Services
7705 Spicer Farm Lane
Fairview, TN 37062

**RE: Panda Express – Gibson
2040 Gibson Blvd SE
30-day Temporary C.O. – Accepted
Engineer's Certification Date: 07/31/2025
Engineer's Stamp Date: 06/10/2024
Hydrology File: M15D021F**

Dear Mr. Flake:

PO Box 1293

Based on the Certification received 8/1/2025 and the site visit on 8/5/2025, this letter serves as a conditional approval from Hydrology Section for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

PRIOR TO PERMANENT CERTIFICATE OF OCCUPANCY:

NM 87103

1. Please pay the Payment-in-Lieu of \$ **4,632.80** at the City Treasury for the storm water quality waiver.

www.cabq.gov

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E.
Senior Engineer, Hydrology
Planning Department, Development Review Services



CIVIL ENGINEERING SERVICES P C

P.O. Box 1302
Fairview, TN 37062

Drainage Certification

I, Ray Flake of Civil Engineering Service PC, 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 06/17/2024. The record information edited onto the original design document has been obtained by Lorenzo E. Dominguez NMPS 10461 of the firm Dynamic Construction & Technology. I further certify that I have personally visited the project site on 07/30/2025 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for the 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.



07/31/2025

Ray Flake NMPE 28440

Precipitation Zone 2 (in)					
Zone 2	2 yr	10 yr	100 yr	500 yr	
6-hr rainfall depth	0.977	1.480	2.290	2.980	
24-hr rainfall depth	1.220	1.760	2.590	3.210	

Land Treatments					
	Existing Conditions			Proposed Conditions	
	Area (sq.ft.)	Area (acres)	Runoff (CN)	Area (sq.ft.)	Runoff (CN)
Type B	0	0.000	79	6,293	0.144
Type D	33,021	0.758	98	26,728	0.614
Total	33,021	0.758	98.0	33,021	0.758
				94.4	

TYPE B = IRRIGATED LAWNS
 TYPE D = IMPERVIOUS AREAS

TREATMENT B = 0.50 INCHES
 TREATMENT D = 0.10 INCHES

Excess Precipitation										
	Existing Conditions					Proposed Conditions				
	Area (sq.ft.)	Area (acres)	2-year	10-year	100-year	Area (sq.ft.)	Area (acres)	2-year	10-year	100-year
Type B	0	0.00	0.02	0.30	0.80	6,293	0.14	0.02	0.30	0.80
Type D	33,021	0.76	0.98	1.51	2.33	26,728	0.61	0.98	1.51	2.33
Total	33,021	0.76	0.98	1.51	2.33	33,021	0.76	0.80	1.28	2.04

Runoff Volume								
	Area (sq.ft.)	Area (acres)	2-year (acre-ft) V360	10-year (acre-ft) V360	100-year (acre-ft) V360	2-year (acre-ft) V1440	10-year (acre-ft) V1440	100-year (acre-ft) V1440
Existing Conditions	33,021	0.758	0.74	1.14	1.77	2.95	3.69	4.50
Proposed Conditions	33,021	0.758	0.60	0.97	1.55	2.81	3.52	4.27

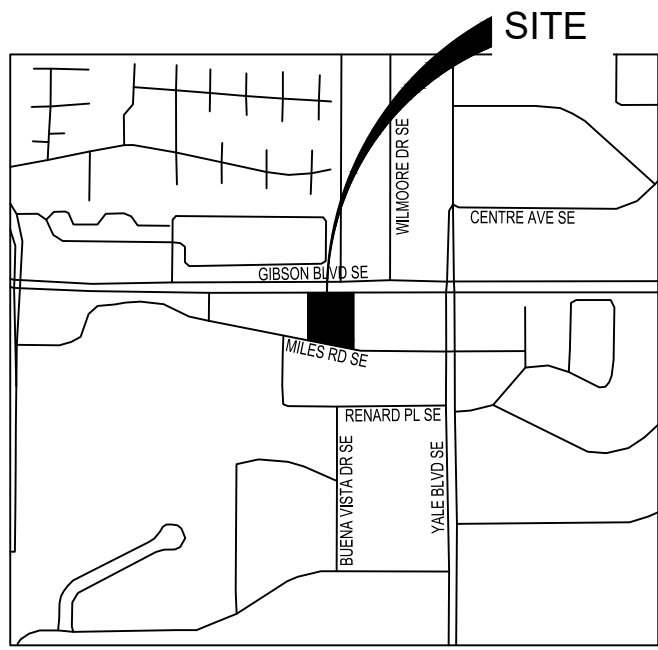
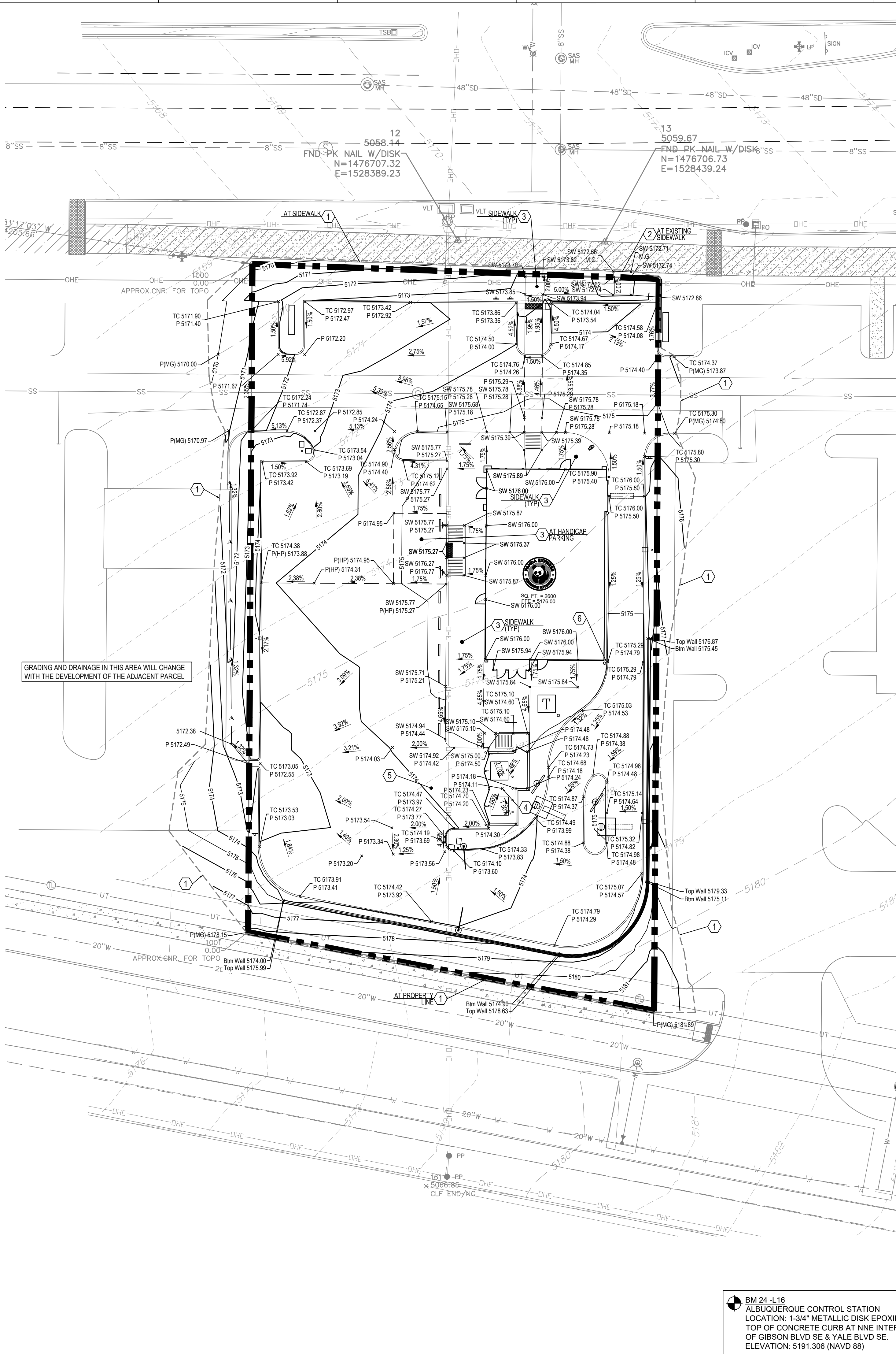
Existing Conditions								
Peak Discharge Rate				Peak Discharge				
Area (sq.ft.)	Area (acres)	2-year (Q peak) (cfs/acre)	10-year (Q peak) (cfs/acre)	100-year (Q peak) (cfs/acre)	2-year (Q peak) (cfs)	10-year (Q peak) (cfs)	100-year (Q peak) (cfs)	
Type B	0	0.000	0.08	0.95	2.36	0.00	0.00	0.00
Type D	33,021	0.758	1.66	2.71	4.34	1.26	2.05	3.29
Total	33,021	0.758				1.26	2.05	3.29

Proposed Conditions								
Peak Discharge Rate				Peak Discharge				
Area (sq.ft.)	Area (acres)	2-year (Q peak) (cfs/acre)	10-year (Q peak) (cfs/acre)	100-year (Q peak) (cfs/acre)	2-year (Q peak) (cfs)	10-year (Q peak) (cfs)	100-year (Q peak) (cfs)	
Type B	6,293	0.144	0.08	0.95	2.36	0.01	0.14	0.34
Type D	26,728	0.614	1.66	2.71	4.34	1.02	1.66	2.66
Total	33,021	0.758				1.03	1.80	3.00

6-HOUR STORMS, EQUATION 6.2: $V_{360} = \text{WEIGHTED } E \cdot A_{\text{TOTAL}}$
 24-HOUR STORMS, EQUATION 6.3: $V_{1440} = V_{360} + A_{\text{TOTAL}} \cdot (P_{1440} - P_{360}) / 12$

Stormwater Quality		
SWQV	acre-ft	cubic feet
	0.013	579.1

NOTE: REDEVELOPMENT SITE: DESIGN STORM = 0.48 INCHES
 SWQV = IMPERVIOUS AREA * 0.26 INCHES ... FOR REDEVELOPMENT SITE



LOCATION MAP

NOT TO SCALE

PROPOSED GRADING LEGEND

TC	PROPOSED TOP OF CURB ELEVATION
P	PROPOSED BOTTOM OF CURB/PAVEMENT ELEVATION
G	PROPOSED GUTTER LINE ELEVATION
FG	PROPOSED FINISHED GRADE ELEVATION
SW	PROPOSED SIDEWALK ELEVATION
HP	PROPOSED HIGH POINT ELEVATION
MG	MATCH EXISTING GRADE ELEVATION
---	LIMITS OF DISTURBANCE
2.00%	PROPOSED SLOPE DIRECTION

GRADING NOTE BLOCKS

- LIMITS OF LAND DISTURBANCE
- MATCH EXISTING GRADE
- PROVIDE 2.00% MAXIMUM CROSS SLOPE
- DUMPSTER INLET TO BE CONNECTED TO THE SANITARY SEWER, SEE UTILITY PLAN C04.0
- APPROACH TO THE DUMPSTER CANNOT EXCEED 2.00% FOR 3'
- FINISHED GRADE BELOW F.F.E.

GRADING NOTES

SEE SHEET C01.1 FOR GRADING NOTES

GRADING INFORMATION

LIMITS OF DISTURBANCE = 38,086 SF / 0.87 AC

ALL DISTURBED AREA SHALL BE STABILIZED WITH SOD, COMMON TO THE REGION - SEE LANDSCAPE PLAN

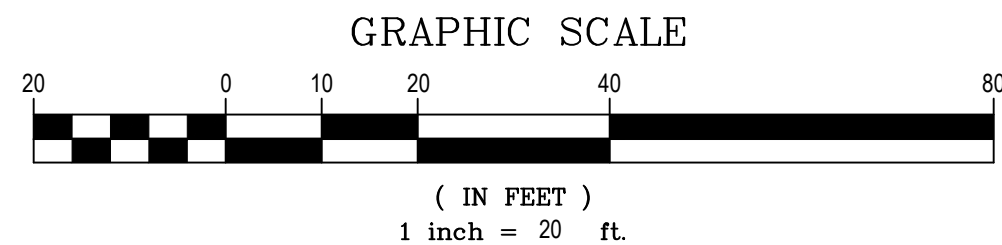
CONSTRUCTION NOTE:
 DESIGN OF THE PANDA EXPRESS SITE, AS SHOWN IN THESE PLANS, ARE BASED UPON THE PROPOSED CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY AND SURROUNDING SITE WORK. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS, UTILITIES, AND SITE FEATURES PRIOR TO ANY WORK DONE. NOTIFY OWNER/ENGINEER OF ANY CONFLICTS WITH DESIGN PRIOR TO ANY WORK DONE.

LEGAL DESCRIPTION:
 LOT LETTERED 'C-2' OF THE PLAT OF LOTS C-1 AND C-2, LOVELAKE HEIGHTS ADDITION, (BEING A REPLAT OF TRACT C, LOVELAKE HEIGHTS ADDITION), WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 18, 2023 IN PLAT BOOK 2023C, PAGE 37.

EXISTING DRAINAGE:
 THIS SITE IS CURRENTLY DEVELOPED AND USED AS AIRPORT PARKING, CONSISTING OF SEVERAL BUILDINGS, CARPORTS, AND ASPHALT DRIVES. ALMOST THE ENTIRETY OF THE LOT IS IMPERVIOUS AREA. THE SITE IS BOUNDED BY GIBSON BLVD TO THE NORTH, YALE BLVD TO THE EAST, MILES RD TO THE SOUTH, AND WALKER DR TO THE WEST. THE SITE IS APPROXIMATELY 7.18 ACRES AND DRAINS FROM SOUTHEAST TO NORTHWEST. FREE RELEASING INTO GIBSON BLVD THROUGH SEVERAL SIDEWALK CULVERTS. THE SITE IS NOT LOCATED IN A FLOODPLAIN AS SHOWN ON THE FIRM MAP (SEE THIS SHEET). THE PROJECT DOES NOT RECEIVE OFF-SITE FLOWS.



APPROVAL OF GRADING & DRAINAGE PLANS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.



BM 24 - L16
 ALBUQUERQUE CONTROL STATION
 LOCATION: 1-3/4" METALLIC DISK EPOXYED TO TOP OF CONCRETE CURB AT NINE INTERSECTION OF GIBSON BLVD SE & YALE BLVD SE. ELEVATION: 5191.306 (NAVD 88)

FLOOD STATEMENT:
 THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A FLOOD STUDY. PROPERTY LIES WITHIN ZONE 'X' (NO FLOOD HAZARD) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO PANEL 350002 0361 G, EFFECTIVE DATE SEPTEMBER 28, 2008.



PANDA EXPRESS, INC.
 1683 Walnut Grove Ave.
 Rosemead, California
 91770

Telephone: 626.799.9898
 Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		

ISSUE DATE:

1ST SUBMITTAL 01-25-24
 2ND PERMIT/BID 03-25-24

DRAWN BY:

JRJ

PANDA PROJECT #: S8-25-D26003

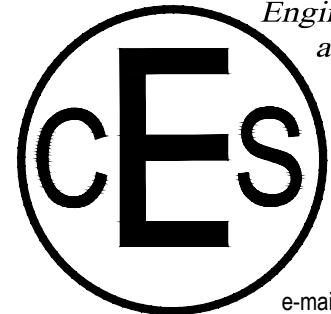
PANDA STORE #: D26003



06/10/2024

Civil Engineering Services

Engineering, Land Planning, and Environmental



7705 Spicer Farm Lane
 Fairview, Tennessee
 37062
 Phone: (615) 533-0401

e-mail: ray@civiengineeringsservices.net

PANDA EXPRESS

2040 GIBSON BLVD SE
 ALBUQUERQUE, NM 87106

GRADING AND DRAINAGE PLAN

C05.0

