CITY OF ALBUQUERQUE

June 7, 2017

Scott McGee, PE
Scott M. McGee PE, LLC
9700 Tanoan Dr. NE
Albuquerque, NM 87111

Re: Office Warehouse
5454 Venice Ave. NE
Requested for Permanent C. O. - Accepted
Engineers Stamp Date 6/8/16 (B18D017)
Certification dated: 5-31-17

Dear Mr. McGee,

Based on the Certification received on 5/31/2017, the site is acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3986 or Totten Elliott at 924-3982.

Sincerely,

James D. Hughes, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

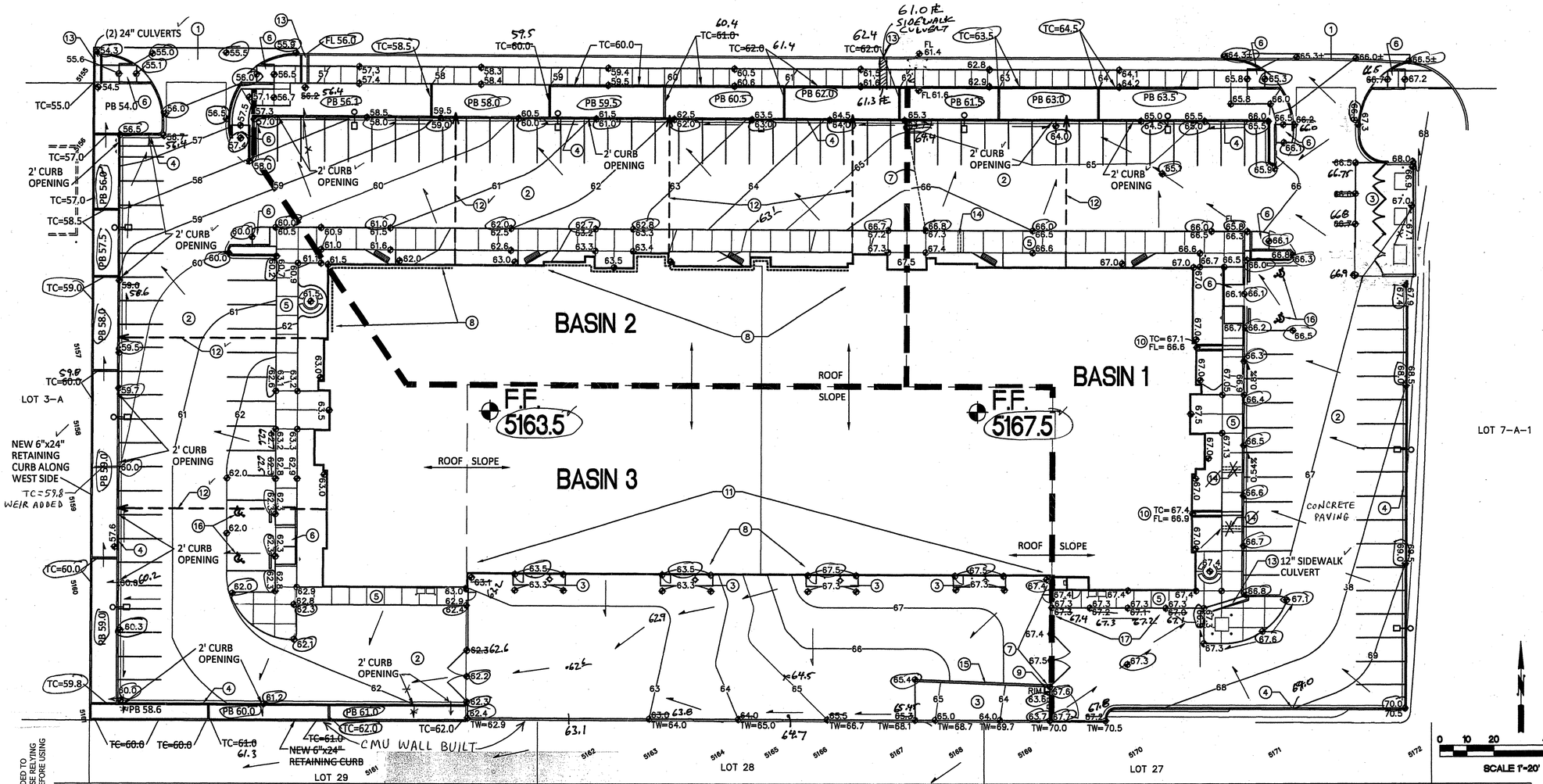
TE/JH
C: CO Clerk, Serna, Yvette M.; Fox, Debi; Tena, Victoria C.; Sandoval, Darlene M.

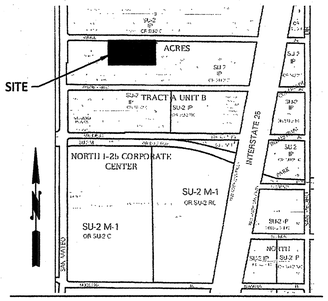
PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov





VICINITY MAP B-18 N.T.S.

LEGEND

----------	EXISTING CONTOUR
————	PROPOSED CONTOUR
55.5	PROPOSED SPOT ELEVATION
→	FLOW ARROW
FF = 67.5	FINISH FLOOR ELEVATION
FL=54.0	FLOWLINE ELEVATION
INV=72.5	INVERT ELEVATION
TW=57.5	TOP OF RETAINING WALL ELEVATION
PB	POND BOTTOM ELEVATION
— — —	BASIN BOUNDRY
66.9	AS-BUILT ELEVATION

MECHENBIER CONSTRUCTION INC

OFFICE/ WAREHOUSE DEVELOPMENT AT 5454 VENICE AVE. N.E.

DRAINAGE CERTIFICATION

I, SCOTT M MCGEE, NMPE 10519, OF THE FIRM SCOTT M MCGEE PE, LLC, HEREBY CERTIFY THAT THIS SITE HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 6/8/16. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL PLAN HAS BEEN OBTAINED BY FIELD SURVEY PERFORMED BY ANDREW S MEDINA, NMPS 12649. I ALSO CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE 5/19/17 & 5/31/17 AND HAVE DETERMINED BY OBSERVATION 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 A PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION SHOWN HEREON IS NOT NECESSARILY COMPLETE AND IS ONLY INTENDED TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING/ DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD INFORMATION FOR COMMENT ARE ADVISED TO OBTAIN INDEPENDENT ACCURACY VERIFICATION BEFORE USING IT FOR ANY PURPOSE.

Scott M McGee 5/31/17
SCOTT M MCGEE, NMPE 10519

SURVEYOR'S CERTIFICATE

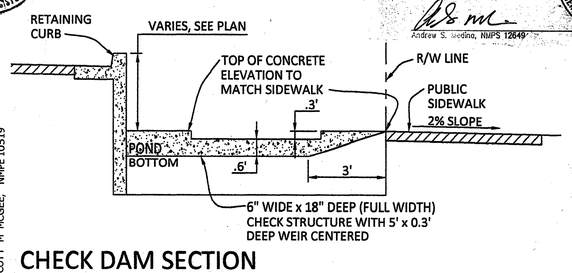
I, Andrew S Medina, a duly qualified Licensed Professional Surveyor under the laws of the State of New Mexico, do hereby certify, that the "as-built" information shown on these drawings was obtained from field construction and "as-built" surveys performed by me or under my supervision that the "as built" information shown on these drawings was added by me of under my supervision; and that this "as-built" information is true and correct to the best of my knowledge and belief. I am not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.

SANDIA LAND SURVEYING
15 CASA TERRENO
PLACITAS, NM.
505-259-0130

Andrew S. Medina, NMPS 12649 Date

SCOTT M. MCGEE NEW MEXICO 10519 REGISTERED PROFESSIONAL ENGINEER

ANDREW S. MEDINA NEW MEXICO 12649 REGISTERED PROFESSIONAL SURVEYOR



CHECK DAM SECTION

NOT TO SCALE

NOTE: WEIR TO BE 0.4' DEEP WITH 0.5' POND DEPTH ALONG WEST SIDE OF PROPERTY

DRAINAGE

LEGAL: Lot 6A, Block 4 Tract A Unit B North Albuquerque Acres

AREA:116,022 sf (2.6635 acres)

BENCHMARK: I-25-11 ELEVATION = 5209.62 (NAVD88)

SURVEYOR: Sandia Land Surveying dated April 2016

PRECIPITATION ZONE: 3

FLOOD HAZARD: From FEMA Panel 35001C129H (dated 8/16/2012), this site is identified as being within Zone 'X' which is located outside the 0.2% annual chance floodplain.

EXISTING CONDITIONS: The site is undeveloped and is located on the south side of Venice Avenue east of San Mateo Blvd NE. The site slopes down from the east to the west at about 3%. Existing site drainage is generally directed to the west and north where runoff is conveyed to the public right of way of Venice Avenue. It was a previous landfill site which has been excavated, refilled, and compacted.

PROPOSED IMPROVEMENTS: The proposed improvements include a 37,600 sf building with associated paved parking and landscaping. The building slab is proposed to have one 4' step between the east and west halves.

DRAINAGE APPROACH: The drainage plan will follow historic drainage patterns. The developed runoff will be carried to the north and west sides of the lot and is split into 3 basins. This follows the previously approved Drainage plan prepared by Fred Arfman, PE, Isaacson & Arfman dated 2-1-2010).

Existing land treatment: 100% C Q= (2.6635) (3.45) = 9.2 cfs
V= (116,022)(.108) = 12,530 CF
Proposed land treatment: 11% C and 89% D (Unit discharge is then 4.84 cfs/acre)
Developed runoff rate is then: Q= (0.293)(3.45)+(2.3705)(5.02) =12.9 cfs
V= (116,022)(.187) = 21,696 CF
Basin 1: V= (0.776 ac)(4.84) = 3.75 CFS
Basin 2: V= (0.492 ac)(4.84) = 2.4 CFS
Basin 3: V= (1.3955 ac)(4.84) = 6.75 CFS
First Flush: V= (103,800)(0.34/12) = 2,941 CF

Proposed retention volume will be provided in the north and west landscape strips over an area of 6,900 SF. Multiple check dams provide a typical 0.5' depth of retention (V=3,450 CF). Sidewalk culverts have a capacity of 3.8 CFS based on the Orifice equation and a 24" width.
Weir capacity is 3.9 CFS for H=0.3' and 6.1 CFS for H= 0.4'.

The approved Drainage plan indicates free discharge to Venice Avenue. The new requirement to retain the first flush volume onsite will slightly reduce the discharge volume from the site for the developed conditions.

KEYED NOTES (X)

1. CONSTRUCT PRIVATE ENTRANCE PER CITY STD DWG NO. 2426. MATCH EXISTING FLOWLINE ELEVATIONS TO PROVIDE A SMOOTH RIDING TRANSITION. CONSTRUCT CONCRETE VALLEY GUTTER AND HANDICAP RAMPS MATCHING EXISTING FLOWLINE AND TOP OF WALK ELEVATIONS. MAINTAIN MINIMUM 48" WIDE CROSSWALK AT 2% MAXIMUM CROSS SLOPE BETWEEN RAMPS. CURB HEIGHT SHALL TRANSITION FROM 8" TO 6" OVER LENGTH OF ARC.
2. NEW ASPHALT OR CONCRETE PAVING
3. PROPOSED CONCRETE PAVING. SEE ARCHITECTURAL FOR JOINT INFORMATION, DIMENSIONS, ETC.
4. CONSTRUCT 6" HIGH MEDIAN CURB AND GUTTER AT ALL ON-SITE LOCATIONS PER CITY STD DWG NO. 2415B.
5. CONSTRUCT TURNED DOWN CONCRETE WALK THIS AREA. SEE ARCHITECTURAL FOR DETAIL.
6. CONSTRUCT ADA ACCESS RAMP. SEE ARCHITECTURAL FOR RAMP LOCATIONS / DIMENSIONS AND ADDITIONAL INFORMATION.
7. PAVING HIGH POINT THIS AREA.
8. CONSTRUCT STEM WALL TRANSITIONS AS REQUIRED TO ACHIEVE GRADE DIFFERENCES SHOWN. SEE STRUCTURAL FOR FOUNDATION INFORMATION.
9. CONSTRUCT LOADING DOCK SUMP PUMP INLET WITH 1/2 HP SUBMERSIBLE PUMP. INLET SHALL BE 3' DEEP TYPE 'D' PER CITY STD DWG NO. 2206. PUMP SHALL BE HYDROMATIC SHEF45 WITH 2" DISCHARGE PIPING--115V SINGLE PHASE POWER REQUIRED. DISCHARGE PIPE SHALL OUTLET THROUGH LOADING DOCK WALL AND DIRECT FLOW TO THE WEST.
10. ROOF FLOW TO EAST SHALL BE CONVEYED TO ASPHALT PAVEMENT VIA 'U' SHAPED CONCRETE CHANNEL WITH COVERED SIDEWALK CULVERT. FLOWLINE (FL) AND TOP OF CHANNEL CURB (TC) ELEVATIONS AT BUILDING SHOWN. CHANNEL SLOPE TO ASPHALT SHALL BE 1% MINIMUM..
11. ROOF FLOW TO SOUTH SIDE TO BE COLLECTED AND DISCHARGED TO PAVEMENT SURFACE.
12. ROOF FLOW TO NORTH AND WEST SIDES TO BE COLLECTED AND PIPED DIRECTLY TO POND AREAS SHOWN.
13. CONSTRUCT 2' WIDE COVERED SIDEWALK CULVERT PER CITY STD. DWG. NO. 2236 TO PASS FLOW AT SLOPE 2%. SEPARATE PERMIT REQUIRED FOR CONSTRUCTION WITHIN PUBLIC R.O.W. (SEE S.O.19 NOTICE THIS SHEET).
14. ~~INSTALL TWO 2" DIAMETER PIPES THROUGH WALK THIS AREA TO PASS FLOW TO PAVEMENT.~~ NOT BUILT
15. DOCK RETAINING WALL. DESIGN BY OTHERS.
16. CONSTRUCT ACCESSIBLE PARKING SPACE AND ACCESS AISLE SURFACE TO ADA STANDARDS WITH MAXIMUM 2% SLOPE IN ANY DIRECTION.
17. TRANSITION ASPHALT / CONCRETE WALK RELATIONSHIP (0" TO 5") AT ELEVATIONS SHOWN TO MAINTAIN POSITIVE DRAINAGE TO SIDEWALK CULVERT.

S.O.19 NOTICE TO CONTRACTORS

SPECIAL ORDER FOR R/W CONSTRUCTION

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R/W.
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE LINE LOCATING SERVICE, NEW MEXICO ONE CALL 260-1990, (NM ONE CALL "811") FOR THE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL
NAME _____ DATE _____

INSPECTOR _____

Scott M McGee PE, LLC
9700 Tanoan Dr NE
Albuquerque, NM 87111
505.263.2905
scottmmcgee@gmail.com

MG1608_CG-101.dwg Nov 23,2016

GRADING AND DRAINAGE PLAN

slagle HERR ARCHITECTS
1600 rio grande nw
albuquerque
new mexico 87104
505 246 0870
fax 505 246 0437
slagleherr.com

Scott M McGee 6/8/16

revisions:

date:

sheet:

CG-101