CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller

December 29, 2020

Scott McGee, P.E.
9700 Sand Verbena Trail NE
Albuquerque, NM 87122

RE: 8405 Washington Place NE
Grading and Drainage Plan
Engineer's Stamp Date: 12/01/20
Hydrology File: C17D001U12

Dear Mr. McGee:

Based upon the information provided in your submittal received 12/11/2020, the Grading and Drainage Plan is approved for Building Permit.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

If the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

Also, please provide the Drainage Covenant for the proposed stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. There is a recording fee ($25, payable to Bernalillo County). Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996). Due to COVID-19, please follow the instructions:

Either email a pdf copy of the executed drainage covenant and the exhibit to clabadie@cabq.gov or either mail or drop off the originals. Please mail the $25.00 recording fee check made payable to Bernalillo County to:

Planning Dept./DRC
Attn: Charlotte LaBadie
600 2nd St. NW, Ste. 400
ABQ, NM, 87102

If you drop off the originals, there is a drop box outside the building labeled DRC. Once approved and recorded, Charlotte will email you a copy.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

Project Title: 8405 Washington Pl NE Building Permit #: _____ Hydrology File #: C-17

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

Legal Description: Tract B-2-C-1-A CLIFFORD INDUSTRIAL PARK

City Address: 8405 WASHINGTON PL NE

Applicant: SMM PE, LLC Contact: Scott McGee

Address: 9700 Sand Verbena Trail NE

Phone#: 263-2905 Fax#: _____ E-mail: scottmmcgee@gmail.com

Other Contact: Mechenbier Construction Contact: John Mechenbier

Address: 8500 Washington NE Ste. A-5

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

TYPE OF DEVELOPMENT:_____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _X_ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes _X_ No

DEPARTMENT: _____TRAFFIC/TRANSPORTATION _X_ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
_X_ GRADING PLAN
____ DRAINAGE MASTER PLAN
____ DRAINAGE REPORT
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ OTHER (SPECIFY) _____
____ PRE-DESIGN MEETING?

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
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

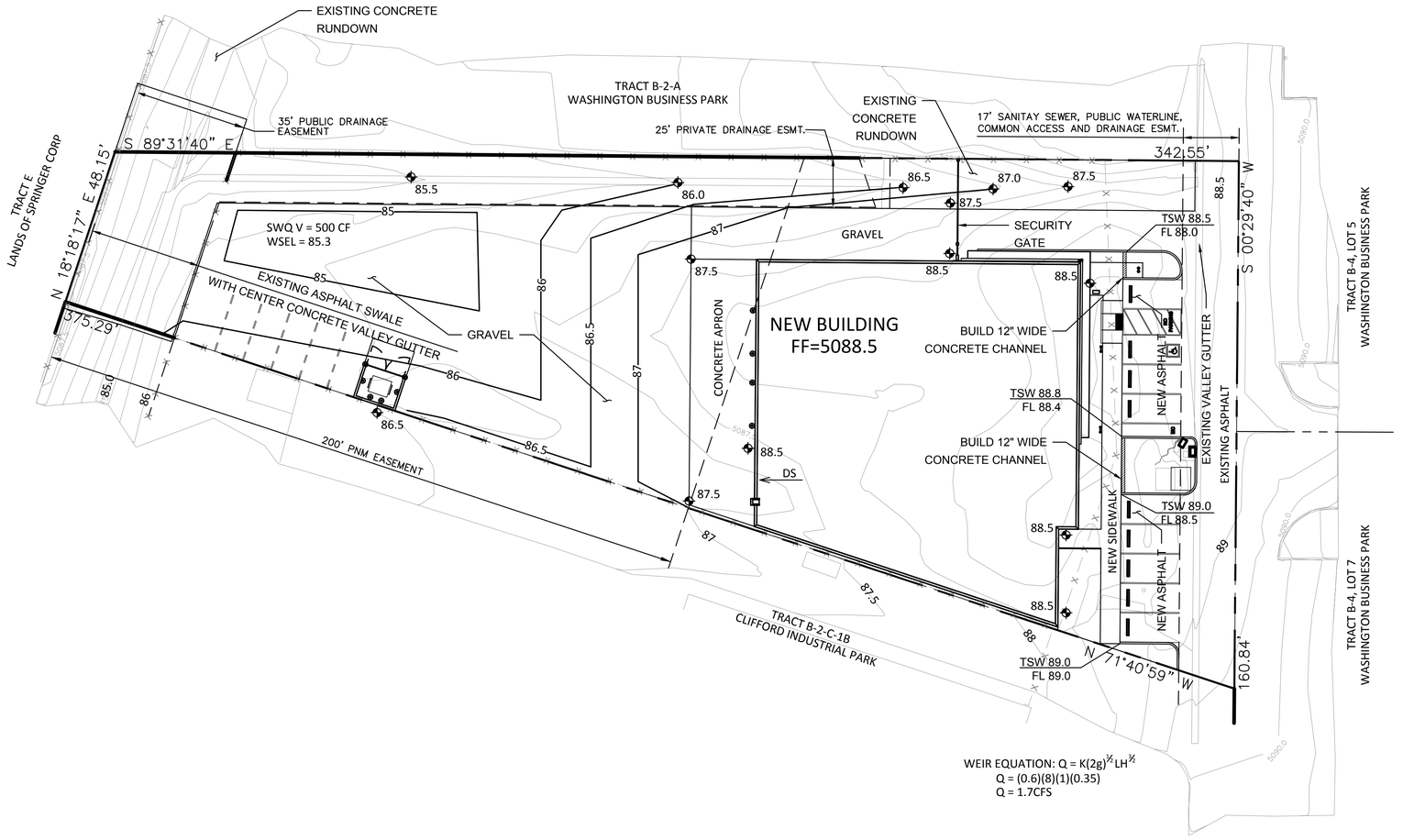
DATE SUBMITTED: 12-29-2020 By: Scott McGee

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED:_____

FEE PAID:_____

KEYED NOTES

A. X

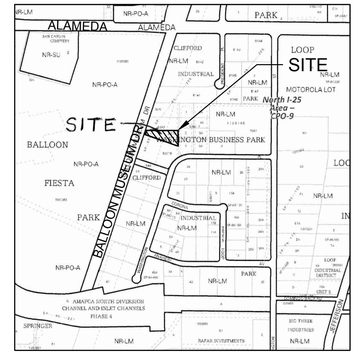


WEIR EQUATION: $Q = K(2g)^{1/2} LH^{3/2}$
Q = (0.6)(8)(1)(0.35)
Q = 1.7CFS

GRADING AND DRAINAGE PLAN

1" = 20'

0 20' 40'



VICINITY MAP C-17-Z

LEGEND

	EXISTING CONSTRUCTION
	NEW CONTOUR
FF=5088.5	PROPOSED BUILDING FINISH FLOOR ELEV
36.5	NEW SPOT ELEVATION
	NEW CONSTRUCTION
RD	ROOF DRAIN
TC	TOP OF CURB

DRAINAGE ANALYSIS

ADDRESS: 8405 Washington Place NE, Albuquerque, NM

LEGAL DESCRIPTION: TRACT B-2-C-1-A, CLIFFORD INDUSTRIAL PARK

SITE AREA: 36,475 SF (0.837 acre)

BENCHMARK: City of Albuquerque Station '13-D16' being a brass cap with ELEV= 5073.471 (NAVD 1988)

SURVEYOR: Sandia Land Surveying Inc. dated June 9, 2019

PRECIPITATION ZONE: 2

FLOOD HAZARD: From FEMA Map 35001C0136G (9/26/08), this site is identified as being within Zone 'X' which is determined to be outside the 0.2% annual chance floodplain.

OFFSITE FLOW: Offsite flow enters this site at the NE corner and is carried west on an existing concrete/asphalt swale.

EXISTING CONDITIONS: The site is an undeveloped industrial site which is fairly flat but slopes down to the west. The site discharges freely to the southwest.

PROPOSED IMPROVEMENTS: A 8,950 SF building is proposed along with paved parking and access drives and minor xeric landscape areas. Paved parking is proposed in front of the building and base course is in the rear-yard area.

DRAINAGE APPROACH: The site drainage pattern will follow historic conditions with the incorporation of an onsite retention pond for the first flush volume.

Existing land treatment: 76% C and 24% D
Q= [(0.76)(3.14)+(0.24)(4.70)](0.837)= 2.9 CFS

Proposed land treatment: 49% C and 51% D
Q= [(0.49)(3.14)+(0.51)(4.70)](0.837)= 3.3 CFS

SWQ V= (0.42/12)(12,780) = 447 CF

The proposed retention storage area will provide V= 500 CF (500 > 447 OK)

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
12/29/20
DATE:
BY:
HydroTrans #
C17D001U12
THIS APPROVAL OF THESE PLANS DOES NOT SHALL NOT BE CONSTRUED TO PERMIT VIOLATION OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS, DESIGN SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

SCOTT M. McGEE NEW MEXICO 10519 REGISTERED PROFESSIONAL ENGINEER
12/2/2020

Scott M McGee PE
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Albuquerque, NM 87111
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scottmmcgee@gmail.com