

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

February 6, 2026

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

**RE: 4000 Ellison St NE**  
**PERMANENT C.O. – Accepted**  
**Engineer's Certification Date: 01/29/2026**  
**Engineer's Stamp Date: 07/14/2022**  
**Hydrology File: D17D074**  
**Case # HYDR-2026-00039**

Dear Mr. Soule:

PO Box 1293

Based on the Certification received 02/03/2026 and the site visit on 02/06/2026, this letter serves as an approval from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

If you have any questions, please contact me at 505-924-3995 or [baileythompson@cabq.gov](mailto:baileythompson@cabq.gov).

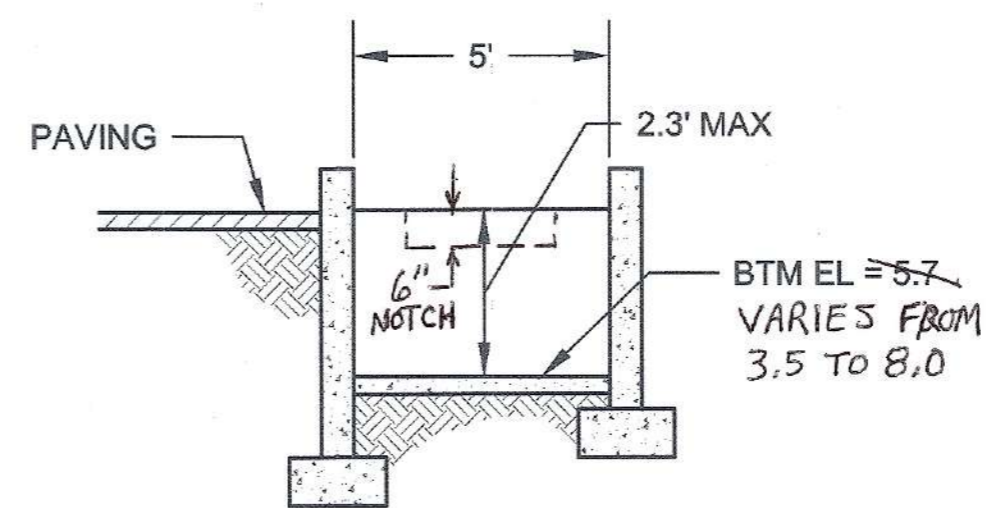
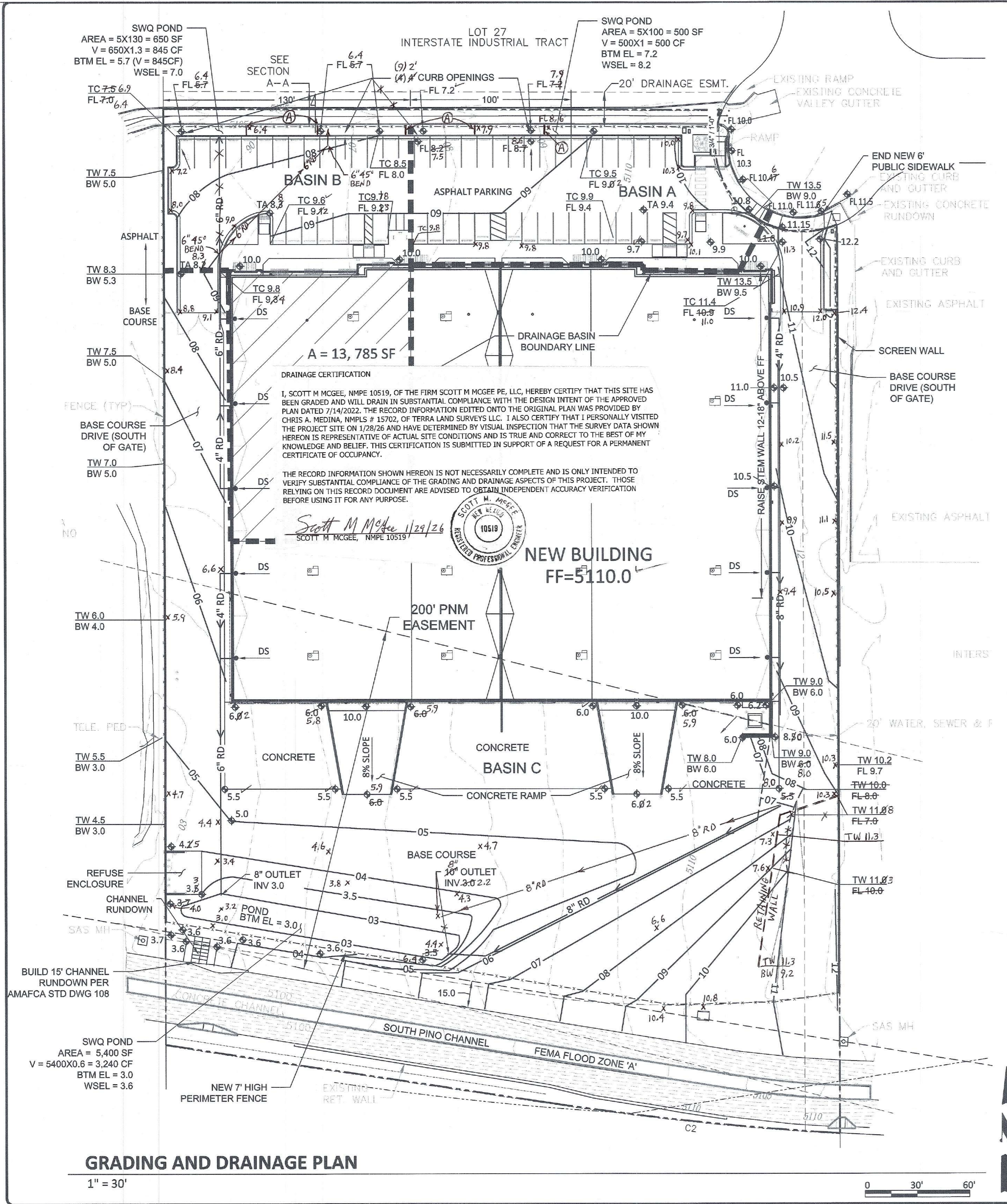
NM 87103

Sincerely,

[www.cabq.gov](http://www.cabq.gov)

Bailey Thompson, E.I.T.  
Engineer Associate, Hydrology  
Planning Department, Development Review Services

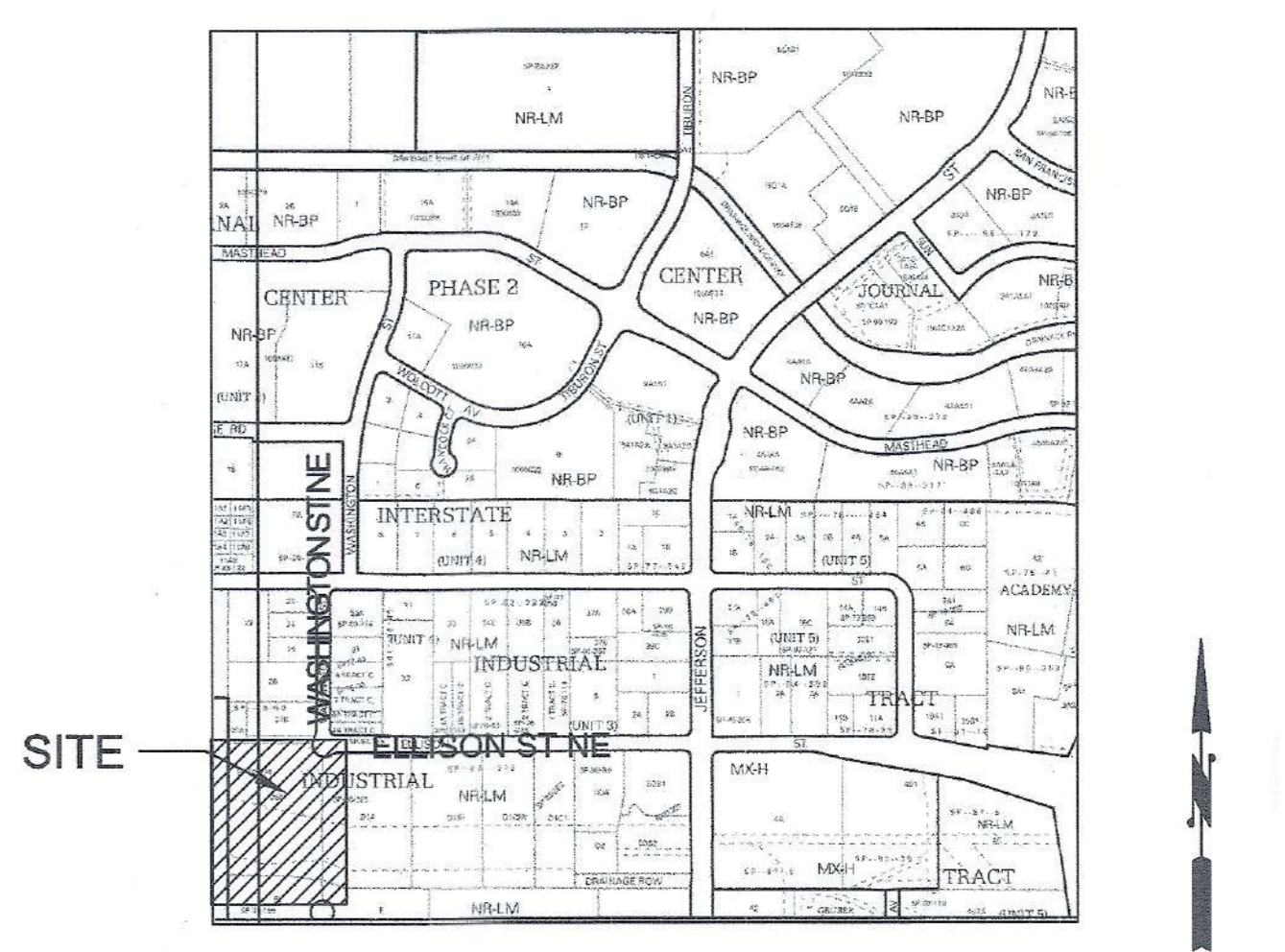




NOTE: 5 DIVIDER WALLS WERE ADDED WITH 3" WIDE X 6" DEEP OVERFLOW NOTCHES NOTED AS (A) AT LEFT.

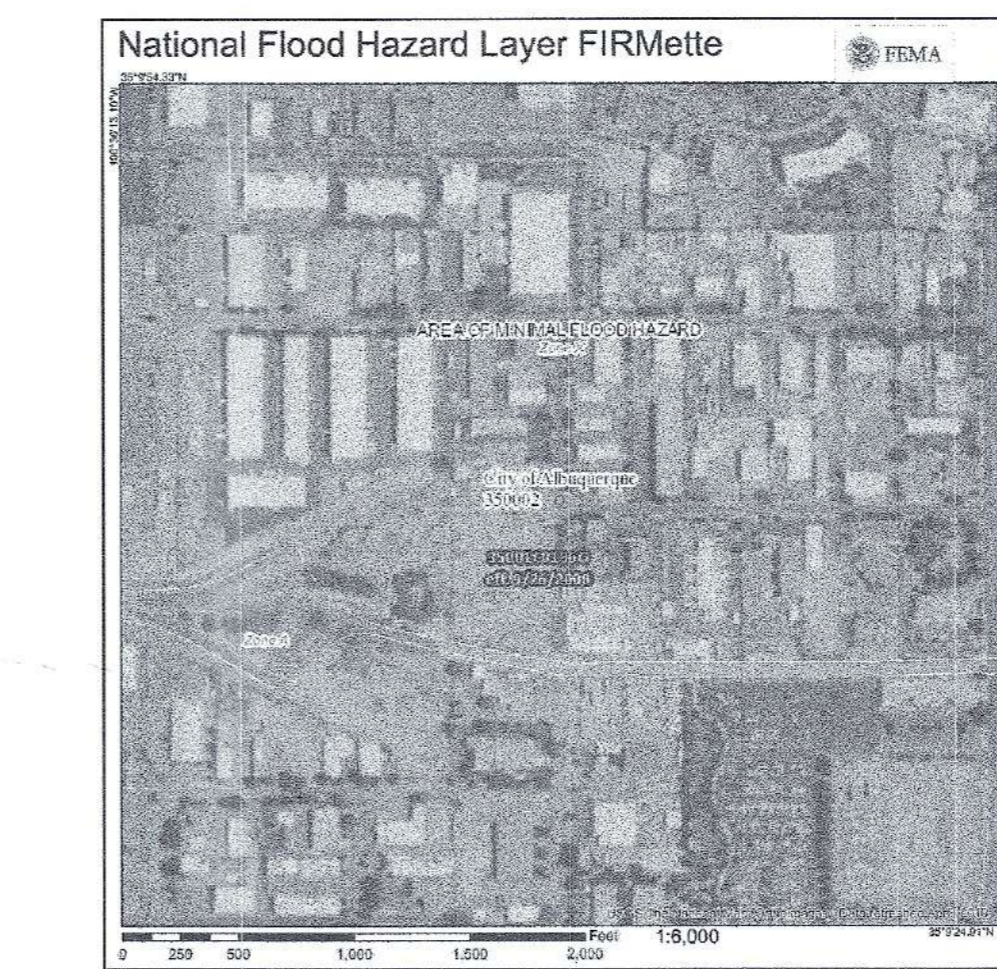
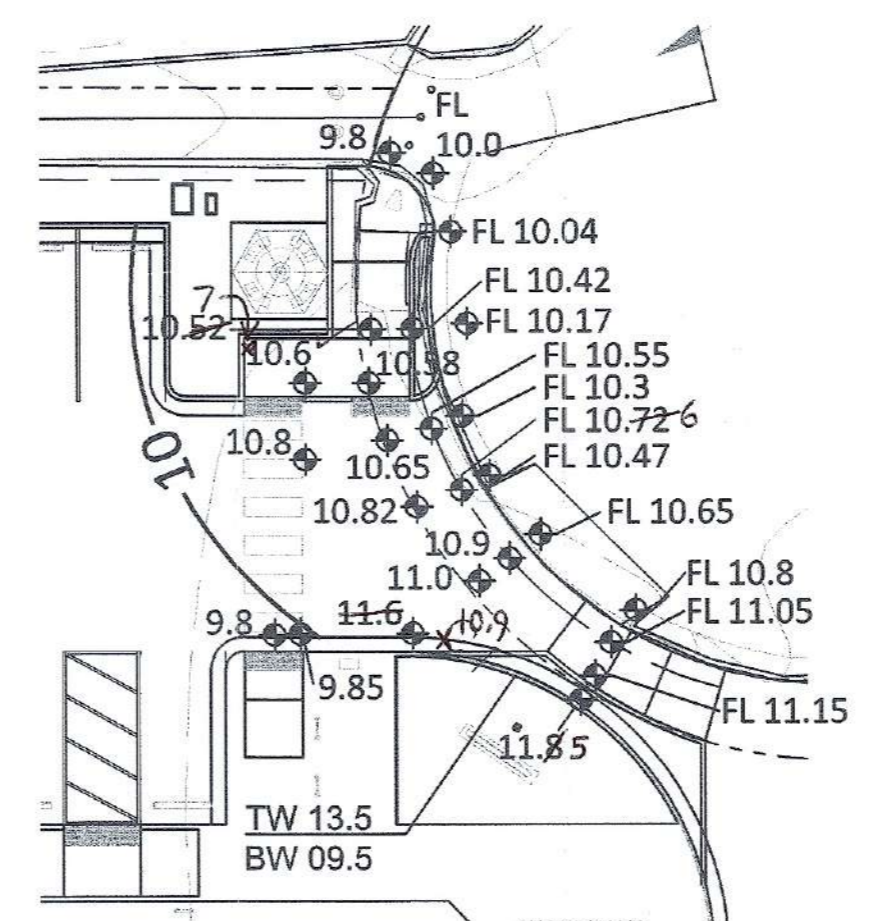
**SECTION A-A**  
1/4" = 1'-0"

BASIN	AREA	AREA 'D'	SWQ VOL	POND VOL
A	15,900	13,540	474	500
B	24,500	24,154	845	845
C	173,567	86,406	3,024	3,240



**LEGEND**

- EXISTING CONSTRUCTION
- NEW CONTOUR
- FF=5110.0 PROPOSED BUILDING FINISH FLOOR ELEV
- ◆ 65.5 NEW SPOT ELEVATION
- NEW CONSTRUCTION
- RD ROOF DRAIN
- TC TOP OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- AS-BUILT ELEVATION



**DRAINAGE ANALYSIS**

ADDRESS: 4000 Ellison Street NE, Albuquerque, NM

LEGAL DESCRIPTION: LOT 28-A, INTERSTATE INDUSTRIAL TRACT

SITE AREA: 213,967 SF (4.912 acre)

BENCHMARK: City of Albuquerque Station '12-E17' being a brass cap with ELEV= 5118.70 (NAVD 1988)

SURVEYOR: Sandia Land Surveying Inc. dated July 14, 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 by an existing concrete drain swale within an existing 20' drainage easement.

EXISTING CONDITIONS: The site is an undeveloped industrial site which slopes down to the west at 2-2.5%. The site discharges freely to the west which is the South Pino Channel and base course is proposed for the sides and rear-yard area.

PROPOSED IMPROVEMENTS: A 76,574 SF building is proposed with paved parking and access drives and xeric landscape areas. Paved parking is proposed north of the building and base course is proposed for the sides and rear-yard area.

DRAINAGE APPROACH: The site drainage pattern will continue to discharge to the S Pino Channel and incorporates onsite retention ponds for the Storm water quality volume.

Existing land treatment: 100% A  $Q = (1.71)(4.912) = 8.4$  CFS

Proposed land treatment: 42% (89,867 SF) C and 58% (124,100 SF) D  
 $Q = [(0.42)(3.05) + (0.58)(4.34)](4.912) = 18.7$  CFS

SWQ V (Basin A) = (0.42/12)(13,540) = 474 CF (500 CF PROVIDED)  
 SWQ V (Basin B) = (0.42/12)(24,154) = 845 CF (845 CF PROVIDED)  
 SWQ V (Basin C) = (0.42/12)(86,406) = 3,024 CF (3,240 CF PROVIDED)

City of Albuquerque  
 Planning Department  
 Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
 DATE: 07/29/22  
 BY: [Signature]  
 Hydrology ID: D17D074



**GRADING AND DRAINAGE PLAN**

1" = 30'

