

CITY OF ALBUQUERQUE



November 28, 2017

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

**Re: Winnelson Addition
3545 Princeton NE
Requested for Permanent C. O. - Accepted
Engineers Stamp Date 10/10/16 (G16D152)
Certification dated: 11-9-17**

Dear Mr. McGee,

Based on the Certification received on 11/22/2017, the site is acceptable for release of Certificate of Occupancy by Hydrology.

PO Box 1293

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

Albuquerque

Sincerely,

NM 87103

www.cabq.gov

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

TE/JH

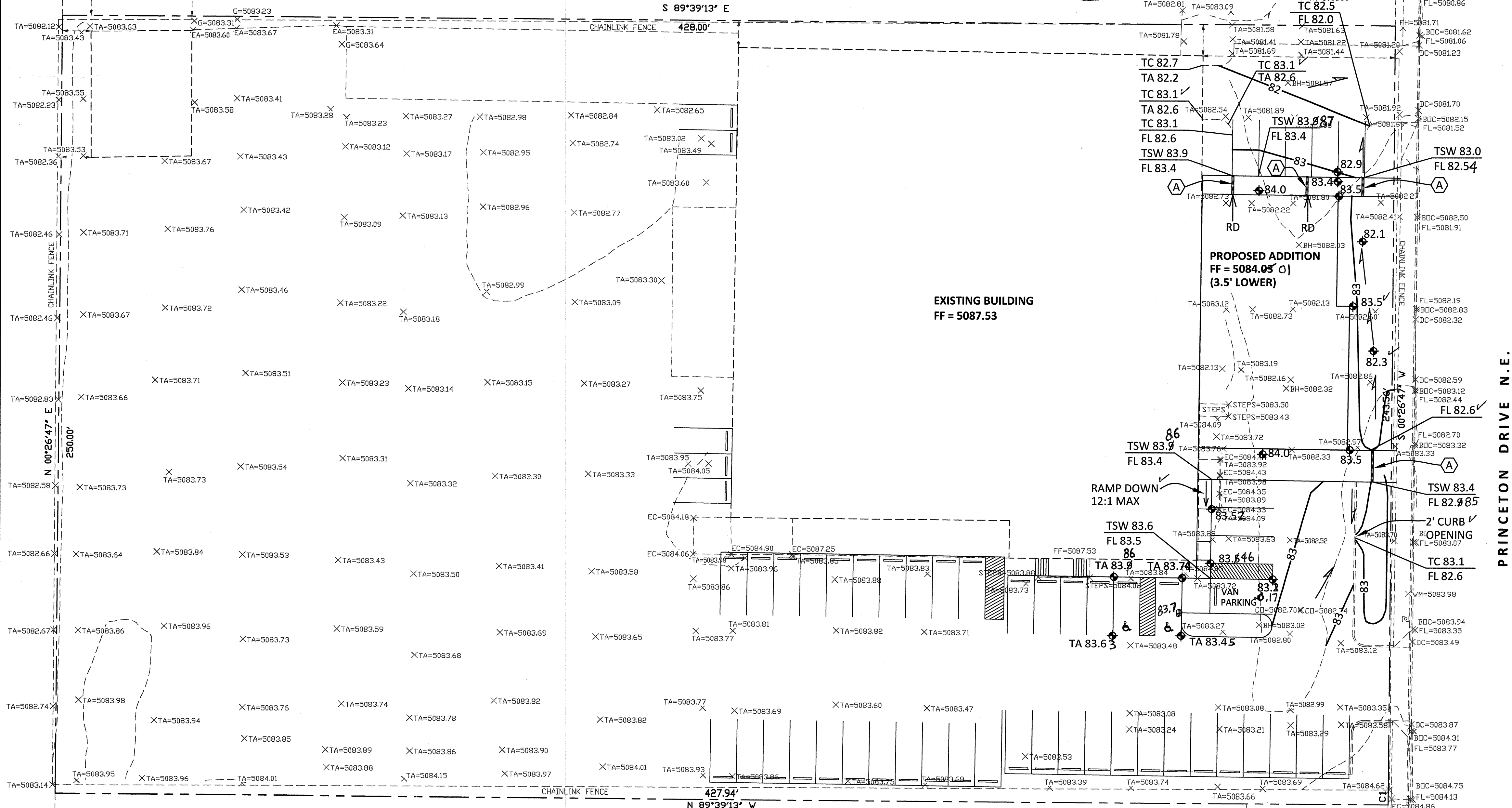
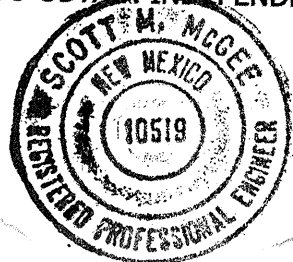
C: CO Clerk, Serna, Yvette M.; Fox, Debi; Tena, Victoria C.; Sandoval, Darlene M.

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 10/10/16. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL PLAN HAS BEEN OBTAINED BY ANTHONY L. HARRIS, NMPS 11463, OF THE SURVEY OFFICE. I ALSO CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 11/9/17 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 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 DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT ACCURACY VERIFICATION BEFORE USING IT FOR ANY PURPOSE.

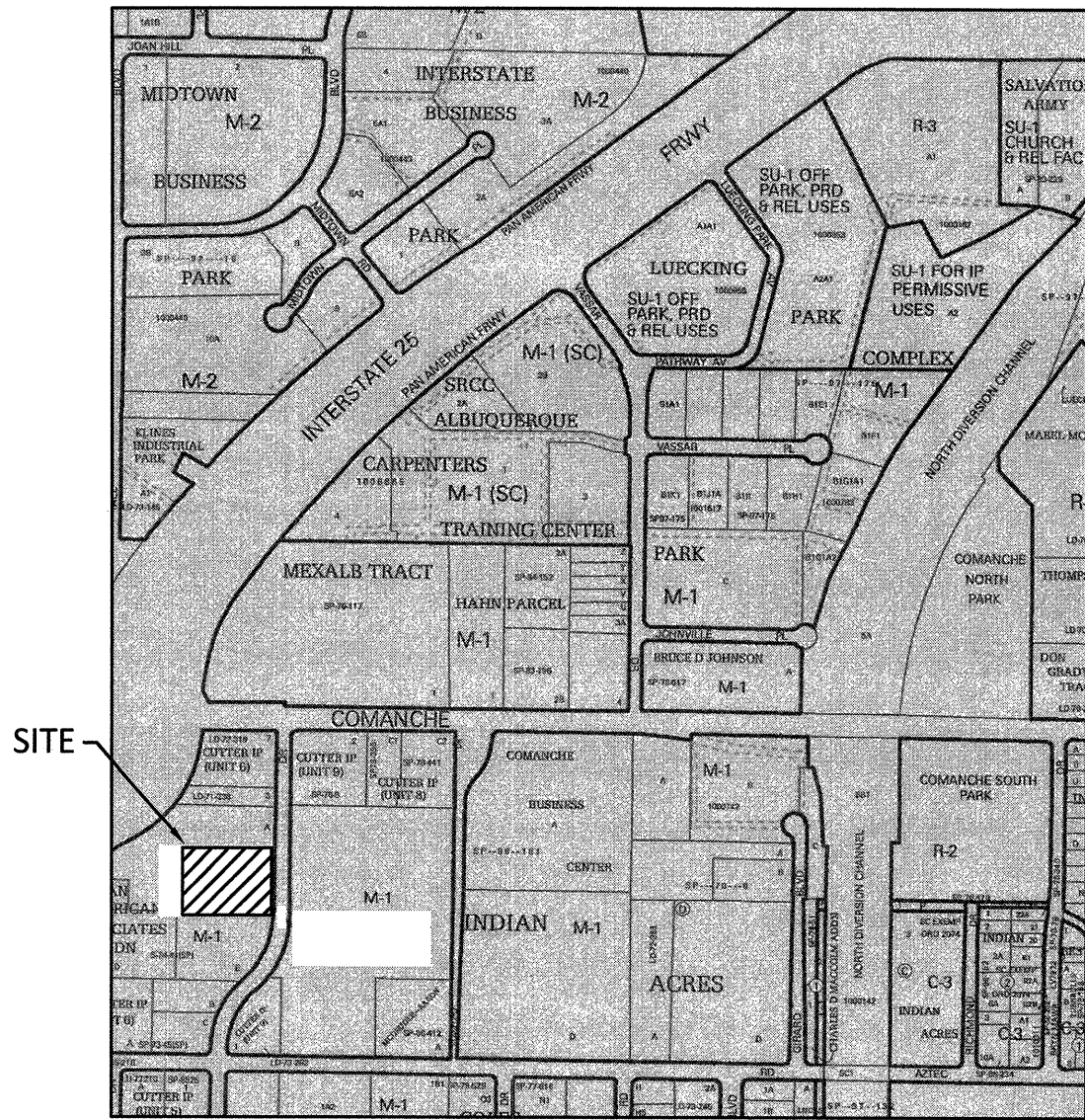
Scott M McGee 11/9/17
SCOTT M MCGEE, NMPE 10519



GRADING PLAN

1" = 20'

0 20' 40'



VICINITY MAP

NOT TO SCALE

G-16

LEGEND

- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- FF = 5084.03
- 83.5
- TC
- FL
- TA
- TSW
- 83.46
- AS-BUILT ELEVATION

KEYED NOTES

- 12" BY FULL WIDTH OF SIDEWALK TRENCH DRAIN (NEENAH R-4999-AX) OR APPROVED EQUAL

DRAINAGE ANALYSIS

ADDRESS: 3545 Princeton Drive NE, Albuquerque, NM

SITE AREA: 105,610 SF (2.426 acres)
PROJECT AREA: 16,600 SF (0.38 acres)

BENCHMARK: City of Albuquerque Station 'CANDELARIA' being a brass cap
ELEV= 5090.846 (NAVD 1988)

SURVEYOR: The Survey Office dated June, 2016

PRECIPITATION ZONE: 2

FLOOD HAZARD: FEMA Map 35001C0351H (8/16/12), identifies this site is within Zone 'X' which is located outside the 0.2% annual chance floodplain.

EXISTING CONDITIONS: The site is an existing 23,900 SF building and asphalt parking area that slopes down from the west to the east. It currently freely discharges to Princeton Drive NE.

OFFSITE FLOW: No offsite flows enter this site.

PROPOSED IMPROVEMENTS: The proposed improvements include a 3,790 SF addition to the east side of the building, accessible and standard parking spaces, and associated landscaping. These improvements are proposed in an area where it is entirely asphalt paving today.

DRAINAGE APPROACH: The site drainage pattern will remain unchanged as the site will continue to drain to the east side per historic conditions.

Existing land treatment: 100% D Precipitation Zone: 2
Q= (4.37)(2.425)=10.6 CFS

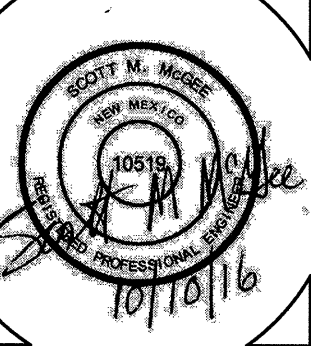
Proposed land treatment: 3% C and 97% D
Q= [(0.03)(2.87)+(0.97)(4.37)](2.425)=10.5 CFS

First flush V= (166,490)(0.34/12)= 4,717 CF

The proposed landscape area will not contain the first flush volume for the entire site, but will provide runoff storage for a portion of the asphalt parking located south of the addition. Site runoff will not increase and there will be no adverse impact on downstream drainage facilities.

SIMMS TOWER STUDIO 850
400 GOLD AVENUE SW
ALBUQUERQUE, NEW MEXICO
8 7 1 0 2
TEL 505.243.8100

G. DONALD DUDLEY AIA
ARCHITECT
ARCHITECTURE INTERIORS PLANNING
AIA NCARB LEED AP



PROJECT NAME:
ALBUQUERQUE WINNELSON
3545 PRINCETON DR NE
Albuquerque, NM 87107

MARK	DATE	DESCRIPTION

GDDA PROJECT NO:	15-111
DATE:	10.10.2016
DRAWN BY:	CB
CHECKED BY:	SM
SET NO:	
SHEET TITLE:	

GRADING PLAN

C101