

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 19, 2023

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

RE: Blue Cross Animal Clinic
1656 University Blvd NE
Permanent C.O. – Accepted
Engineer's Certification Date: 07/06/23
Engineer's Stamp Date: 03/17/22
Hydrology File: H15D015B

Dear Mr. McGee:

PO Box 1293 Based on the Certification received 07/11/2023 and site visit on 07/18/2023, this letter serves as
a “green tag” 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 924-3995 or rbrissette@cabq.gov.

Sincerely,

NM 87103 

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

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

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ 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:

- _____ 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) _____

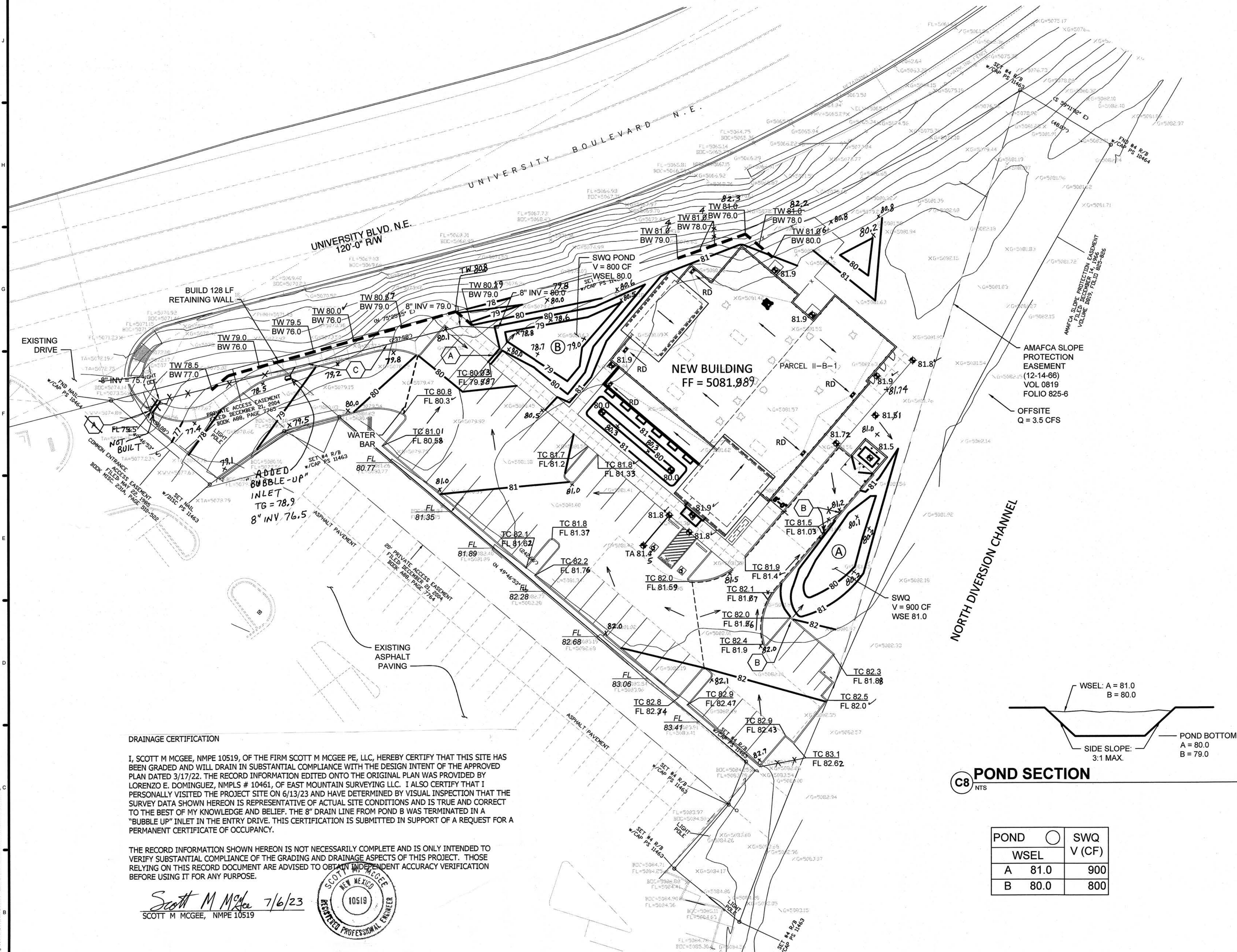
DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Save Date: April 23, 2022 - 3:45 PM - Owner
Print Date: April 23, 2022 - 3:45 PM - P
Drawing Name: C:\Users\scottm\OneDrive\Documents\Blue Cross Animal Clinic\H1500168-Civil\Grading



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 3/17/22. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL PLAN WAS PROVIDED BY LORENZO E. DOMINGUEZ, NMPLS # 10461, OF EAST MOUNTAIN SURVEYING LLC. I ALSO CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 6/13/23 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA SHOWN HEREON IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE 8" DRAIN LINE FROM POND B WAS TERMINATED IN A "BUBBLE UP" INLET IN THE ENTRY DRIVE. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY.

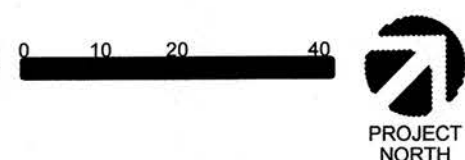
THE RECORD INFORMATION SHOWN HEREON IS NOT NECESSARILY COMPLETE AND IS ONLY INTENDED TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN AN INDEPENDENT ACCURACY VERIFICATION BEFORE USING IT FOR ANY PURPOSE.

Scott M McGee 7/6/23
SCOTT M MCGEE, NMPE 10519



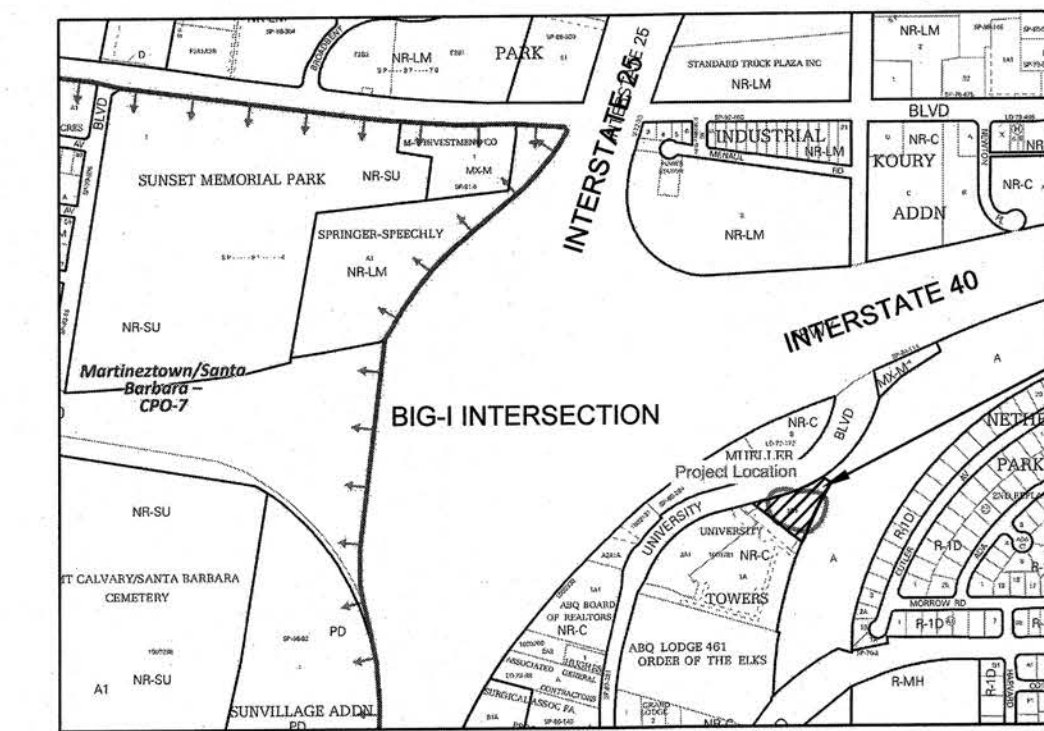
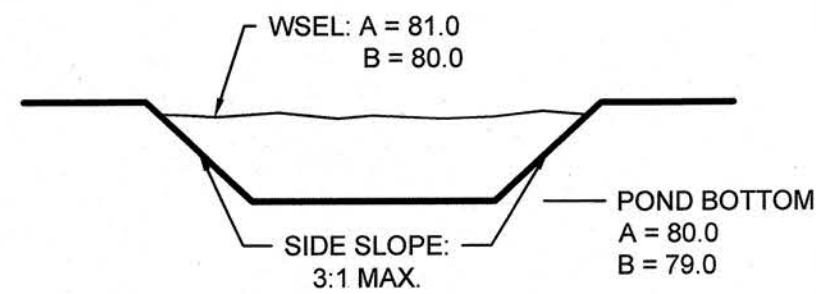
A1 GRADING & DRAINAGE PLAN

1" = 20'-0"



C8 POND SECTION

POND	WSEL	SWQ V (CF)
A	81.0	900
B	80.0	800



VICINITY MAP

H-15-Z

LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- FF=5081.9 PROPOSED BUILDING FINISH FLOOR ELEV
- 36.5 NEW SPOT ELEVATION
- NEW CONSTRUCTION
- RD ROOF DRAIN
- TC TOP OF CURB
- 5081.58 SURVEY SPOT ELEVATION
- RETAINING WALL

GENERAL GRADING NOTES

- SIDE SLOPES SHALL BE STABILIZED WITH AGGREGATE MULCH AND NATIVE GRASS SEED (PER CITY SPEC 1012) OR EQUAL.

X KEYED NOTES

- BUILD NEW 12" SIDEWALK CULVERT PER CITY STD DWG 2236.
- BUILD NEW 3' CURB OPENING.
- BUILD NEW 8" PVC DRAIN LINE AT 2% (MIN.) SLOPE.

DRAINAGE ANALYSIS

ADDRESS: 1656 University Blvd NE, Albuquerque, NM

LEGAL DESCRIPTION: PARCEL IIB-1 UNIVERSITY TOWERS

PARCEL AREA: 1.27 ACRE DISTURBED AREA: 40,075 SF (0.92 acre)

BENCHMARK: City of Albuquerque Station '15-H15' being a brass cap with ELEV= 5071.506 (NAVD 1988)

SURVEYOR: The Survey Office dated November 2016

PRECIPITATION ZONE: 2

FLOOD HAZARD: From FEMA Map 35001C0332G (9/26/08) and 35001C0351H (8/16/12), 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 will continue to be accepted by this site from the adjacent property to the east. The offsite Q= (1.12)(3.14 CFS/AC)= 3.5 CFS

EXISTING CONDITIONS: The site is undeveloped and slopes down to the west. Runoff discharges to University Blvd

PROPOSED IMPROVEMENTS: A veterinary clinic (8,980 SF) is proposed on this site along with paved parking and access drives and xeric landscape areas. Landscaped areas will be depressed to retain the SWQ volume onsite.

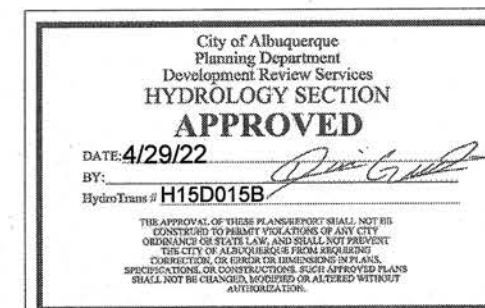
DRAINAGE APPROACH: The site development will direct developed flows to the SWQ ponds shown. The flow will then be directed to the entry drive surface and will discharge to University Blvd.

Existing land treatment: 100% B Precipitation Zone: 2
Q= (2.28)(1.27)= 2.9 CFS

Proposed land treatment: 6% B, 32% C and 62% D
Q= [(0.06)(2.28)+(0.32)(3.14)+(0.62)(4.70)](1.27)= 5.1 CFS

SWQ V= (0.42)(12)(33,438) = 1,170 CF
The proposed SWQ pond areas will provide V=900+800=1,700 CF (>1170 CF)

WEIR Calculations for 3' by 6" high curb opening:
Q= K (2g)^{1/2} (L)(H)^{3/2} = (0.6)(8.0)(3)(0.35)= 5.0 CFS



BLUE CROSS ANIMAL CLINIC

University Blvd. NE
Albuquerque, New Mexico 87106
Ashlee Andrews DVM

Copyright, ####, BDA ARCHITECTURE PC.

GRADING & DRAINAGE PLAN

REVISION	DATE	COMMENTS

INITIALS	REVIEWS

ANDREWS
PROJECT NO.: 1948
DRAWN: JK
DATE: #####

C101

OF

BDA

BDA Architecture, P.C.
Building Design for Animals, LLC
801 Laramie Pk. NE
Albuquerque, NM 87107
Phone: (505) 882-4189
Fax: (505) 882-0111
Email: info@bdaarc.com

Professional seal and stamp for Scott M. McGee, NMPE 10519, State of New Mexico. The seal includes the text: 'SCOTT M. MCGEE', 'NMPE 10519', 'STATE OF NEW MEXICO', and a signature.

CMP