

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 10, 2023

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

**RE: Safety Counseling Office
2900 Wellesley NE
Grading & Drainage Plan
Engineer's Stamp Date: 04/12/23
Hydrology File: H16D101**

Dear Mr. McGee:

Based upon the information provided in your submittal received 04/28/2023, the Grading & Drainage Plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

NM 87103

www.cabq.gov

As a reminder, 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.

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

Sincerely,

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:

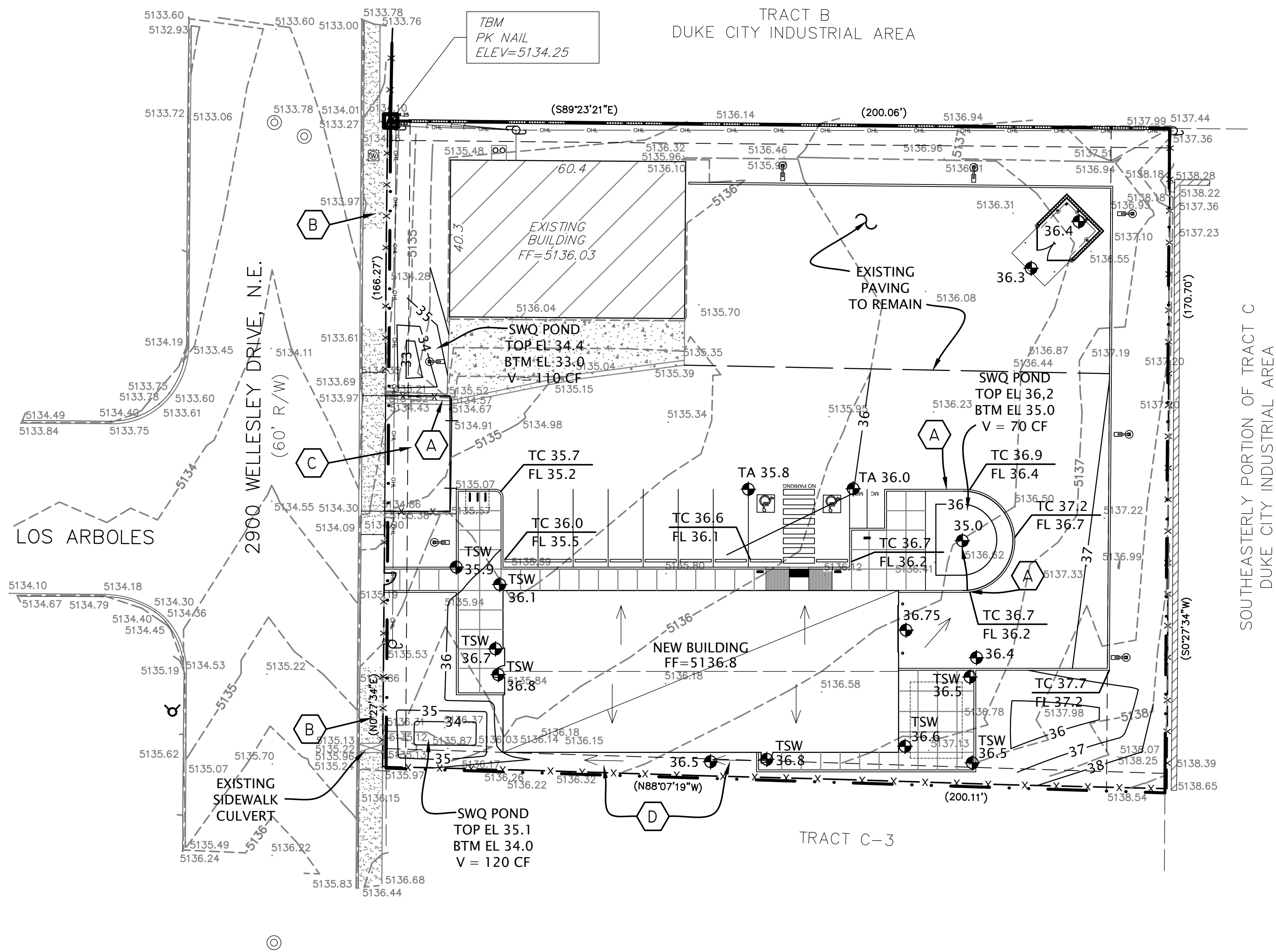
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING 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:

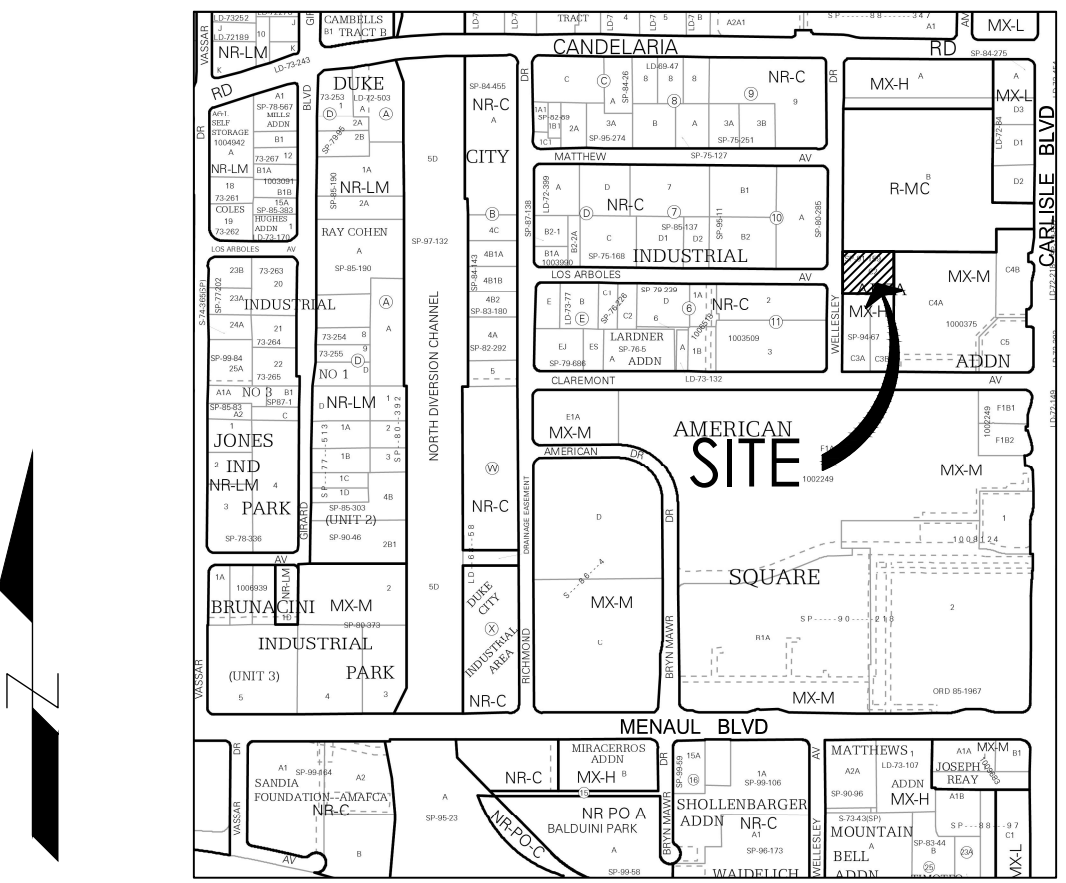
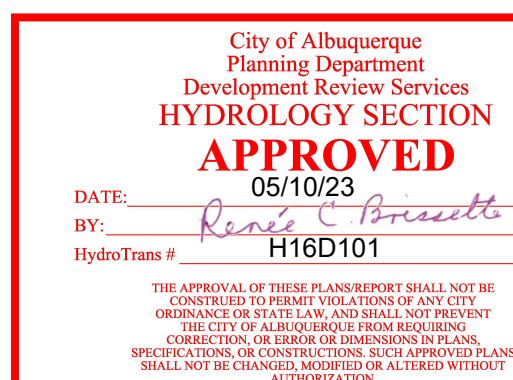
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



LEGEND

-----	EXISTING CONTOUR LINE
—————	NEW CONTOUR LINE
FF=5136.8	FINISH FLOOR ELEVATION
⬤ 36.5	NEW SPOT ELEVATION
TC 36.9 FL 36.4	TOP OF CURB FLOW LINE



VICINITY MAP

NOT TO SCALE

KEYED CONSTRUCTION NOTES

- INSTALL NEW 24" CURB OPENING.
- EXISTING PUBLIC SIDEWALK TO REMAIN.
- EXISTING ENTRY DRIVE TO REMAIN
- BUILD 4'-WIDE x 12" DEEP ROCK-LINED (2'-4" SIZE) SWALE TO CARRY ROOF RUNOFF WEST TO RETENTION POND AREA

GENERAL DRAINAGE NOTE: SIDE SLOPES NEED TO BE STABILIZED WITH NATIVE GRASS SEED (PER CITY SPEC 1012) WITH 3" DEPTH AGGREGATE MULCH OR EQUAL (MUST SATISFY THE "FINAL STABILIZATION" CGP 2.2.14.b.).

DRAINAGE NOTES

ADDRESS: 2900 Wellesley Drive NE, Albuquerque, NM

LEGAL DESCRIPTION: LOT C-2, DUKE CITY INDUSTRIAL AREA

PARCEL AREA: 0.774 ACRE DISTURBED AREA: 16,980 SF (0.39 acre)

BENCHMARK: ELEVATION DATUM IS MEASURED WITH THE "TRIMBLE VRS NOW" GNSS RTK VIRTUAL REFERENCE SYSTEM (NAVD 1988)

TBM: PK NAIL AT NW CORNER AS SHOWN ELEV=5134.25

SURVEYOR: Community Sciences dated September 2022

PRECIPITATION ZONE: 2

FLOOD HAZARD: From FEMA Map 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: No offsite flow is accepted onsite.

EXISTING CONDITIONS: The site is developed with a single building and partial paving. It slopes down to the west and runoff discharges to Wellesley Drive NE.

PROPOSED IMPROVEMENTS: A new 4,000 SF building is proposed on this site along with a refuse enclosure, new paved parking, and xeric landscape areas. Landscaped areas will be depressed to retain the SWQ volume onsite.

DRAINAGE APPROACH: The drainage pattern will direct developed flow to the onsite retention pond to store the SWQ volume.

Existing land treatment: 5% C & 95% D
 $Q = [(0.05)(3.05) + (0.95)(4.34)](0.39) = 1.7 \text{ CFS}$

Proposed land treatment: 19% C and 81% D
 $Q = [(0.19)(3.05) + (0.81)(4.34)](0.39) = 1.6 \text{ CFS}$

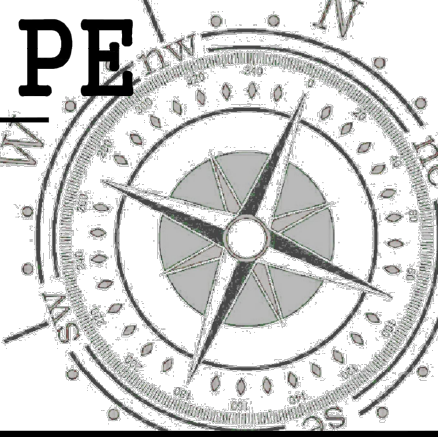
Redevelopment SWQ $V = (0.26/12)(13,755) = 298 \text{ CF}$
The proposed retention storage area will provide $V = 300 \text{ CF}$ total

WEIR Calculations for 2' by 6" high curb opening:
 $Q = (C)(L)(H)^{3/2} = (2.7)(2)(0.35) = 1.9 \text{ CFS}$



Scott M McGee PE

9700 Sand Verbena Trail NE
Albuquerque, NM 87122
505.263.2905
scottmmcgee@gmail.com



GRADING AND DRAINAGE PLAN

1" = 20'

0 20 40