

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 23, 2024

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

**RE: Safety Counseling Office
2900 Wellesley NE
30-day Temporary C.O. - Accepted
Engineer's Certification Date: 02/22/24
Engineer's Stamp Date: 04/12/23
Hydrology File: H16D101**

Dear Mr. McGee:

PO Box 1293

Based **solely** on the Certification received 02/23/2024, this letter serves as a “green tag” from Hydrology Section for a **30-day Temporary Certificate of Occupancy** to be issued by the Building and Safety Division.

Albuquerque

PRIOR TO PERMANENT CERTIFICATE OF OCCUPANCY:

NM 87103

1. Please Resubmit to PLNDRS@cabq.gov when ready with an updated City of Albuquerque engineer's certification on the as-built Grading & Drainage Plan.
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.

www.cabq.gov

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

Sincerely,

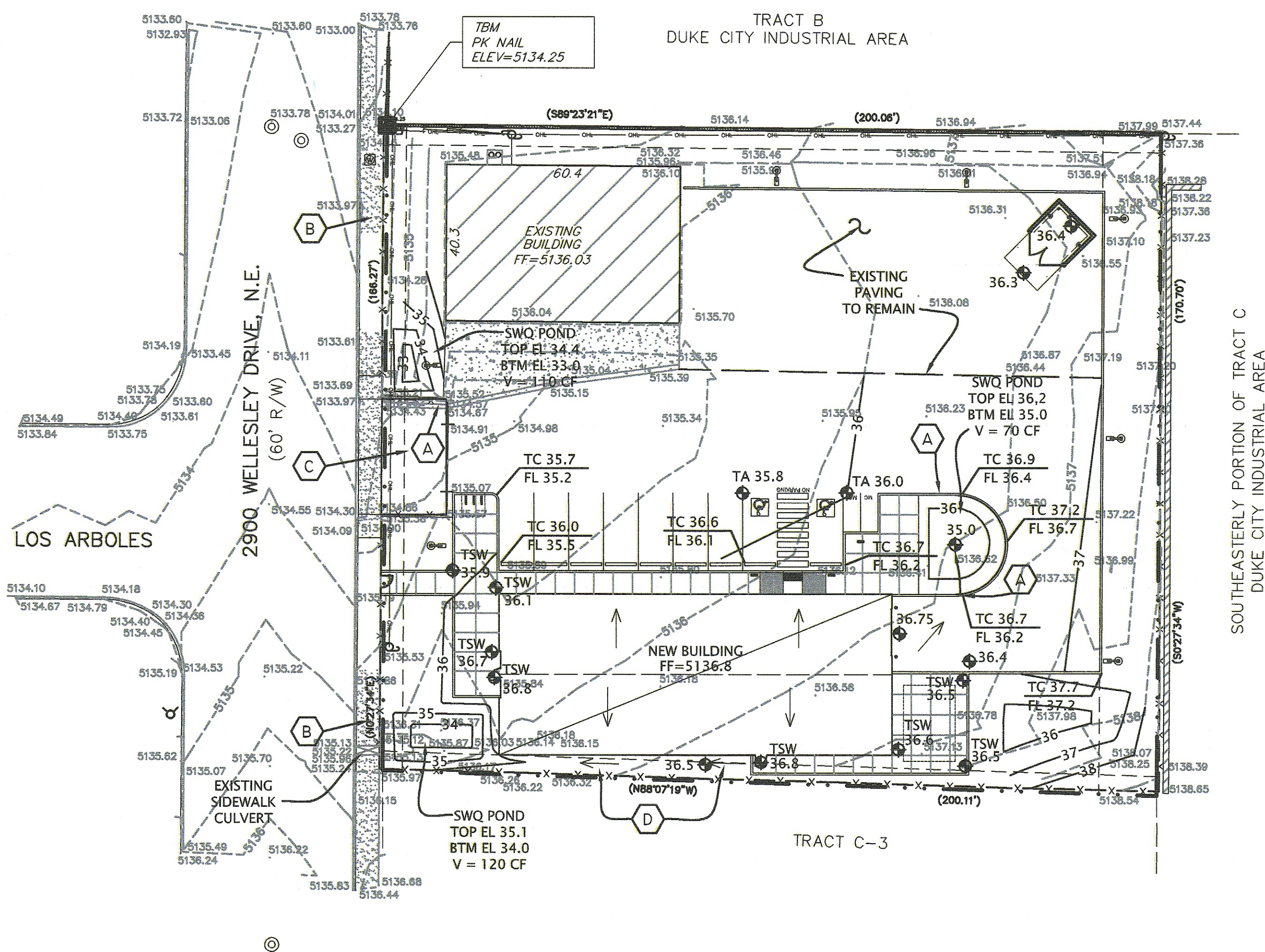
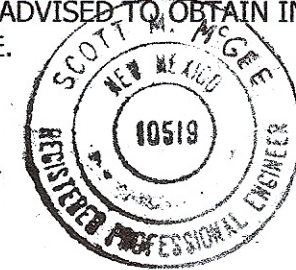
Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

DRAINAGE CERTIFICATION FOR TEMPORARY CERTIFICATE OF OCCUPANCY

I, SCOTT M MCGEE, NMPE 10519, OF THE FIRM SCOTT M MCGEE PE, LLC, HEREBY REQUEST A TEMPORARY CERTIFICATE OF OCCUPANCY BE ISSUED FOR THIS. A SUBSEQUENT CERTIFICATION WILL BE MADE FOR A PERMANENT CERTIFICATE OF OCCUPANCY.

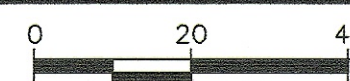
ANY RECORD INFORMATION SHOWN HEREON IS NOT NECESSARILY COMPLETE AND IS ONLY INTENDED TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING/ DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT ACCURACY VERIFICATION BEFORE USING IT FOR ANY PURPOSE.

Scott M McGee 2/22/24
SCOTT M MCGEE, NMPE 10519



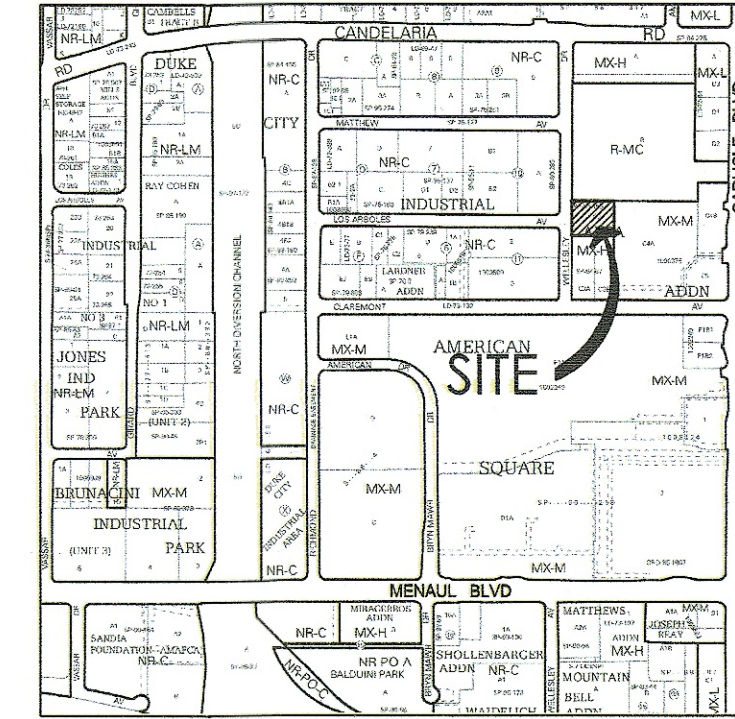
GRADING AND DRAINAGE PLAN

1" = 20'



LEGEND

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