

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 6, 2021

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

**Re: 1601 Eubank Blvd. NE
Eubank Vet Clinic
Request for Certificate of Occupancy - Permanent
Hydrology Final Inspection –Approved
Grading and Drainage Plan Stamp Date: 11/15/19
Certification dated: 3-22-2021
Drainage File: J20D032**

PO Box 1293

Dear Mr. McGee,
Based on the submittal received 3/24/21 and inspection on 3/26/21 this certification is approved for Permanent Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3986 or earnmijo@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



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) _____

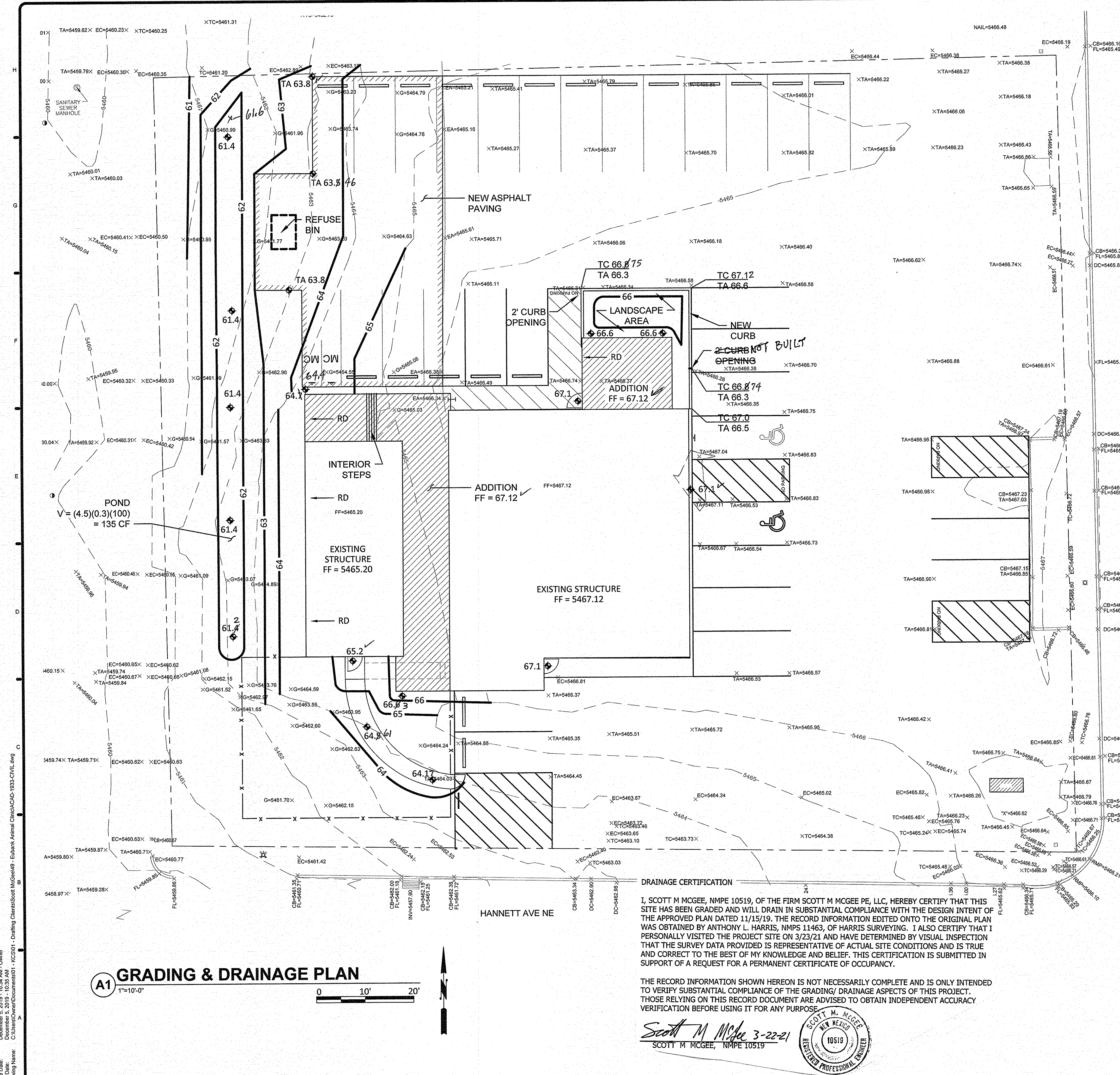
DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Save Date: December 5, 2019 - 10:34 AM - Owner
Plot Date: December 5, 2019 - 10:35 AM
Drawing Name: C:\Users\scott.mcghee\Documents\101 - KCS01 - Drafting Client\Scott McGhee - Eubank Animal Clinic\A-CAD-1033-CIVIL.dwg



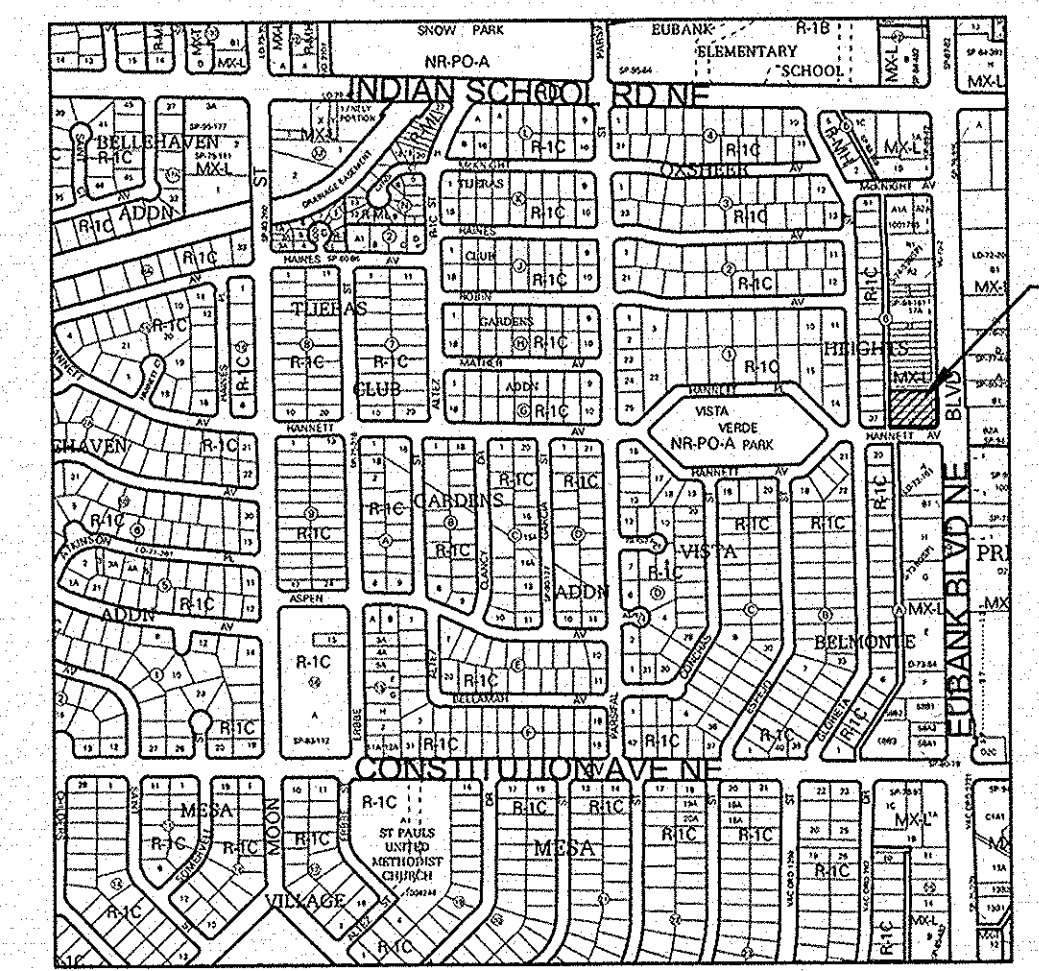
A1 GRADING & DRAINAGE PLAN
1"=10'-0"

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 11/15/19. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL PLAN WAS OBTAINED BY ANTHONY L. HARRIS, NMPS 11463, OF HARRIS SURVEYING. I ALSO CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 3/23/21 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 3-22-21
SCOTT M MCGEE, NMPE 10519

SCOTT M. MCGEE
NEW MEXICO
10519
REGISTERED PROFESSIONAL ENGINEER



VICINITY MAP
NOT TO SCALE

- LEGEND**
- EXISTING CONTOUR LINE
 - NEW CONTOUR LINE
 - FF = 5467.12 FINISH FLOOR ELEVATION
 - ◆ 18.9 NEW SPOT ELEVATION
 - TC 19.0 TOP OF CURB
 - FL 18.5 FLOW LINE
 - RD ROOF DRAIN
 - X 63.46 AS-BUILT ELEVATION

DRAINAGE ANALYSIS

ADDRESS: 1601 Eubank Blvd NE, Albuquerque, NM
LEGAL DESCRIPTION: Lots 31-36 Oxsheer Heights
SITE AREA: 30,057 SF (0.69 acre)

BENCHMARK: City of Albuquerque Station '17-H20' being a brass cap
ELEV= 5469.21 (NAVD 1988)

SURVEYOR: Harris Surveying dated October, 2019
PRECIPITATION ZONE: 3

FLOOD HAZARD: From FEMA Map 35001C0356H (8/16/12), this site is identified as being within Zone 'X' which is located outside the 0.2% annual chance floodplain.

EXISTING CONDITIONS: The site is developed with two existing buildings, paved access and parking areas, and landscaping. The site slopes down to the west at 3-3.5%. Runoff sheet flows west and discharges to the public alley west of the site.

OFFSITE FLOW: The site is bounded by Eubank Blvd to the east and Hannett Avenue to the south. No offsite flows enter the site.

PROPOSED IMPROVEMENTS: The proposed building additions include filling in the space between the 2 buildings and a rectangular addition on the north side of the eastern building. Total added area is 1,075 SF. Approximately 1,600 SF additional asphalt paving is proposed with this project.

DRAINAGE APPROACH: The site drainage pattern will remain unchanged as the site will continue to drain to the south and west per historic conditions.

Existing land treatment: 8% B, 20% C, and 72% D
 $Q = [(0.08)(2.60) + (0.20)(3.45) + (0.72)(5.02)](0.69) = 3.2 \text{ CFS}$

Proposed land treatment: 8% B, 9% C and 83% D
 $Q = [(0.08)(2.60) + (0.09)(3.45) + (.83)(5.02)](1.558) = 3.4 \text{ CFS}$

First flush $V = (3,606) (0.34/12) = 102 \text{ CF}$
Onsite pond volume provided is 135 CF

The proposed retention ponding area contains the first flush volume. Runoff increases slightly but there will be no adverse impact on downstream drainage facilities.

GRADING & DRAINAGE PLAN

REV #	DATE	COMMENTS
REVISION		
REVISION		
REVISION		

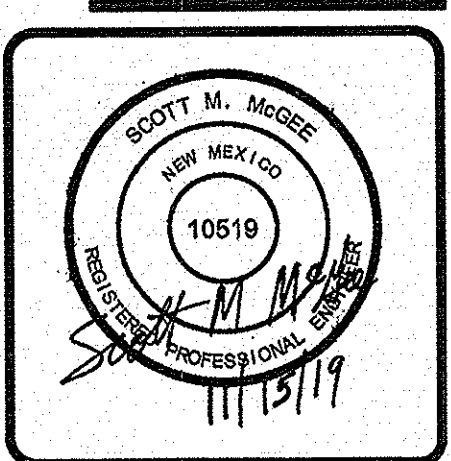
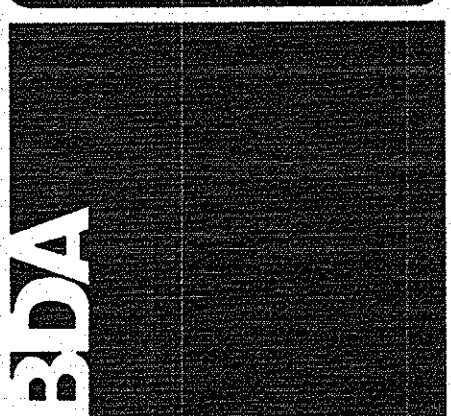
REVIEWS		
INITIALS	BDA DSGN	REV
	BDA TECH	REV

PROJECT NO.:
DRAWN:
DATE:

C101
OF

BDA Architecture, P.C.
Gladysz & Usiak Architecture, LLC
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Albuquerque, NM 87107
Phone: (505) 889-0980
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