

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 1, 2025

Scott McGee, P.E.
PO BOX 1273
Elephant Butte, NM 87935

**RE: 208 Wellesley Dr. SE
Grading & Drainage Plan
Engineer's Stamp Date: 6/18/25
Hydrology File: K16D097**

Dear Mr. McGee:

Based upon the information provided in your submittal received 6/18/2025, the Grading and Drainage Plan is approved for Grading Permit, Building Permit, and Work Order. Please note that a pad certification is not needed for this project. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): Engineer's Certification Checklist For Non-Subdivision is required.

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, 505-924-3420) 14 days prior to any earth disturbance.

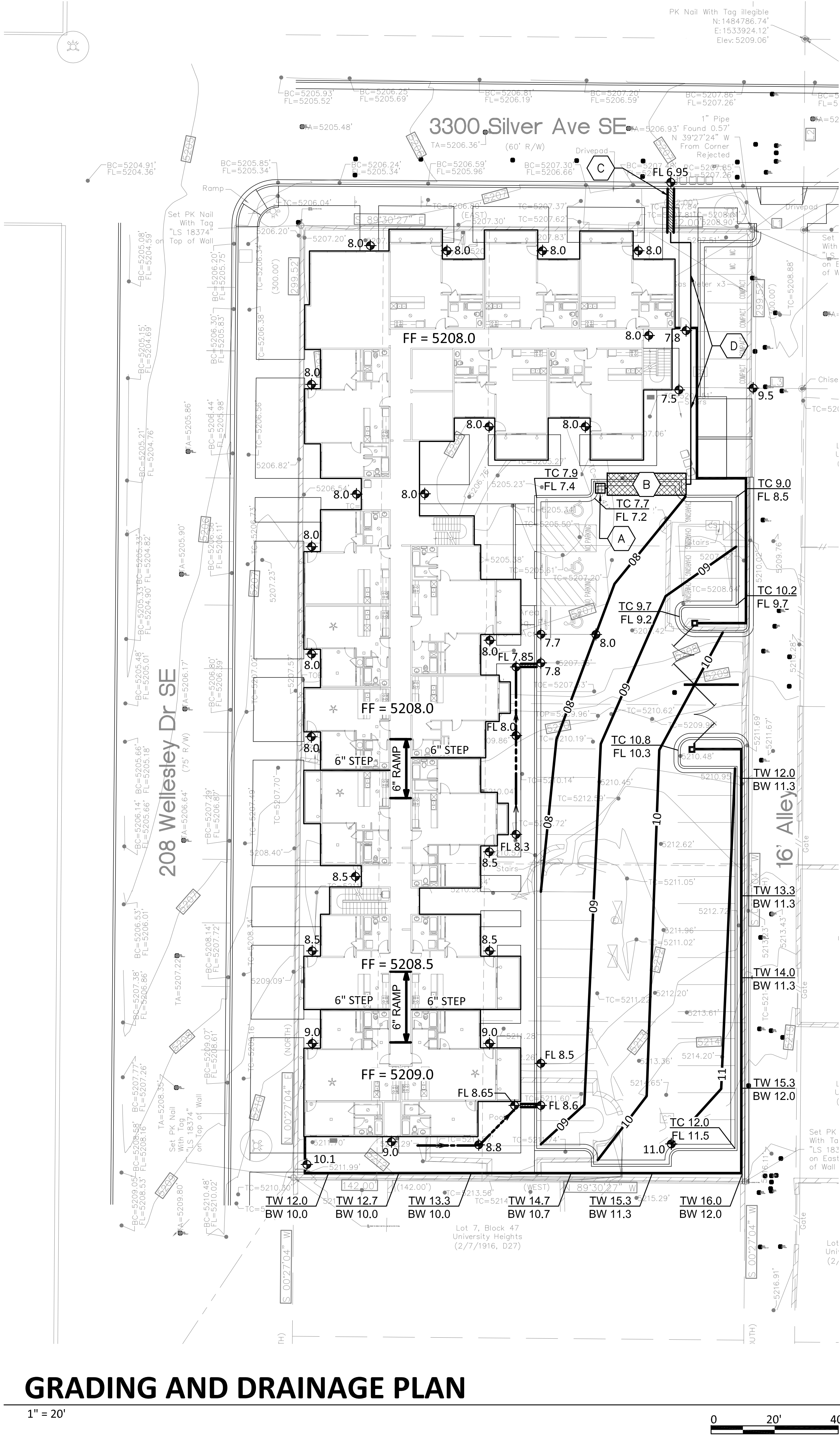
If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E., CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
7/1/2025
DATE: 7/1/2025
BY: *Carrie Moore*
HydroTrans # K16D097

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO
PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND
SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUESTING
CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS,
OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL
NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2)
YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN
FILED ON THE DEVELOPMENT.



DRAINAGE ANALYSIS

ADDRESS: 208 Wellesley Ave SE
LEGAL DESCRIPTION: Lots 1-6, Block 47, University Heights Addition
SITE AREA: 42,532 SF (0.976 acres)

BENCHMARK: City of Albuquerque Station '20-L16'
ELEV= 5210.836 (NAVD 1988)

SURVEYOR: Cartesian Surveying dated May, 2022
PRECIPITATION ZONE: 2

FLOOD HAZARD: From FEMA Map 35001C0353H (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 was previously a residential development, but the buildings have been cleared. The site slopes down to the NW at 2-3% and runoff sheet flows west to discharge to Wellesley Drive SE.

OFFSITE FLOW: No offsite flow is accepted. The property to the south is residential while the west and north sides are bounded by public streets. A public alley abuts the east side of the site which carries flow north to Silver Avenue.

PROPOSED IMPROVEMENTS: The proposed improvements include a 3-story building with interior access drive, paved parking, and landscape areas.

DRAINAGE APPROACH: The site drainage pattern will remain unchanged as the site will continue to drain to adjacent public streets per historic conditions.

Existing land treatment: 31% B, 51% C, & 18% D Precipitation Zone: 2
Q= [(0.31)(2.36)+(.51)(3.05)+(.18)(4.34)](0.976)= 3.0 CFS

Proposed land treatment: 2% B, 2% C and 96% D
Q= [(0.02)(2.36)+(.02)(3.05)+(.96)(4.34)](0.976)= 4.2 CFS

SWQ V= (40,830) (0.26/12) = 885 CF
Onsite storage volume provided = 1,030 CF

The proposed underground storage volume contains the SWQ volume. Runoff increases slightly but there will be no adverse impact on downstream drainage facilities.

National Flood Hazard Layer FIRMette

FLOOD INSURANCE RATE MAP

FIRM PANEL XXX NOT TO SCALE

VICINITY MAP

K-16-Z

LEGEND

—	EXISTING CONSTRUCTION
—	NEW CONTOUR
FF = 5208.00	PROPOSED BUILDING FINISH FLOOR ELEV
◆ 36.5	NEW SPOT ELEVATION
---	NEW CONSTRUCTION
—	RD ROOF DRAIN
TC	TOP OF CURB

KEYED NOTES

A. INSTALL CITY STD TYPE 'D' INLET: GRATE = 7.0 & INV = 3.5
INSTALL 10" PVC DRAIN LINE FROM INLET TO UNDERGROUND CHAMBER LEVEL AT INVERT = 4.8

B. INSTALL UNDERGROUND INFILTRATION SYSTEM
USING 5 MC-4500 STORMTECH CHAMBERS WITH END CAPS (8.3'W x 5'H x 25.3L) ON 9" STONE BASE PROVIDING STORAGE VOLUME OF 1,030 CF.

C. BUILD NEW 24" SIDEWALK CULVERT PER COA STD DWG 2236 FROM NORTH PROPERTY LINE TO SILVER AVENUE.

D. INSTALL 2 PARALLEL 6" PVC DRAIN LINES FROM STORMTECH CHAMBER TO OUTLET AT NORTH PROPERTY LINE.

Private Drainage Facilities within City Right-of-Way
Notice to Contractor
(Special Order 19 ~ "SO-19")

- Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services Division.
- An excavation permit will be required before beginning any work within City Right-Of-Way.
- All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
- Prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [or (505) 260-1990] for the location of existing utilities.
- Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
- Backfill compaction shall be 95%.
- Maintenance of the facility shall be the responsibility of the owner of the property being served.
- Work on arterial streets may be required on a 24-hour basis.
- For excavation and barricading inspections, contact DMD Construction Services Division.

SCOTT C. ANDERSON
& associates architects
2818 4th St NW, Suite C Albuquerque NM 87107
scott@scarchitects.com
505.401.7575

WELLESLEY APARTMENTS
208 WELLESLEY DR SE
ALBUQUERQUE, NM 87106

DRAWING TITLE

GRADING & DRAINAGE PLAN

DESIGNED	SMM	PROJECT NO
DRAWN	JSK	SCALE
CHECKED	SMM	DRAWING NO
REVIEWED	SMM	C-101
DATE	06/18/2025	