CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director

Mayor Timothy M. Keller

February 15, 2019

Scott McGee, P.E.
9700 Tanoan Drive NE
Albuquerque, NM, 87111

RE: Nexus Blue
1511 Broadway SE
Permanent C.O. – Accepted
Engineer's Stamp Date: 03/29/18
Engineer's Certification Date: 02/11/19
Hydrology File: L14D026

Dear Mr. McGee:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

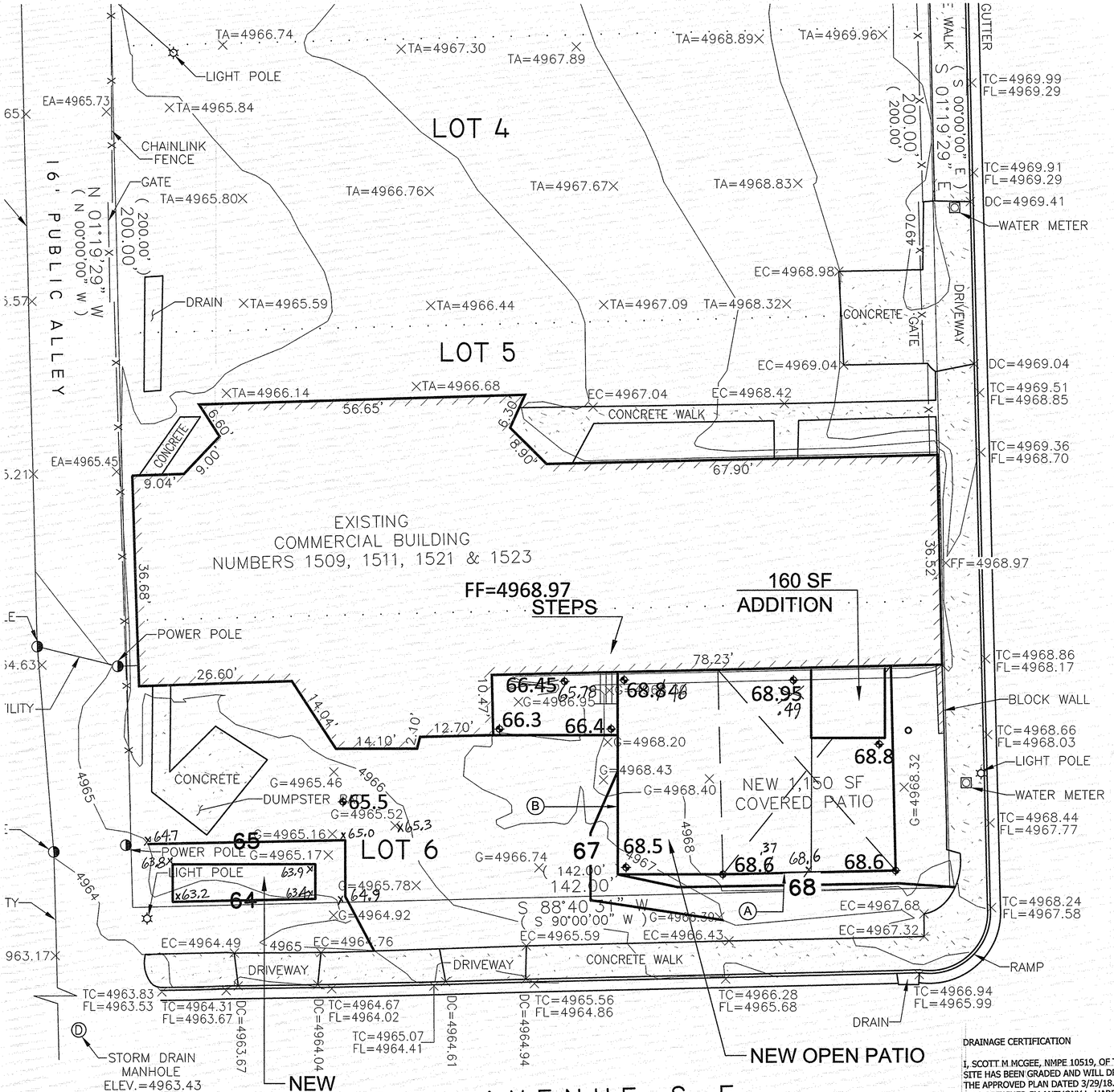
Based on the Certification received 02/11/19 and site visit on 02/14/19, this certification is approved in support of Permanent Release of Occupancy by Hydrology.

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

Sincerely,

Renée C. Brissette

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

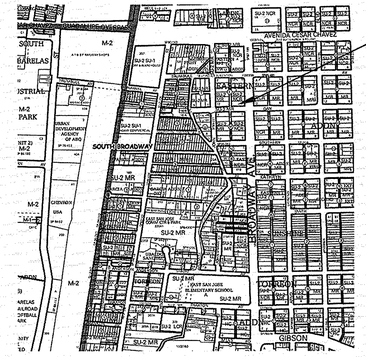


GRADING AND DRAINAGE PLAN

1" = 10'

0 10' 20'

BROADWAY AVENUE SE



VICINITY MAP L14

LEGEND

	EXISTING CONSTRUCTION
	NEW CONTOUR
FF=4968.97	EXISTING BUILDING FINISH FLOOR ELEV
✦65.5	NEW SPOT ELEVATION
	NEW CONSTRUCTION
← RD	ROOF DRAIN
TC	TOP OF CURB
FL	FLOWLINE
×65.3	AS-BUILT ELEVATION

KEYED NOTES

A. SOUTH PATIO EDGE TO BE 12" TURNED DOWN WITH 6" EXPOSED.
B. WEST PATIO EDGE SHALL HAVE 18" TURNED DOWN (8" EXPOSED) AT SOUTH END AND 34" TURNED DOWN (28" EXPOSED) AT JUNCTION WITH LOWER PATIO.

DRAINAGE ANALYSIS

ADDRESS: 1511 Broadway Avenue SE, Albuquerque, NM

LEGAL DESCRIPTION: Lots 6, BLOCK L, Eastern Addition

SITE AREA: 7,100 SF (0.163 acres)

BENCHMARK: City of Albuquerque Station '14-L14' being a brass cap
ELEV = 4961.157 (NAVD 1988)

SURVEYOR: The Survey Office dated March, 2018

PRECIPITATION ZONE: 2

FLOOD HAZARD: From FEMA Map 35001C0334G (9/26/08), this site is identified as being within Zone 'X' which is located outside the 0.2% annual chance floodplain.

EXISTING CONDITIONS: The site was an existing building and asphalt parking area with 2 concrete slabs. The site is bounded by Broadway Avenue to the east and Dan Avenue to the south. A public alley runs along the west and a paved parking area exists to the north. The site slopes down to the southwest and discharges through an existing drive pad to Dan Avenue SE.

PROPOSED IMPROVEMENTS: The proposed improvements include both a covered and open patio. A 160 SF building addition is proposed under a portion of the covered patio area.

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

Existing land treatment: 16% C and 84% D
Q= [(0.16) (3.14) + (0.84) (4.70)] (0.163) = 0.7 CFS

Proposed land treatment: 20% C and 80% D
Q= [(0.20) (3.14) + (0.80) (4.70)] (0.163) = 0.7 CFS (UNCHANGED)
Redevelopment First Flush V=(2,130)(0.26/12)=46 CF

Pond size: A = 25 x 8' = 200 SF V = 50 CF at 0.25' DEPTH (OK >46 CF)

The proposed detention pond area will contain the first flush volume. Site runoff will not increase and there will be no adverse impact on downstream drainage facilities.

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 3/29/18. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL PLAN WAS OBTAINED BY ANTHONY L. HARRIS, NMPS 11463, OF THE SURVEY OFFICE. I ALSO CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 2/11/19 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 2-11-19

SCOTT M MCGEE, NMPE 10519

SCOTT M. McGEE NEW MEXICO 10519 REGISTERED PROFESSIONAL ENGINEER

scout design LLC
ARCHITECT/ ENGINEER

SCOTT M. McGEE NEW MEXICO 10519 REGISTERED PROFESSIONAL ENGINEER
3/29/18

NEXUS BLUE
1511 BROADWAY SE
ALBUQUERQUE, NEW MEXICO
87102

CONSTRUCTION DOCUMENTS

REVISION	DATE
001	02.12.18

DATE	01.24.18
PROJECT NO	1717

GRADING PLAN

SHEET NO.

C-100