

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 12, 2024

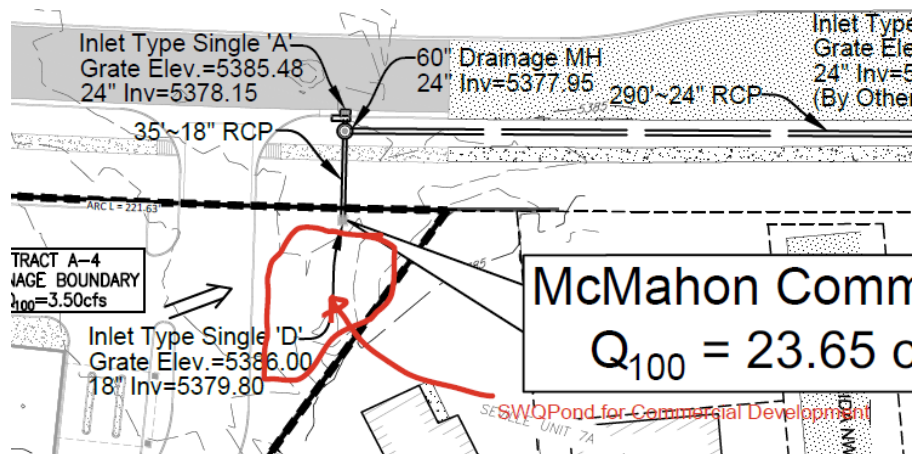
Ryan Morrissey, P.E.
Burkhardt Engineering
28 North Cherry St.
Germantown, OH, 45327

**RE: McMahon Commons
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: No Date
Hydrology File: A10D002G**

Dear Mr. Morrissey:

Based upon the information provided in your submittal received 08/06/2024, the Conceptual Grading & Drainage Plan **is not** approved for action by the Development Hearing Officer (DHO) on Preliminary Plat. The following comments need to be addressed for approval of the above referenced project:

1. Please show the Stormwater Quality Pond for the entire commercial development.



2. The proposed inlets, proposed storm pipes, and proposed manholes within McMahon R.O.W. along with the outfall into the Calabacillas Arroyo cannot be labeled as “By Others”. All of this system is needed for this development and needs to be included in the Infrastructure List during the Preliminary Plat approval.

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3. Since this project is adjacent to, or drains into an Albuquerque Metropolitan Arroyo and Flood Control Authority (AMAFCA) facility, approval by AMAFCA will be need prior to Hydrology approval. Please contact Jared Romero P.E, CFM (jromero@amafca.org or 505-884-2215).

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: McMahon Commons Hydrology File # _____

Legal Description: Tract A, Bulk Land Plat for McMahon Commons

City Address, UPC, OR Parcel: 101006613928820921

Applicant/Agent: Burkhardt Engineering Contact: Mitchell Monnin

Address: 28 N Cherry St Germantown OH 45327 Phone: 937-895-4486

Email: mmonnin@burkhardtinc.com

Applicant/Owner: Scooter Haynes Contact: _____

Address: PO Box 9043 Albuquerque NM 87119 Phone: 505-469-4600

Email: scooter@scmpartners.com

TYPE OF DEVELOPMENT: ☒ Plat (# of lots) 4 ☐ Single Family Home
☐ All other Developments

RE-SUBMITTAL: ☒ YES ☐ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

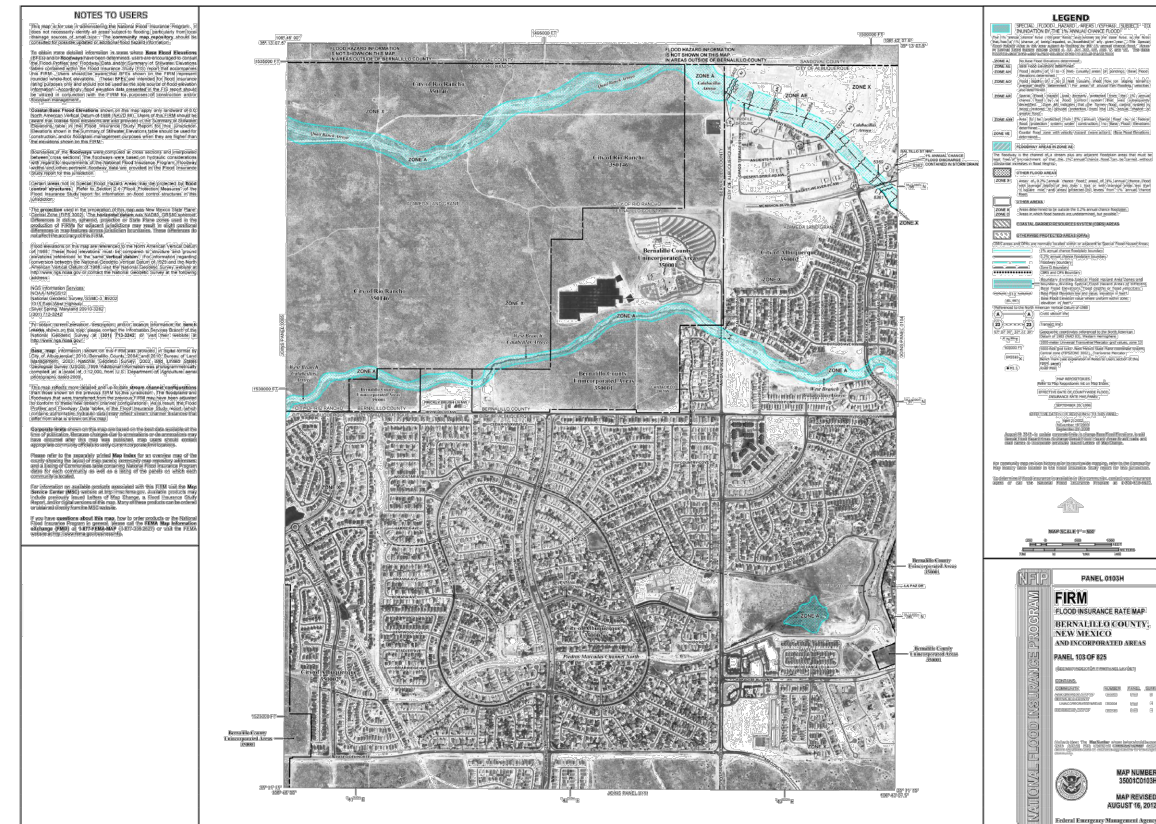
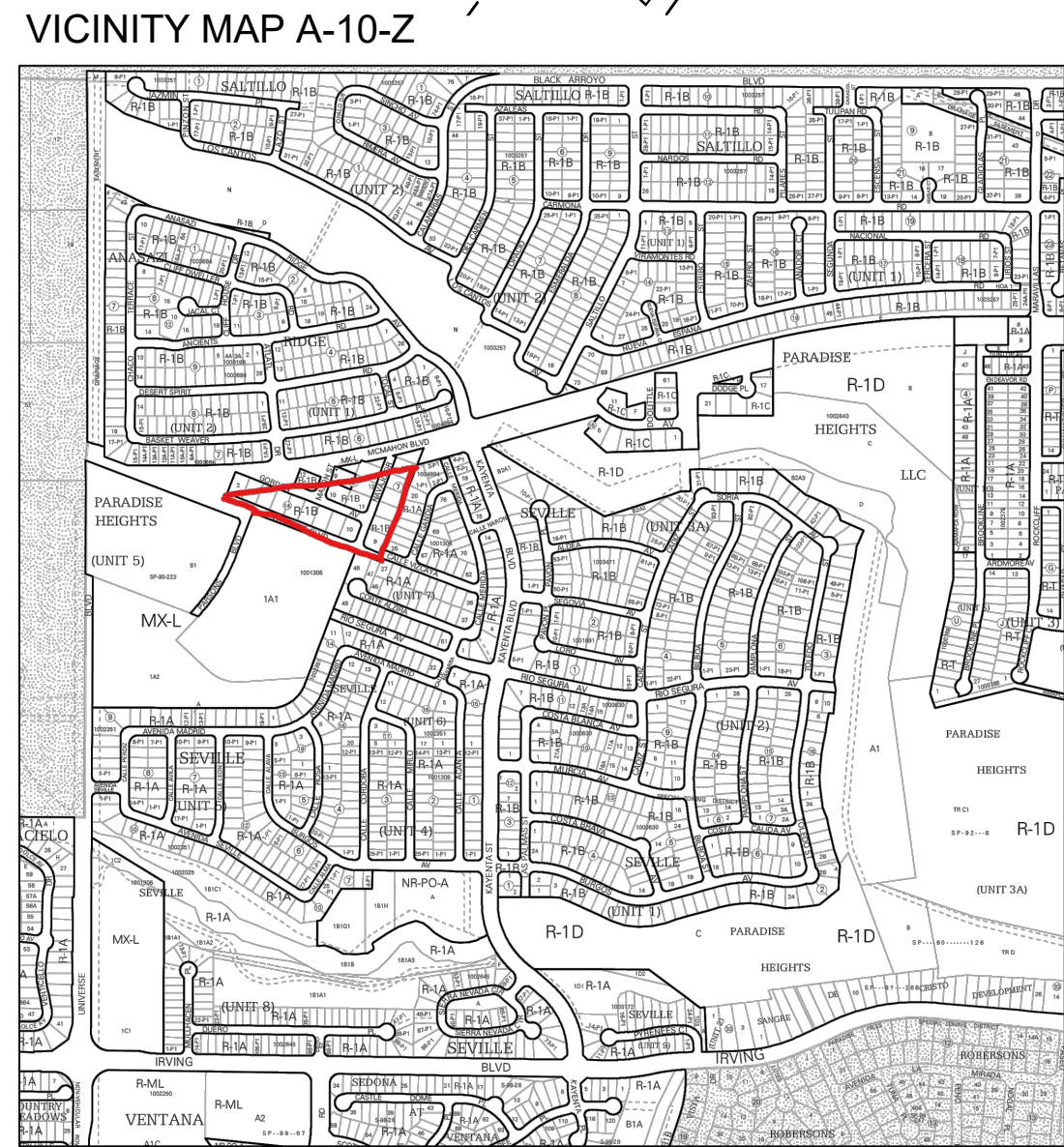
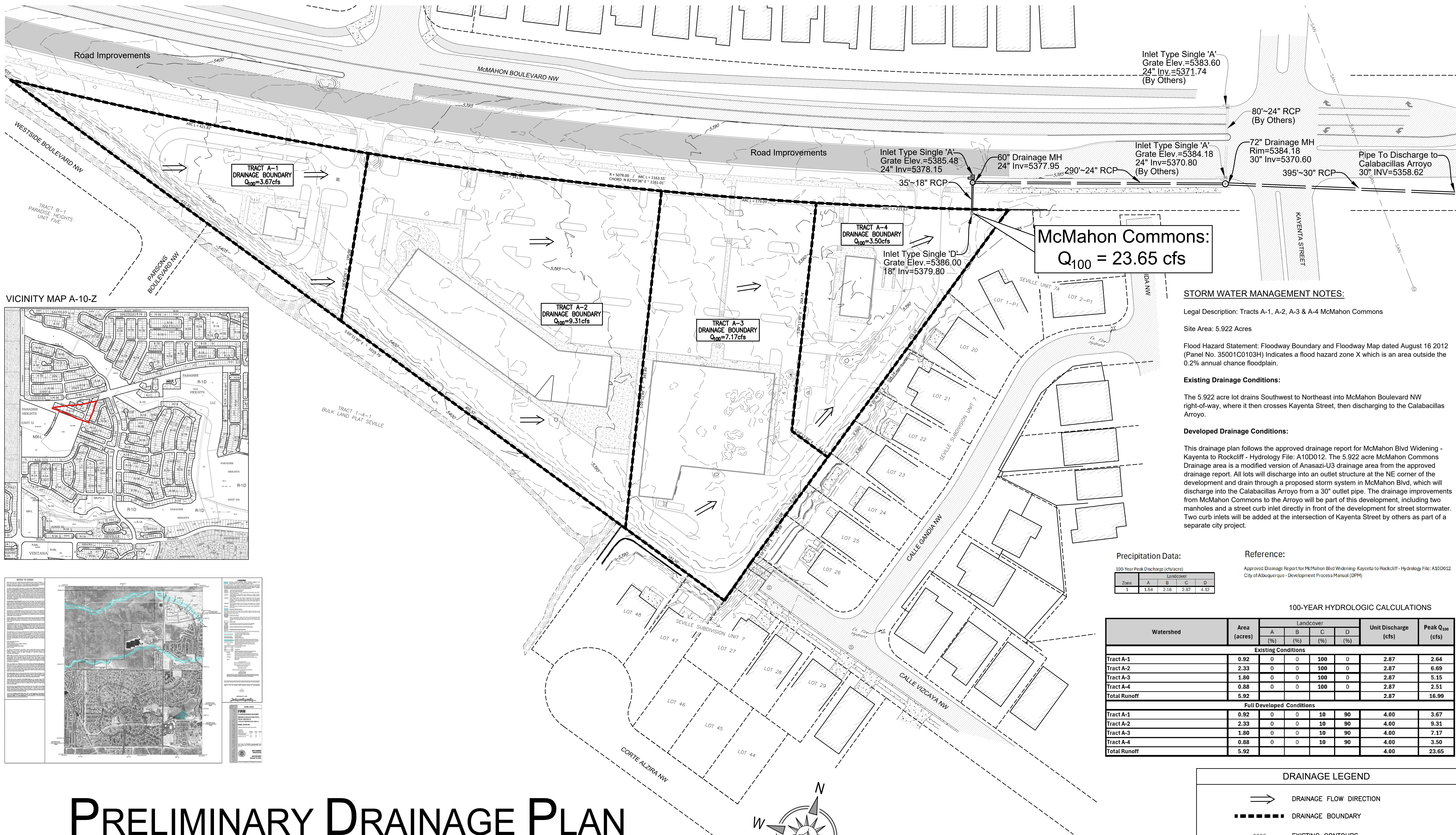
TYPE OF SUBMITTAL:

- ☐ Engineering / Architect Certification
- ☒ Conceptual Grading & Drainage Plan
- ☐ Grading & Drainage Plan, and/or Drainage Report
- ☐ Drainage Report (Work Order)
- ☐ Drainage Master Plan
- ☐ Conditional Letter of Map Revision (CLOMR)
- ☐ Letter of Map Revision (LOMR)
- ☐ Floodplain Development Permit
- ☐ Traffic Circulation Layout (TCL) – Administrative
- ☐ Traffic Circulation Layout (TCL) – DFT Approval
- ☐ Traffic Impact Study (TIS)
- ☐ Street Light Layout
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- ☐ Pad Certification
- ☐ Building Permit
- ☐ Grading Permit
- ☐ Paving Permit
- ☐ SO-19 Permit
- ☐ Foundation Permit
- ☐ Certificate of Occupancy - ☐ Temp ☐ Perm
- ☒ Preliminary / Final Plat
- ☐ Site Plan for Building Permit - DFT
- ☐ Work Order (DRC)
- ☐ Release of Financial Guarantee (ROFG)
- ☐ CLOMR / LOMR
- ☐ Conceptual TCL - DFT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 8/02/2024



STORM WATER MANAGEMENT NOTES:

Legal Description: Tracts A-1, A-2, A-3 & A-4 McMahon Commons

Site Area: 5.922 Acres

Flood Hazard Statement: Floodway Boundary and Floodway Map dated August 16 2012 (Panel No. 35001C0103H) Indicates a flood hazard zone X which is an area outside the 0.2% annual chance floodplain.

Existing Drainage Conditions:

The 5.922 acre lot drains Southwest to Northeast into McMahon Boulevard NW right-of-way, where it then crosses Kayenta Street, then discharging to the Calabacillas Arroyo.

Developed Drainage Conditions:

This drainage plan follows the approved drainage report for McMahon Blvd Widening - Kayenta to Rockcliff - Hydrology File: A10D012. The 5.922 acre McMahon Commons Drainage area is a modified version of Anasazi-U3 drainage area from the approved drainage report. All lots will discharge into an outlet structure at the NE corner of the development and drain through a proposed storm system in McMahon Blvd, which will discharge into the Calabacillas Arroyo from a 30" outlet pipe. The drainage improvements from McMahon Commons to the Arroyo will be part of this development, including two manholes and a street curb inlet directly in front of the development for street stormwater. Two curb inlets will be added at the intersection of Kayenta Street by others as part of a separate city project.

Precipitation Data:					Reference:				
100-Year Peak Discharge (cfs/acre)					Approved Drainage Report for McMahon Blvd Widening: Kayenta to Rockcliff - Hydrology File: A10D012				
Zone					City of Albuquerque - Development Process Manual (DPM)				
Landcover									
1	A	B	C	D					
1	1.54	2.16	2.87	4.12					

100-YEAR HYDROLOGIC CALCULATIONS							
Watershed	Area (acres)	Landcover				Unit Discharge (cfs)	Peak Q ₁₀₀ (cfs)
		A	B	C	D		
		(%)	(%)	(%)	(%)		
Existing Conditions							
Tract A-1	0.92	0	0	100	0	2.87	2.64
Tract A-2	2.33	0	0	100	0	2.87	6.69
Tract A-3	1.80	0	0	100	0	2.87	5.15
Tract A-4	0.88	0	0	100	0	2.87	2.51
Total Runoff	5.92					2.87	16.99
Full Developed Conditions							
Tract A-1	0.92	0	0	10	90	4.00	3.67
Tract A-2	2.33	0	0	10	90	4.00	9.31
Tract A-3	1.80	0	0	10	90	4.00	7.17
Tract A-4	0.88	0	0	10	90	4.00	3.50
Total Runoff	5.92					4.00	23.65

DRAINAGE LEGEND

➡ DRAINAGE FLOW DIRECTION

----- DRAINAGE BOUNDARY

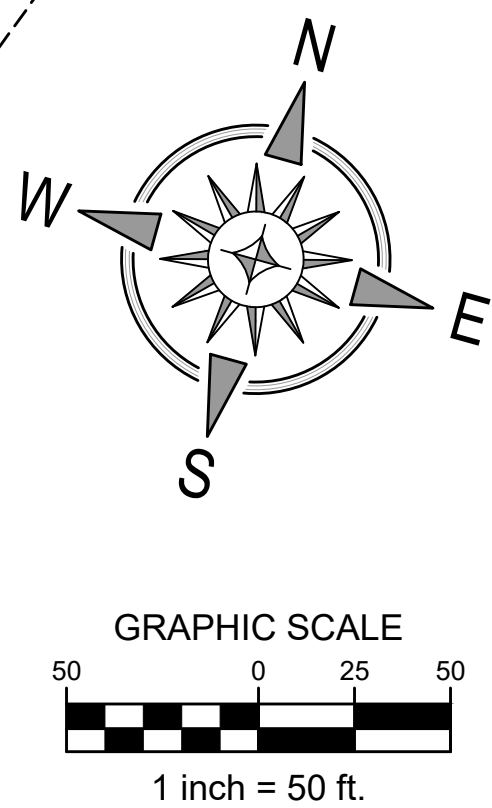
---0000--- EXISTING CONTOURS

VERTICAL & HORIZONTAL CONTROL:

Existing conditions and topography are based on a field survey of the subject area performed and compiled by Terra Land Surveys, LLC in December 2022.

*Basis of Bearing: Bearings are based State Plane Coordinate System, South Zone, NAVD88.

BM#1 Description: ACS Control Monument "9-A11 2006" in the Intersection of Unser Blvd NW & McMahon Blvd NW Elevation: 5301.647



PRELIMINARY DRAINAGE PLAN

McMAHON COMMONS

5.922 ACRE PARENT TRACT A OF BULK LAND PLAT

CITY OF ALBUQUERQUE - BERNALILLO COUNTY - NEW MEXICO

BURKHARDT
ENGINEERS & SURVEYORS

28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-0060 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: RJM	Proj: 23.156
Draw: MCM	Dwg: 23-156.dwg
Check: RJM	Tab: Prelim
Scale: 1"=50'	
Date: 08.01.2024	
Sheet: 1 OF 1	