

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

August 13, 2025

Mitchell Monnin  
Burkhardt Engineering  
28 North Cherry St.  
Germantown, OH, 45327

**RE: Goodwill – McMahon Blvd.  
99999 McMahon Blvd NW  
Grading & Drainage Plans  
Engineer’s Stamp Date: 8/6/2025  
Hydrology File: A10D002G  
Case # HYDR-2025-00284**

Dear Mr. Monnin:

Based upon the information provided in your submittal received 08/07/2025, the Grading and Drainage Plans are approved for Building Permit, Grading Permit, and Work Order. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

Albuquerque

1. Engineer’s Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
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 detention pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

NM 87103

www.cabq.gov

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](mailto: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](mailto:amontoya@cabq.gov).

Sincerely,

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

**PLANNING AND ZONING REQUIREMENTS**  
 Reference: City of Albuquerque Integrated Development Code  
 Zone: MX-L (Mixed-Use, Low Intensity)  
 Proposed Use: General Retail, Small (<25K GFA)

**UTILITY CONTACT INFORMATION:**  
**SANITARY SEWER / WATER**  
 Albuquerque Bernalillo County Water Utility Authority  
 Contact: Robert Strong  
 Telephone: 505.261.4429  
 Email: rstrong@abcwua.org

**GAS**  
 New Mexico Gas Company  
 Contact: Jacob Gallegos  
 Telephone: 505.697.3120  
 Email: jgallegos@nmgco.com

**ELECTRIC**  
 PNM (Public Service Company of New Mexico)  
 Contact: Chase LeJeune  
 Telephone: 505-362-4180  
 Email: Chase.LeJeune2@pnm.com

**TELECOM**  
 CenturyLink  
 Contact: Customer Service  
 Telephone: 865.465.2313

**PERMITTING CONTACT INFORMATION:**  
**PLANNING / ZONING / BUILDING**  
 City of Albuquerque - Planning Department  
 Contact: Dean Kadell  
 Telephone: 505.924.3931  
 Email: dkadell@cabq.gov

**ROADS, ACCESS, & RIGHT-OF-WAY**  
 City of Albuquerque - Traffic Department  
 Contact: Sertli Kanbar  
 Telephone: 505.924.3909  
 Email: SKanbar@cabq.gov

**GRADING & DRAINAGE**  
 City of Albuquerque - Planning Hydrology Department  
 Contact: Anthony Montoya  
 Telephone: 505.924.3314  
 Email: amontoya@cabq.gov

**SOLID WASTE**  
 City of Albuquerque - Code Enforcement  
 Contact: Adrian Marez  
 Telephone: 505.681.2766  
 Email: amarez@cabq.gov

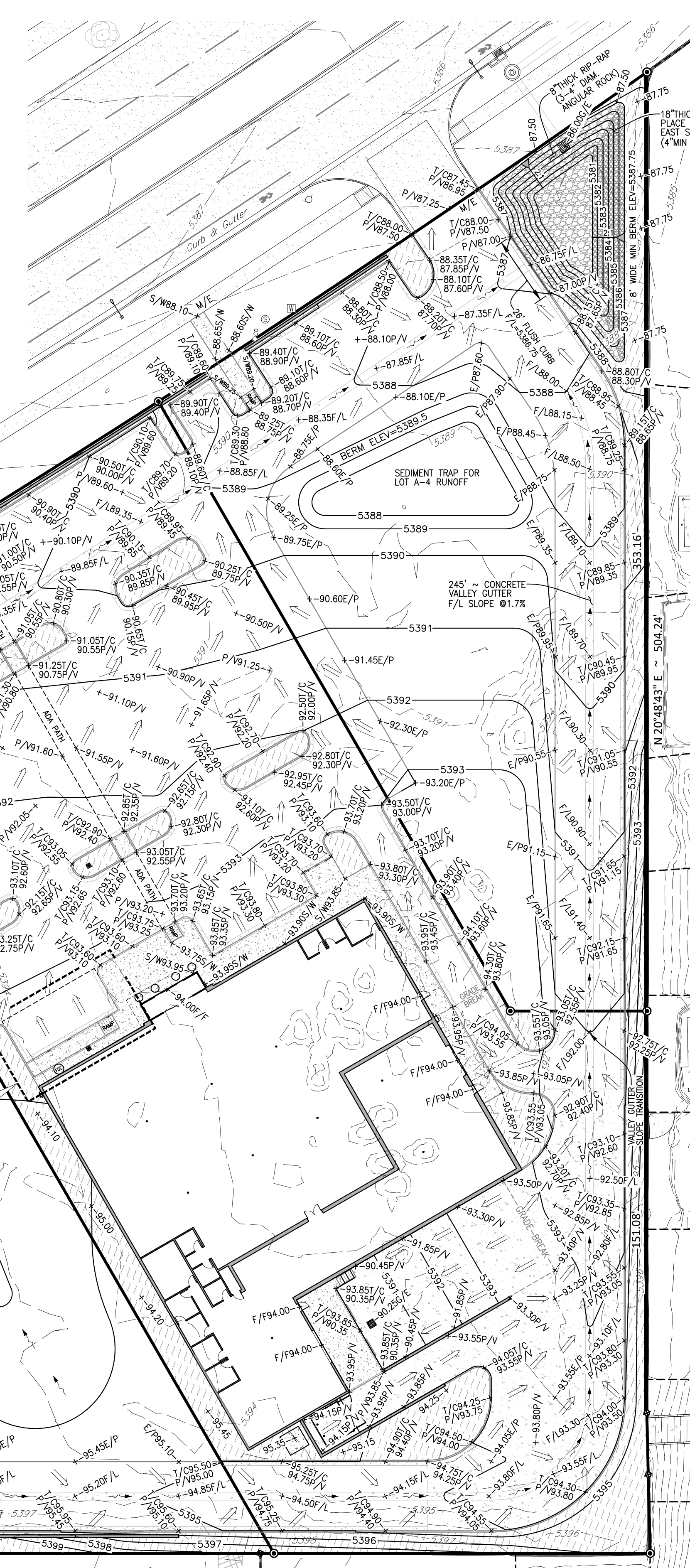
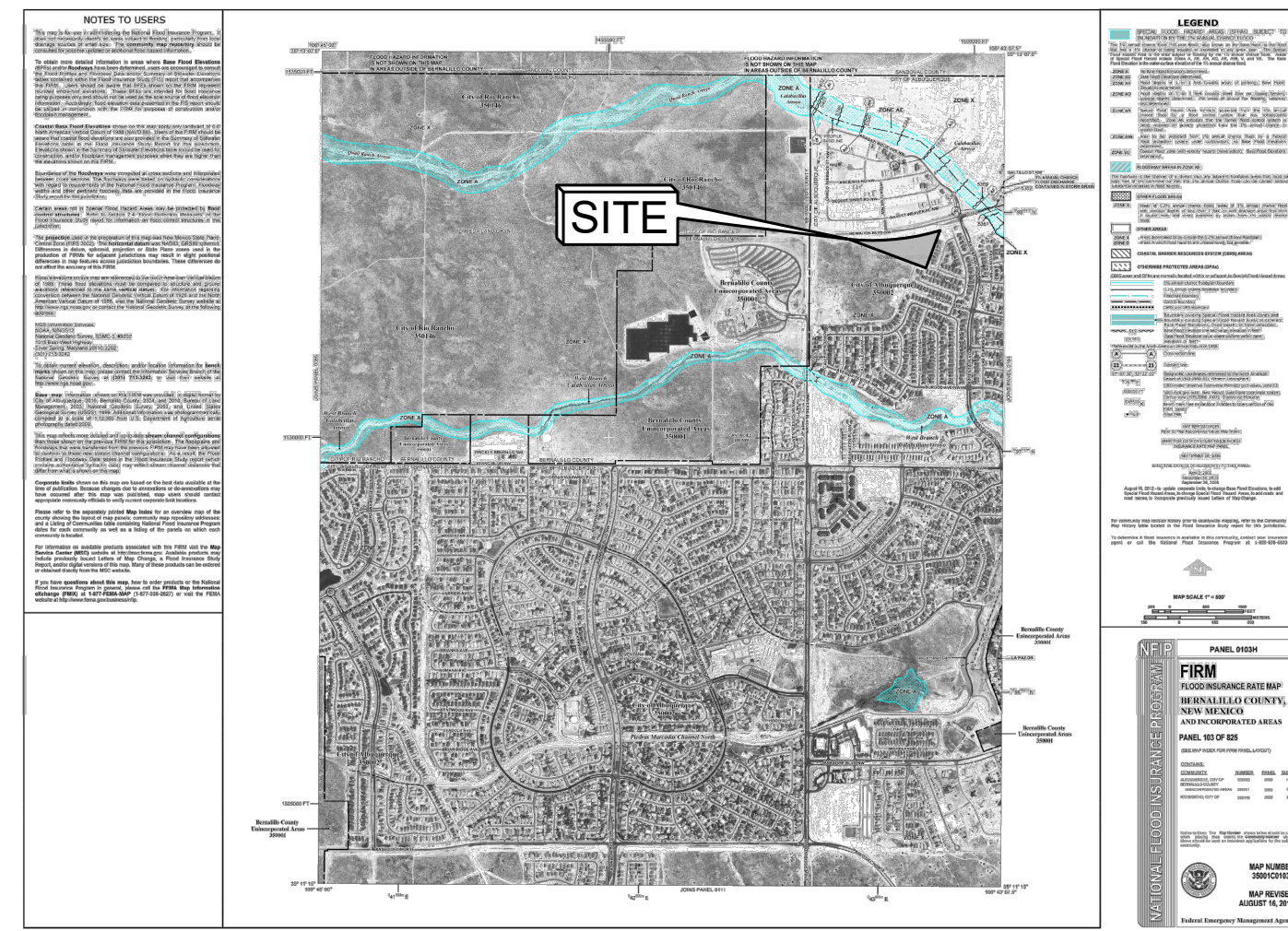
**FIRE 1**  
 City of Albuquerque - Fire Marshal's Office  
 Contact: Bob Nevarez  
 Telephone: 505.924.3614  
 Email: mevarez@cabq.gov

**PROJECT SUMMARY**

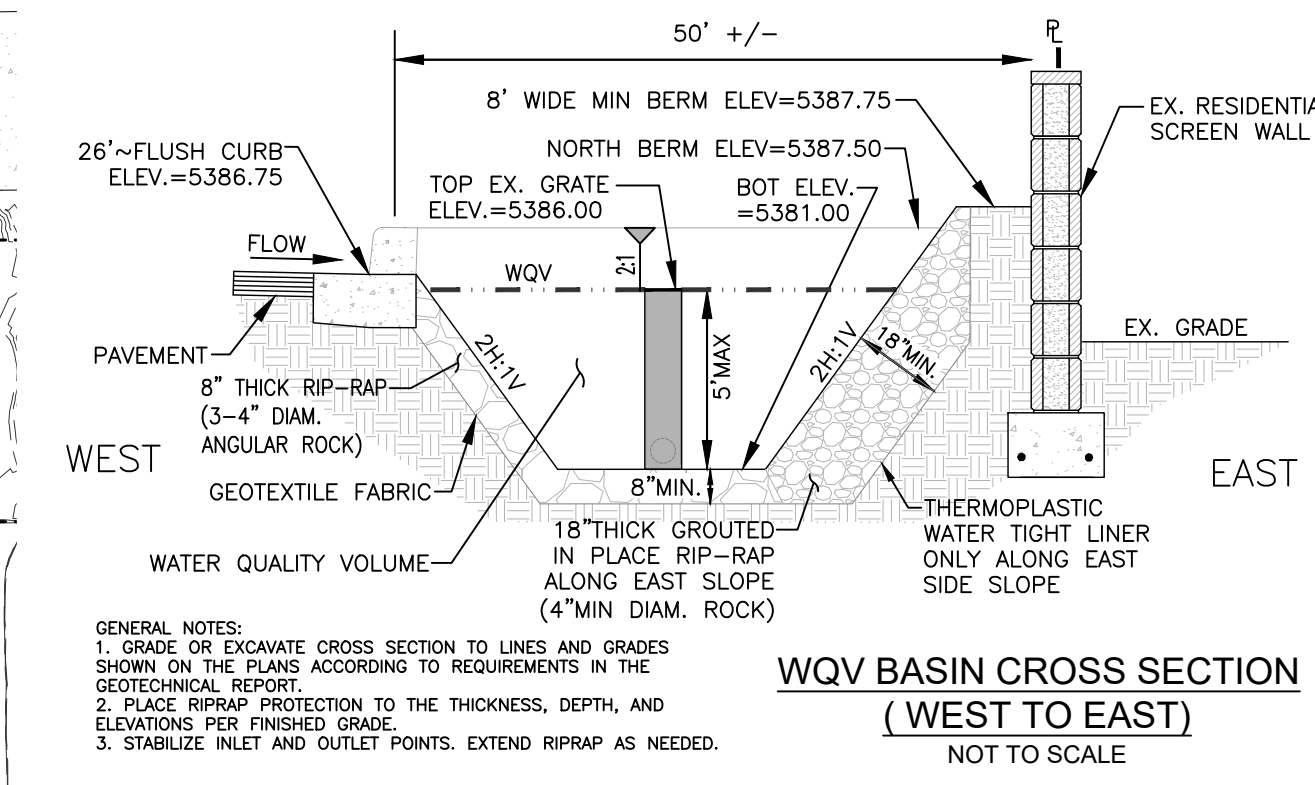
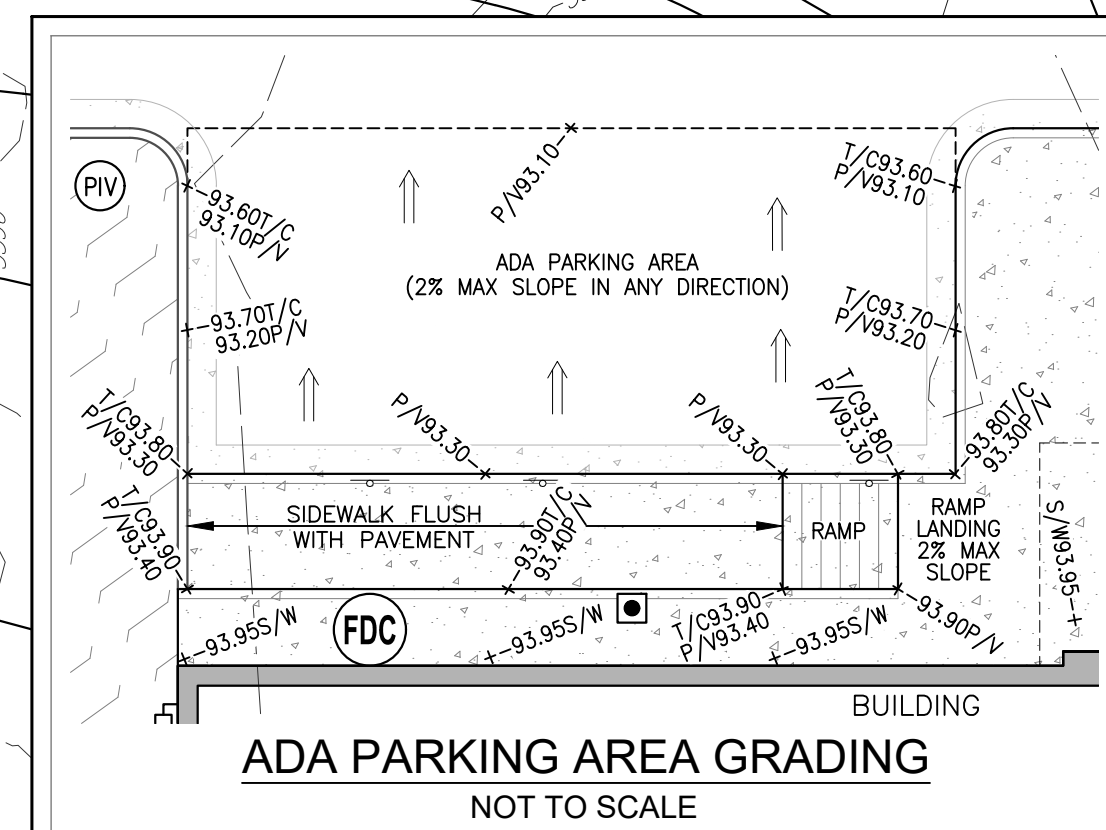
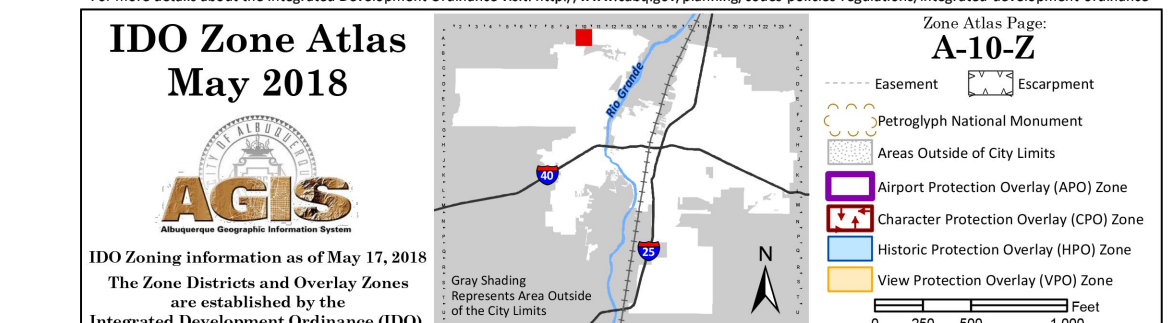
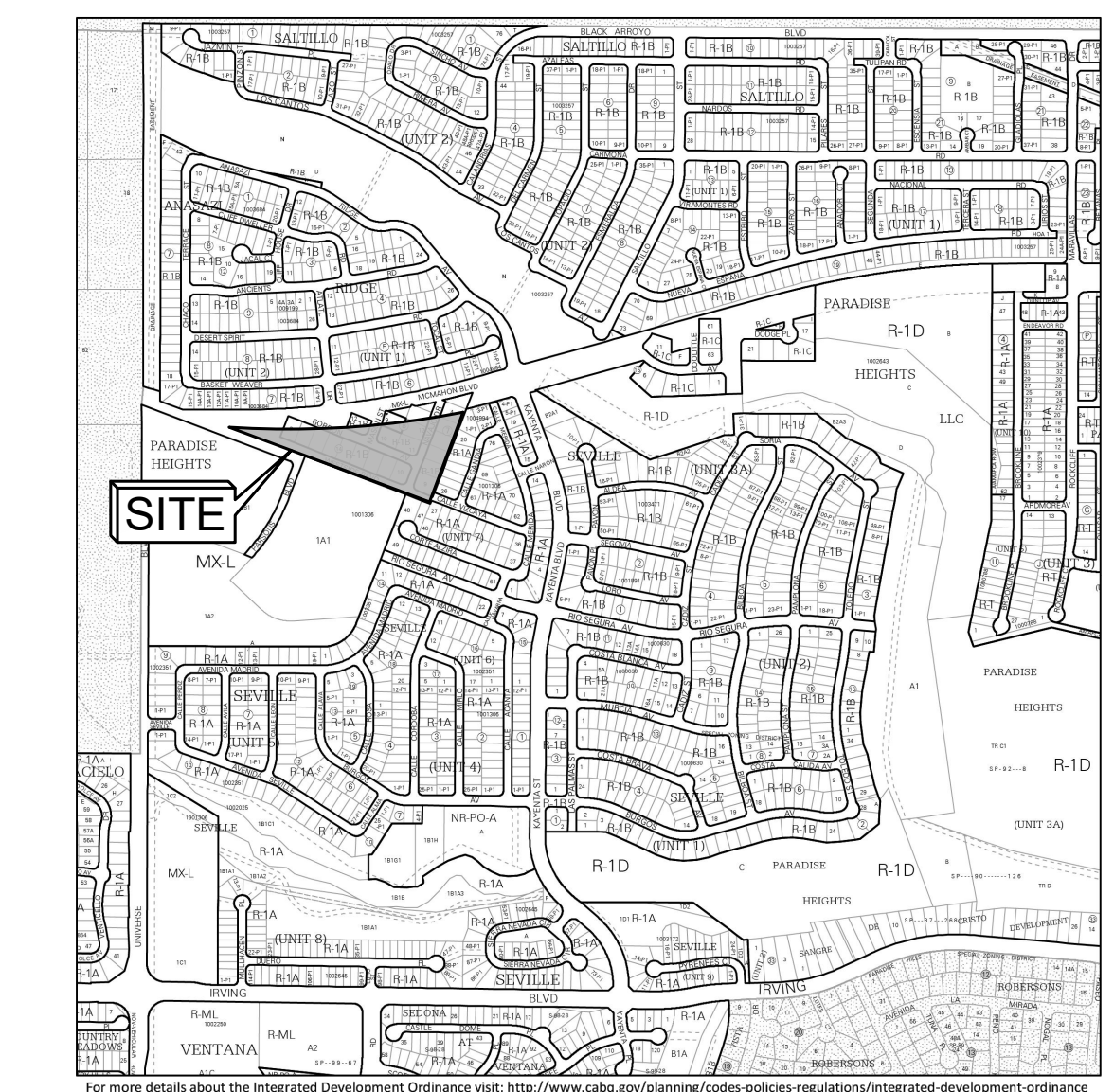
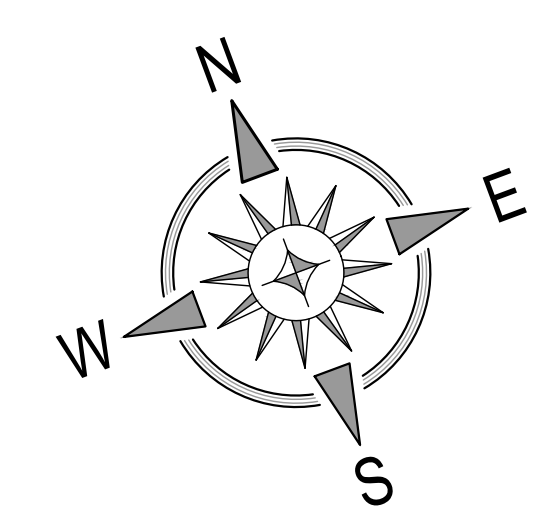
Project will include the demolition and removal of existing structures, vegetation, pavement, etc. as necessary to construct a new Goodwill Building and its associated pavement, parking facilities, utilities, landscaping, signage and any other proposed improvements which are needed to service the site.

**PROPERTY INFORMATION**

Address: To Be Determined by City of Albuquerque, NM 87114  
 Legal Description: Tracts A-1, A-2, A-3 & A-4 McMahon Commons Situate Within Projected Section 3, T. 11 N., R. 2 E., N.M.P.M.  
 (Lot A-3) Area: 1.7954 Acres  
 Zoning: MX-L - Mixed-Use, Low Intensity  
 Flood Zone Designation: FIRM # 35001C0103H, effective date: August 16, 2012  
 Zone "X" : Areas determined to be outside the 0.2% annual chance floodplain.



**TAKE CAUTION DURING EXCAVATION:**  
 THERE ARE UNDERGROUND UTILITY MAINS IN THE CONSTRUCTION AREA WHICH MAY NOT HAVE BEEN LOCATED ACCURATELY BY THE SURVEYOR / UTILITY OWNERS. NOTIFY "911" IN ADVANCE OF DIGGING TO HAVE LINES MARKED.



**GRADING LEGEND**

M/E	MATCH EXISTING PAVEMENT GRADE
E/P	EDGE-OF-PAVEMENT (NO CURB)
S/W	SIDEWALK PAVEMENT
T/C	TOP-OF-CURB
P/V	PAVEMENT ELEVATION
F/F	FINISHED FLOOR ELEVATION
G/E	GRATE INLET ELEVATION
F/L	FLOW LINE
←	SHEET FLOW
→	GUTTER FLOW
3:1	SLOPE INDICATOR
+00.00	SPOT ELEVATION (+5300)
0000	PROP. CONTOUR
[Pattern]	LANDSCAPE AREA
[Pattern]	ROCK LINER / RIP-RAP

**VERTICAL & HORIZONTAL CONTROL:**  
 Reference - ALTA / NSPS Land Survey of the subject property prepared by Terra Land Surveys LLC, dated Dec. 2022 & Oct. 2023.  
 BM#1: Description: "CP 100" A Control Point on the Southwest lot line approximately 145' NW of the S corner of the Subject Lot.  
 Elevation: 5399.98 Feet (NAVD 88 Vertical Datum)  
 BM#2: Description: A City of Albuquerque 3 1/4 inch aluminum disk survey control set in concrete post projecting 0.20 above ground stamped "9-A11 2006". To reach the station from the intersection of Unser Boulevard Northwest and McMahon Boulevard Northwest, in the Northeast quadrant of the intersection.  
 Elevation: 5301.647 Feet (NAVD 88 Vertical Datum)

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The Contractor is responsible for establishing permanent lawn vegetation, in all areas disturbed by construction (including rights-of-way and adjacent properties), unless otherwise specified on landscape plans. Seed mixture, application rate, mulching, fertilization, and watering shall be appropriate for the local climate and soil conditions, to ensure a healthy stand of lawn.

City of Albuquerque  
 Planning Department  
 Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
 DATE: 8/13/2025  
 BY: [Signature]  
 HYDRO # A10D002G



Date	Item	Description

SITE DEVELOPMENT PLANS FOR  
**Goodwill**  
 MCMAHON BLVD NW  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



Design: MCM Proj: 23.157  
 Draw: MCM Dwg: 23.157.dwg  
 Check: RJM Tab: C-3.0  
 Scale: 1" = 30'  
 Date: 08.06.2025  
 Sheet: GRADING PLAN  
 Sheet No.: C-3.0

