

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

February, 22, 2022

Scott McGee, P.E.
SMM PE, LLC
7500 Jefferson St. NE Courtyard I
Albuquerque, NM 87109

**RE: Monte Vista Elementary School
McMahon and Unser Blvd NW
Grading and Drainage Plan
Engineer's Stamp Date: 1/7/2022
Hydrology File: A11D011I**

Dear Mr. McGee:

Based upon the information provided in your submittal received 1/12/2022, the Grading & Drainage Plan is **not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

PO Box 1293

General Notes

Albuquerque

NM 87103

www.cabq.gov

1. Please ensure this matches the master amended DMP and show where flow ends up ultimately.
2. Show how this meets the allowed flow from the amended DMP.
 - a. E.g. basin G on DMP says 4.1 cfs/acre is planned. How does that compare to your proposed flow? Please show this information.
3. Historic flows are not allowed. Please state this adheres to DMP and state how.
4. Based on the DMP, this basin is supposed to drain to the north overall.
5. Please show if this site crosses other basins in the DMP and how the site will be split accordingly.
6. Show proposed flowline. Is the edge of asphalt proposed or existing?
 - a. It is unclear.
7. It is difficult to determine what is proposed vs existing on the plans. Please clearly delineate existing vs. proposed infrastructure and grading including new asphalt and impervious areas.
 - a. Where do you tie into existing infrastructure/asphalt etc..? matching grades etc...
8. Where is the water quality volume being proposed?
- 9.

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.

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

If you have any questions, please contact me at 924-3695 or dggutierrez@cabq.gov

Sincerely,

A handwritten signature in dark ink, appearing to read 'David G. Gutierrez', with a stylized flourish at the end.

David G. Gutierrez, P.E.
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 (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:

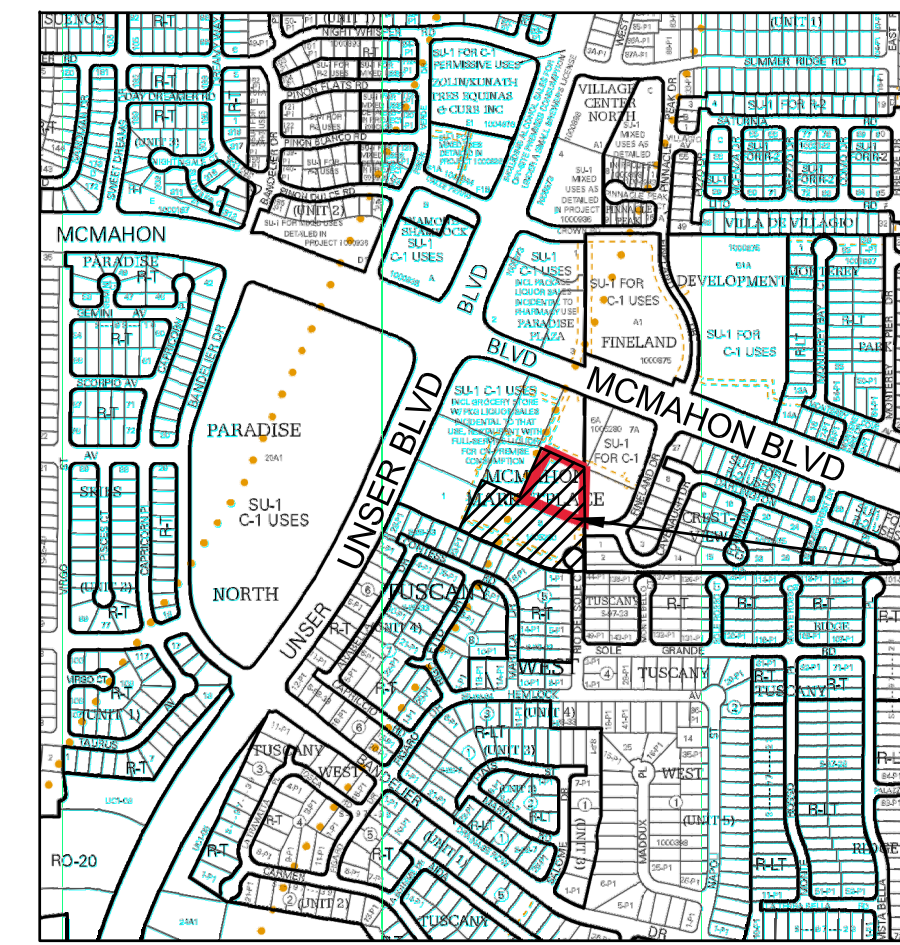
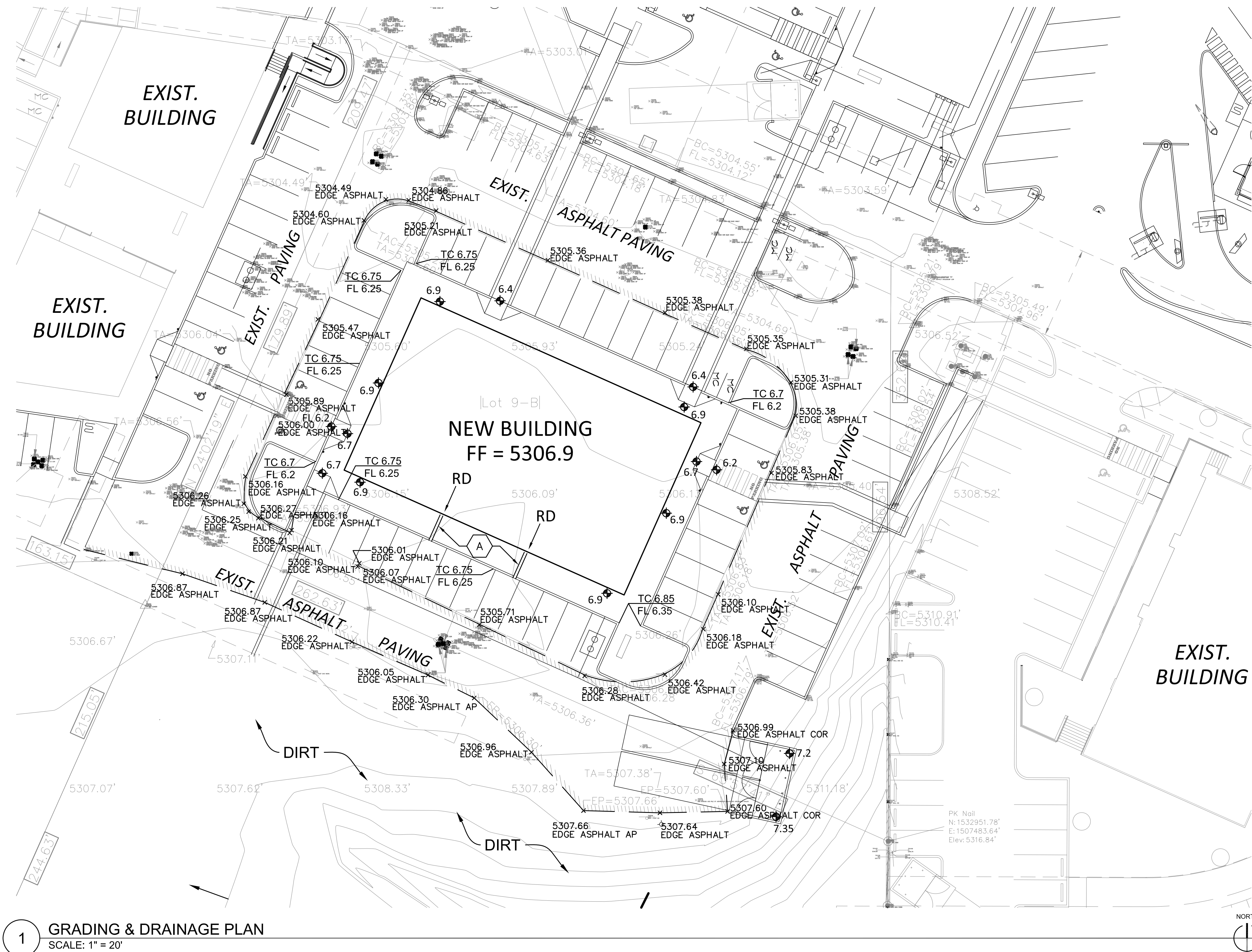
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING 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: _____



VICINITY MAP

A-11-Z

LEGEND

- EXISTING CONSTRUCTION
- NEW CONTOUR
- FF=5309.5 PROPOSED BUILDING FINISH FLOOR ELEV
- 36.5 NEW SPOT ELEVATION
- NEW CONSTRUCTION
- RD ROOF DRAIN
- TC TOP OF CURB
- EDGE OF EXISTING ASPHALT

KEYED NOTES

- A. INSTALL NEW 8" WIDE TRENCH DRAIN.

DRAINAGE ANALYSIS

LOCATION: SE Corner of Unser/McMahon Blvd NW, Albuquerque, NM

LEGAL DESCRIPTION: LOT 9-B MCMAHON MARKETPLACE

AREA: 0.92 ACRES (40,120 SF)

BENCHMARK: City of Albuquerque Station '8-A11' being a brass cap with ELEV= 5283.03 (NAVD 1988)

SURVEYOR: CST - Cartesian Surveys Inc. dated January 2021

PRECIPITATION ZONE: 1

FLOOD HAZARD: From FEMA Map 35001C0104H (8/16/2012), this site is identified as being within Zone 'X' which is determined to be outside the 0.2% annual chance floodplain.

OFFSITE FLOW: There is no offsite flow that enters this site.

EXISTING CONDITIONS: The site is undeveloped but is surrounded by commercial development on all sides. Existing asphalt accessways circle the site and were constructed as part of previous phases of this development.

PROPOSED IMPROVEMENTS: The proposed 6,656 SF single-story building will be surrounded by new sidewalks and asphalt parking spaces. This development shall follow the requirements of the Amended Master Drainage Plan for McMahon Marketplace prepared by Isaacson & Arfman.

DRAINAGE APPROACH: The site drainage pattern will follow historic conditions with the roof runoff directed to the south.

Precipitation Zone: 1

Proposed land treatment: 2% B, 7% C and 91% D
 $Q = [(0.02)(2.03) + (0.07)(2.87) + (0.91)(4.37)](0.92) = 3.9 \text{ CFS}$

The SWQ Volume requirement for Lots 9B, 9C, and 9D were included in the underground detention system installed with the construction of Lot 9A.

15 DEC 2021

MARTIN FM GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 261-2507

PETERSON
PROPERTIES

SCOTT M. MCGEE
NEW MEXICO
10519
PROFESSIONAL ENGINEER

McMAHON MARKET PLACE
NEW SHELL OFFICE BUILDING
5760 McMAHON BLVD NW
ALBUQUERQUE, NM 87114
GRADING & DRAINAGE PLAN

LOT
9B

DATE:
11 JAN 2022

DRAWN BY:
JK

CHECKED BY:
SM

VERIFIED BY:
SM

REVISIONS

SHEET NO:
C1.1
X OF X