

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

November 17, 2022

Scott McGee, P.E.  
9700 Sand Verbena Trail NE  
Albuquerque, NM 87122

**RE: McMahon Market Place – Lot 9B  
1440 Coors Blvd. NW  
Grading and Drainage Plan  
Engineer's Stamp Date: 09/12/22  
Hydrology File: A11D011I**

Dear Mr. McGee:

Based upon the information provided in your submittal received 10/31/2022, the Grading & Drainage Plan is approved for Building Permit. 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.

NM 87103

[www.cabq.gov](http://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), 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

*Renée C. Brissette*

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



# 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: \_\_\_\_\_



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**A-11-Z**

The diagram illustrates the vertical alignment and elevations for a road construction project. It shows a cross-section of the road with various levels and features labeled. The existing construction is shown as a solid line, and the new construction is shown as a dashed line. The elevations are given in feet (FF) and spot elevations (SE).

| Feature                                  | Elevation |
|------------------------------------------|-----------|
| EXISTING CONSTRUCTION                    |           |
| NEW CONTOUR                              |           |
| PROPOSED BUILDING FINISH FLOOR ELEVATION | FF=5309.5 |
| NEW SPOT ELEVATION                       | SE=36.5   |
| NEW CONSTRUCTION                         |           |
| RD                                       |           |
| TC                                       |           |
| TOP OF CURB                              |           |
| EDGE OF EXISTING ASPHALT                 |           |

A. INSTALL NEW 8" WIDE TRENCH DRAIN.

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: CSI - 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.

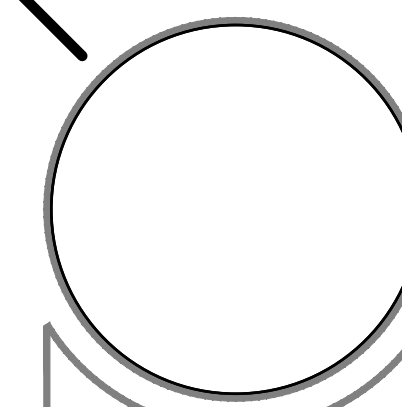
**EXISTING CONDITIONS:** The site is undeveloped but is surrounded by commercial development on all sides. Existing asphalt accessways circle the site and were constructed as part of previous phases of this development. Storm drain inlets, storm drain piping, and underground stormwater storage units were installed with a previous phase as shown.

**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 the amended DMP conditions with the roof runoff directed to the south. Runoff will be carried on the paved surface to 4 existing inlets installed with the previous phase. Existing storm drains will convey the runoff to existing underground storage chambers.

Precipitation Zone: 1  
Proposed land treatment: 2% B, 7% C and 91% (36,510 SF) D  
 $Q = [(0.02)(2.16) + (0.07)(2.87) + (0.91)(4.12)](0.92) = 3.7 \text{ CFS}$   
Developed discharge is 4.0 CFS/AC (< allowable DMP discharge  $Q = 4.1 \text{ CFS}$ )  
 $SWQ \text{ V} = (36,510)(0.42/12) = 1,278 \text{ CF}$

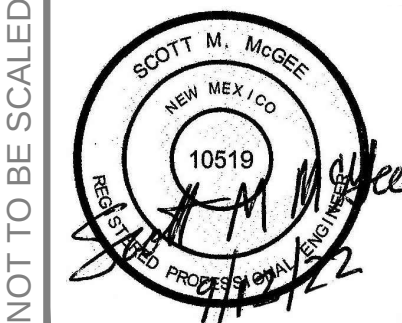
The SWQ Volume requirement for Lots 9B, 9C, and 9D were included in the underground detention system installed with the construction of Lot 9A.



**MARTIN FM GRUMMER  
ARCHITECT**  
331 WELLESLEY PLACE NE  
ALBUQUERQUE, NEW MEXICO 87106  
(505) 265-2507



PETERSON  
PROPERTIES



McMAHON MARKET PLACE  
NEW SHELL OFFICE BUILDING  
5760 McMAHON BLVD NW  
ALBUQUERQUE, NM 87114

**LOT  
9 B**

DATE: **30 SEP 2022**

DRAWN BY:

CHECKED BY \_\_\_\_\_

VERIFIED BY

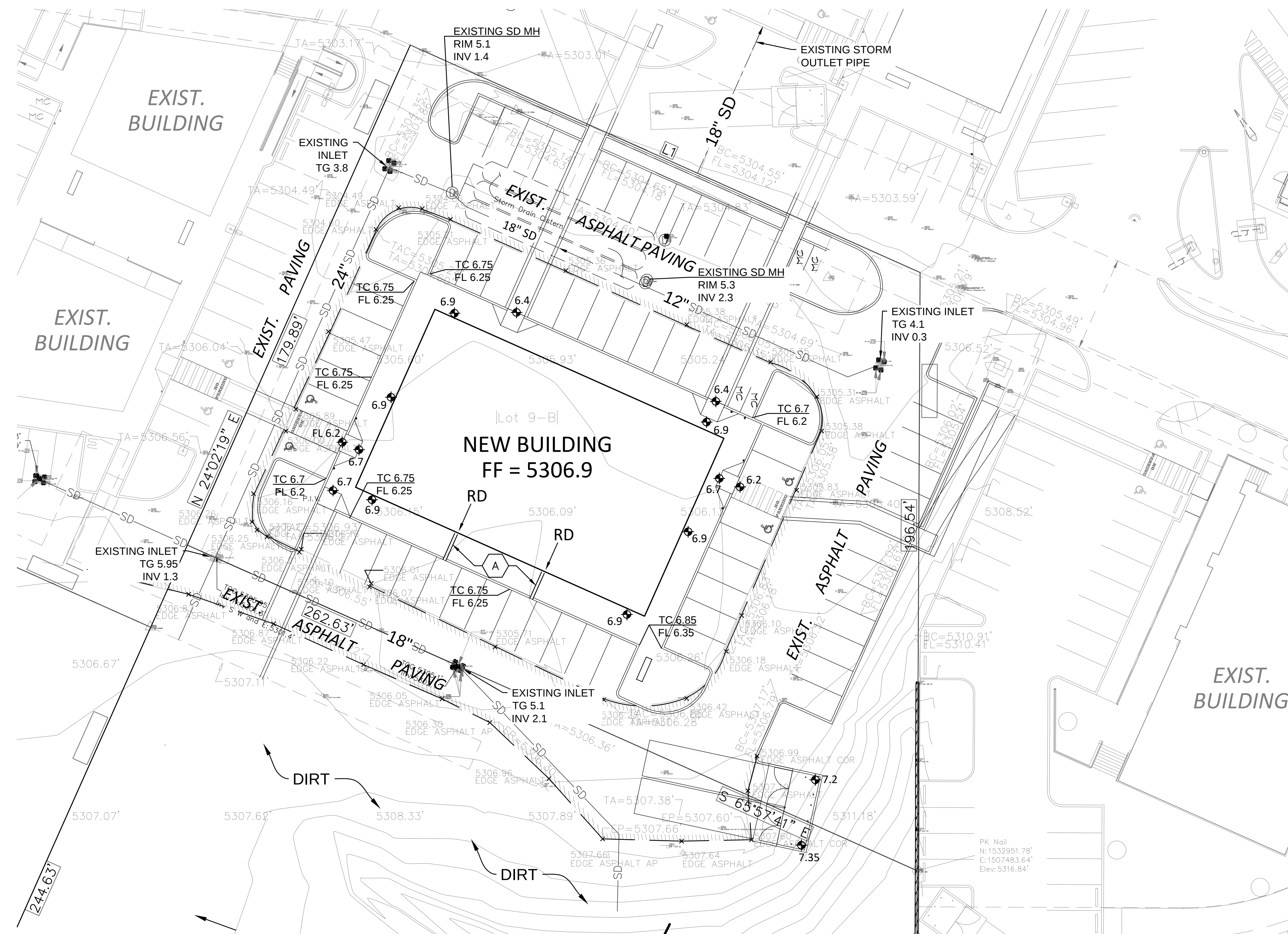
NIEN

## REVISIONS

**SWEET 162**

**(C1.1**

X OF X



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GRADING & DRAINAGE PLAN  
SCALE: 1" = 20'