

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 15, 2024

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

RE: McMahon Market Place – Lot 9B
Permanent C.O. – Accepted
Engineer's Certification Date: 07/11/24
Engineer's Stamp Date: 09/12/22
Hydrology File: A11D011I

Dear Mr. McGee:

Based on the Certification received 07/12/2024 and site visit on 07/12/2024, this letter serves as a "green tag" from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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



SITE



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

GRADING & DRAINAGE PLAN

LOT
9B

DATE
30 SEP 2022
DRAWN BY
JK
CHECKED BY
SM
VERIFIED BY
SM

REVISIONS

SHEET NO.
C1.1
X OF X

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
x 6.34	EDGE OF EXISTING ASPHALT
	AS-BUILT ELEVATION

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: 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 $Q=4.1 \text{ CFS}$)
 $SWQ V = (36,510)(0.42/12) = 1,278 \text{ CF}$

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

