

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

September 15, 2021

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

**RE: McMahon Market Place – Lot 9B, 9C, & 9D Improvements
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 07/15/21
Hydrology File: A11D011I**

Dear Mr. McGee:

Based upon the information provided in your submittal received 08/09/2021, the Conceptual Grading & Drainage Plan is approved for action by the DRB on Site Plan for Building Permit.

PO Box 1293

Albuquerque

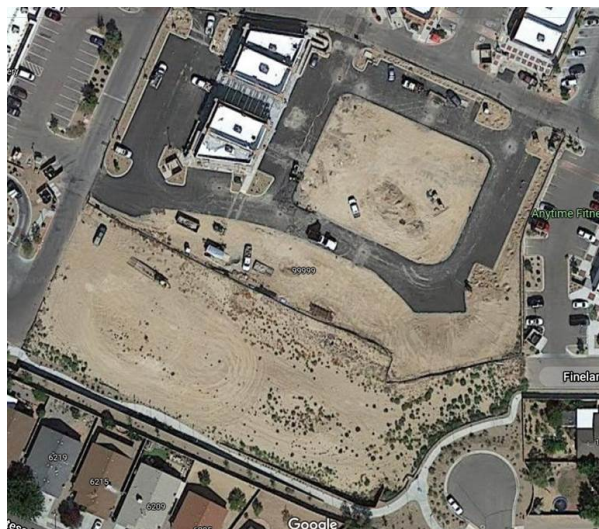
NM 87103

www.cabq.gov

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.

PRIOR TO BUILDING PERMIT SUBMITTAL:

1. Hydrology needs a new topo survey of the area. The information provided by the architect was done almost 7 years ago and the whole area has been disturbed. (see photo)



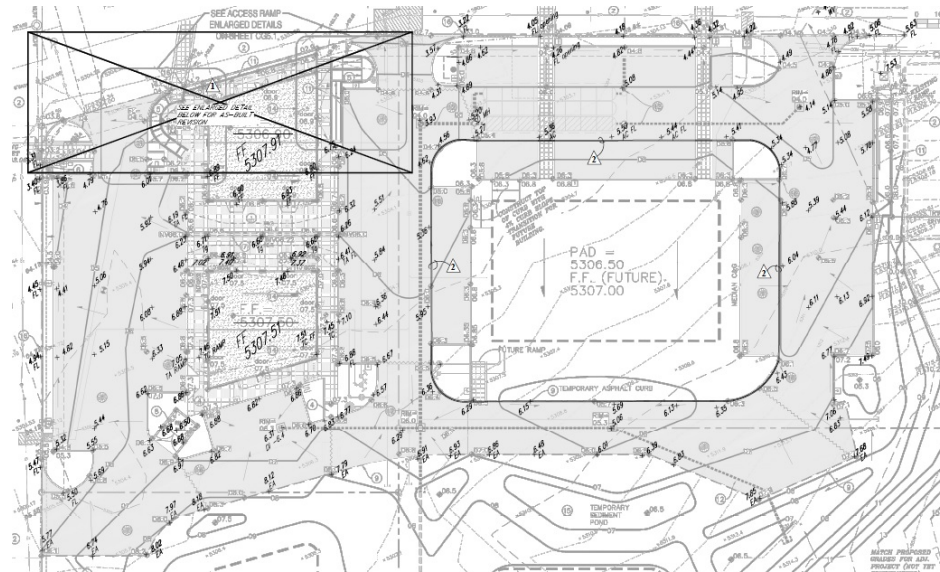
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- Also there is currently storm drain system that Lots 9C & 9D are to tie into based on the last design for this area. (see As-built for Lot 9A)



PO Box 1293

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Albuquerque

Sincerely,

NM 87103

Renée C. Brissette

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

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:

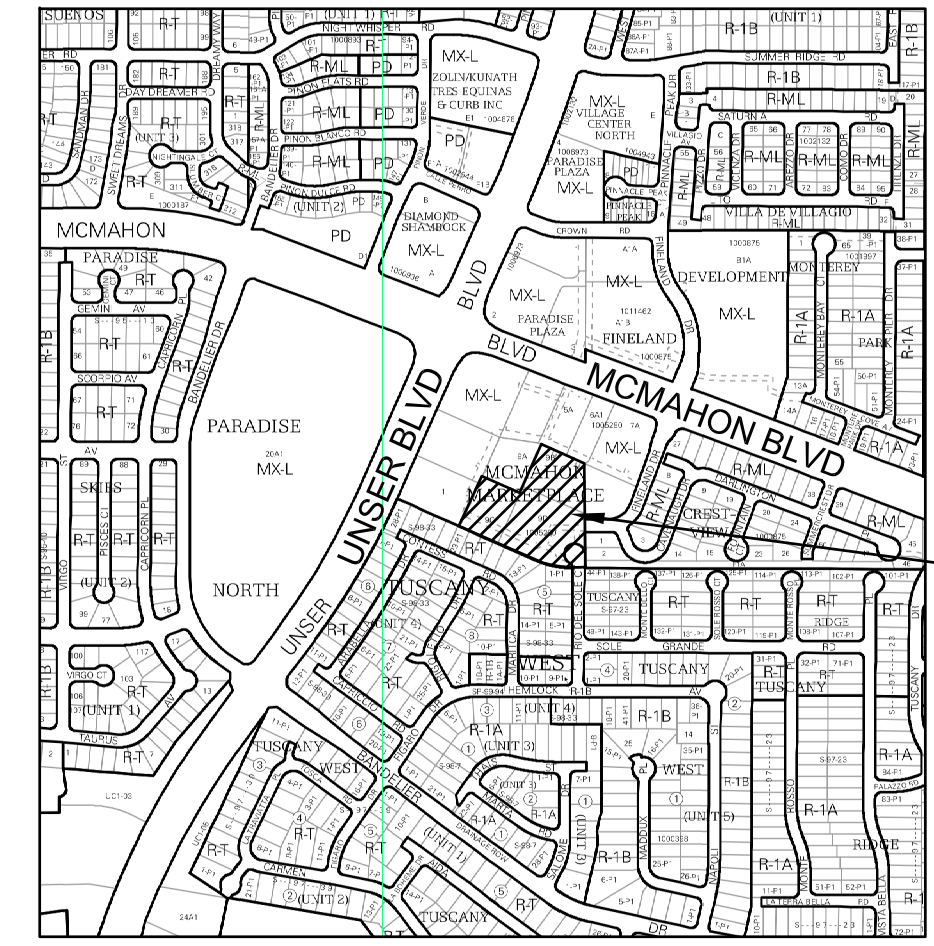
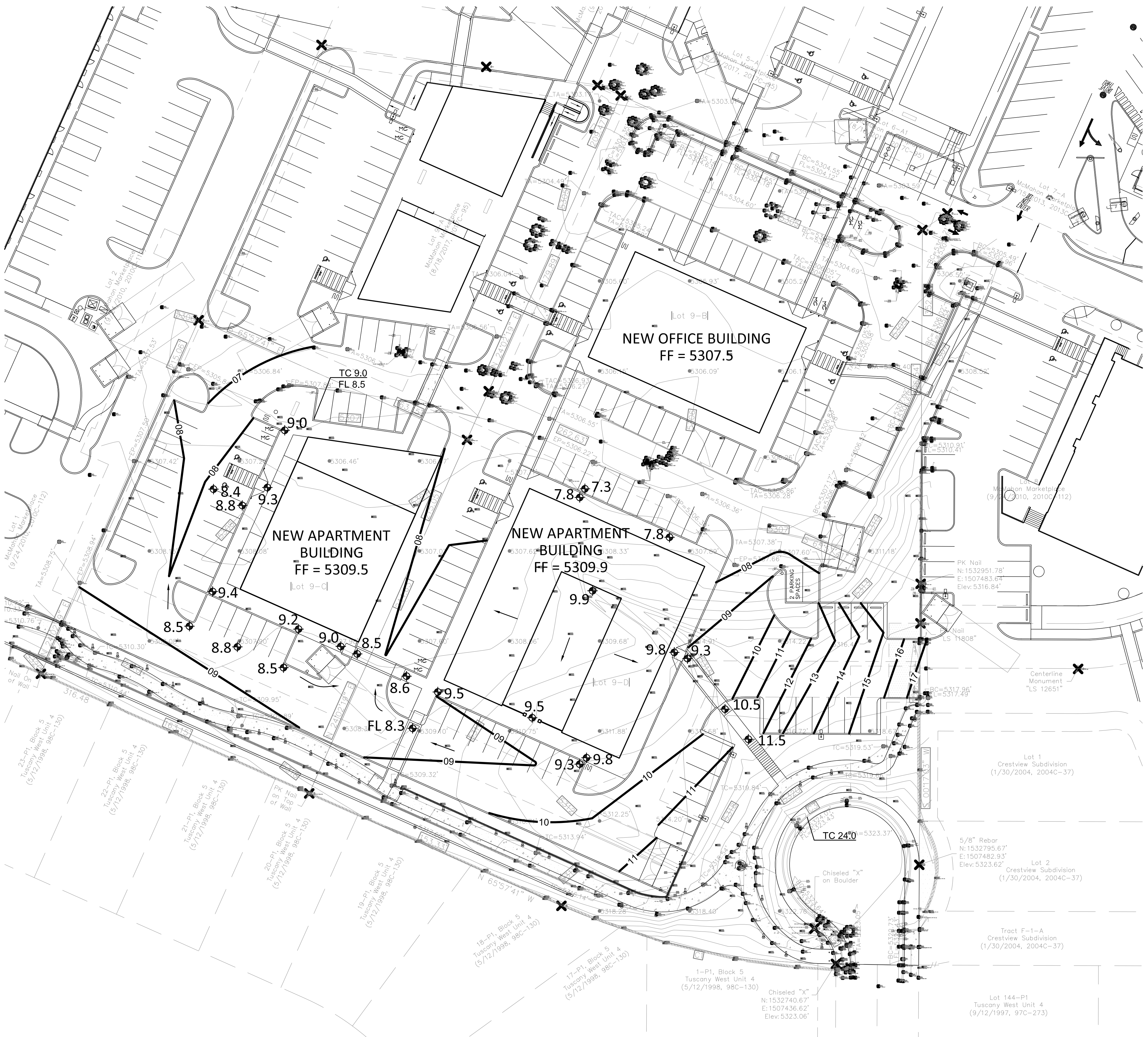
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

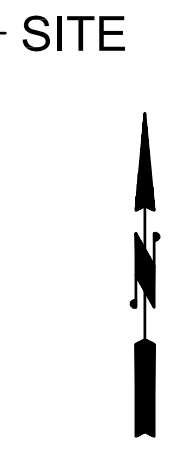
COA STAFF:

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

DRAINAGE ANALYSIS

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

LEGAL DESCRIPTION: LOTS 9-B, 9-C, & 9-D MCMAHON MARKETPLACE

AREA: 3.98 ACRES (173,365 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 the north and residential to the south. This development shall follow the requirements of the Amended Master Drainage Plan for McMahon Marketplace prepared by Isaacson & Arfman.

PROPOSED IMPROVEMENTS: The three proposed buildings will each require separate Grading plans for Building permit approval and follow the previously approved Drainage Master Plan. Allowable discharge from these 3 lots will be $Q = (13.55)(0.70) = 9.5$ CFS. Storm Water Quality retention volumes will be provided on each lot.

DRAINAGE APPROACH: The site drainage pattern will follow historic conditions with the incorporation of the onsite retention pond for the SWQ volumes.

Precipitation Zone: 1

Proposed land treatment: 5% B, 10% C and 85% D
 $Q = [(0.05)(2.03) + (0.1)(2.87) + (0.85)(4.37)](3.98) = 16.3$ CFS

The total onsite SWQ retention storage volumes shall provide:
 $SWQV = (147,360)(0.42/12) = 5,160$ 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.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 09/15/21
BY: *Rene C. Bruneau*
HydroTeam # A11D0111
THESE PLANS AND/OR REPORT ARE
CONCEPTUAL ONLY. MORE INFORMATION MAY
BE NEEDED IN THEM AND SUBMITTED TO
HYDROLOGY FOR BUILDING PERMIT APPROVAL.

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

MARTIN FM GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-7597

PETERSON
PROPERTIES

SCOTT M. MOORE
NEW MEXICO
10519
REGISTERED PROFESSIONAL ENGINEER

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

DATE:
07/30/2021
DRAWN BY:
JK
CHECKED BY:
SMM
VERIFIED BY:
SMM

REVISIONS

SHEET NO:
C1.1
X OF X