

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 30, 2025

Scott McGee, P.E.
PO BOX 1273
Elephant Butte, NM 87935

RE: 10120 Coors Blvd NW
Grading and Drainage Plans
Engineer's Stamp Date: 9/2/25
Hydrology File: B14D013
Case # HYDR-2025-00330

Dear Mr. McGee:

Based upon the information provided in your submittal received 9/15/2025, the Grading and Drainage Plan is approved for Grading Permit, Building Permit, and for action by the DFT/DHO for Site Plan and Platting action. Please note that a pad certification is not needed for this project. 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

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

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, 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.

Sincerely,

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

GRADING DETAILS

10120 COORS BLVD NW

SEPTEMBER, 2025

LOCATION: 10120 Coors Blvd NW
 LEGAL DESCRIPTION: Tract 13-A Black Ranch
 AREA: 2.47 ACRES (107,491 SF)
 BENCHMARK: City of ABQ Station '8-B14' with ELEV= 5025.358 (NAVD 1988)
 SURVEYOR: CSI - Cartesian Surveys Inc. dated January 2024

PRECIPITATION ZONE: 1
 FLOOD HAZARD: From FEMA Map 35001C0109H (8/16/2012), this site is identified as being within Zone 'X' which is located within an area of 1% annual chance floodplain.

OFFSITE FLOW: The adjacent Coors Blvd runoff is carried north (within the R/W) in a bar ditch along the west side of the site. No offsite flow enters the site.

EXISTING CONDITIONS: The site is undeveloped and slopes from the west down to the east at 1-2%

PROPOSED IMPROVEMENTS: The 3 proposed commercial buildings vary in size from 4,450 -6,675 SF as shown. The parking area and roof runoff will be directed to onsite detention ponds which will then drain to the east to discharge to the Corrales Main Canal.

DRAINAGE APPROACH: This development falls within the North Coors DMP and is known as Basin 4.2.3. That DMP has an allowable discharge for this site of 5.7 CFS. Developed runoff from rooftops and parking areas is discharged to onsite detention ponds. This provides the Storm Water Quality volume needed and limits the discharge to the allowable.

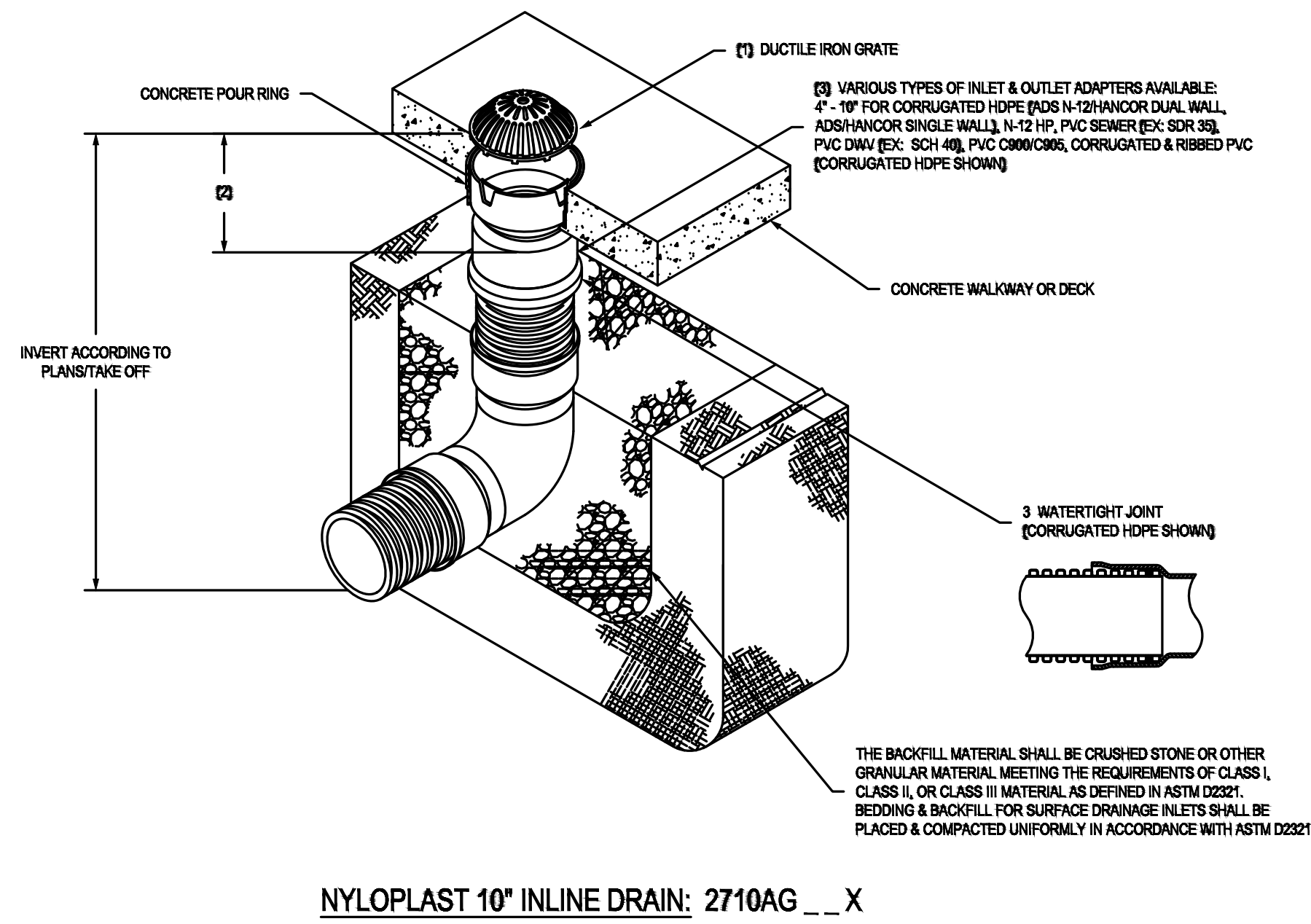
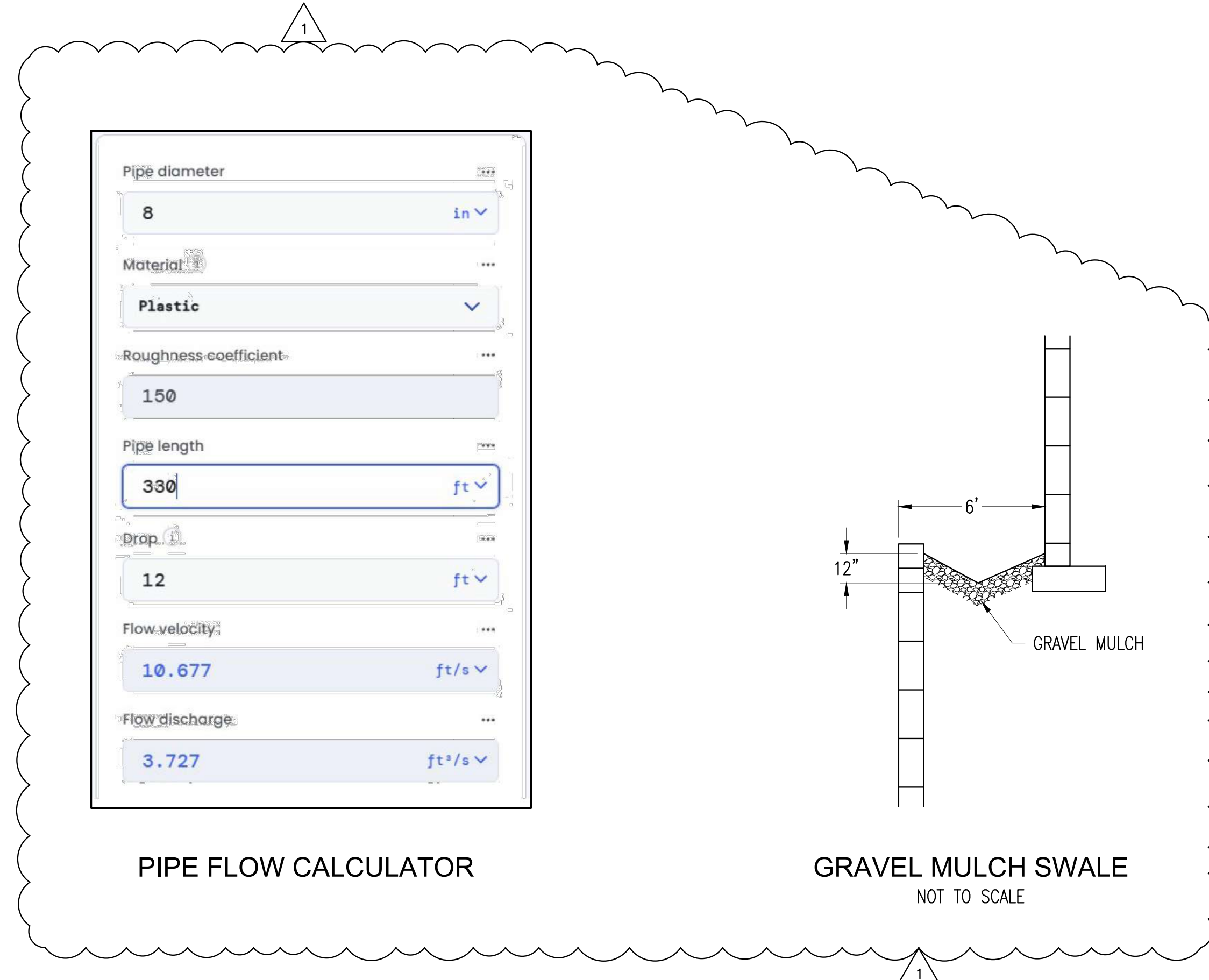
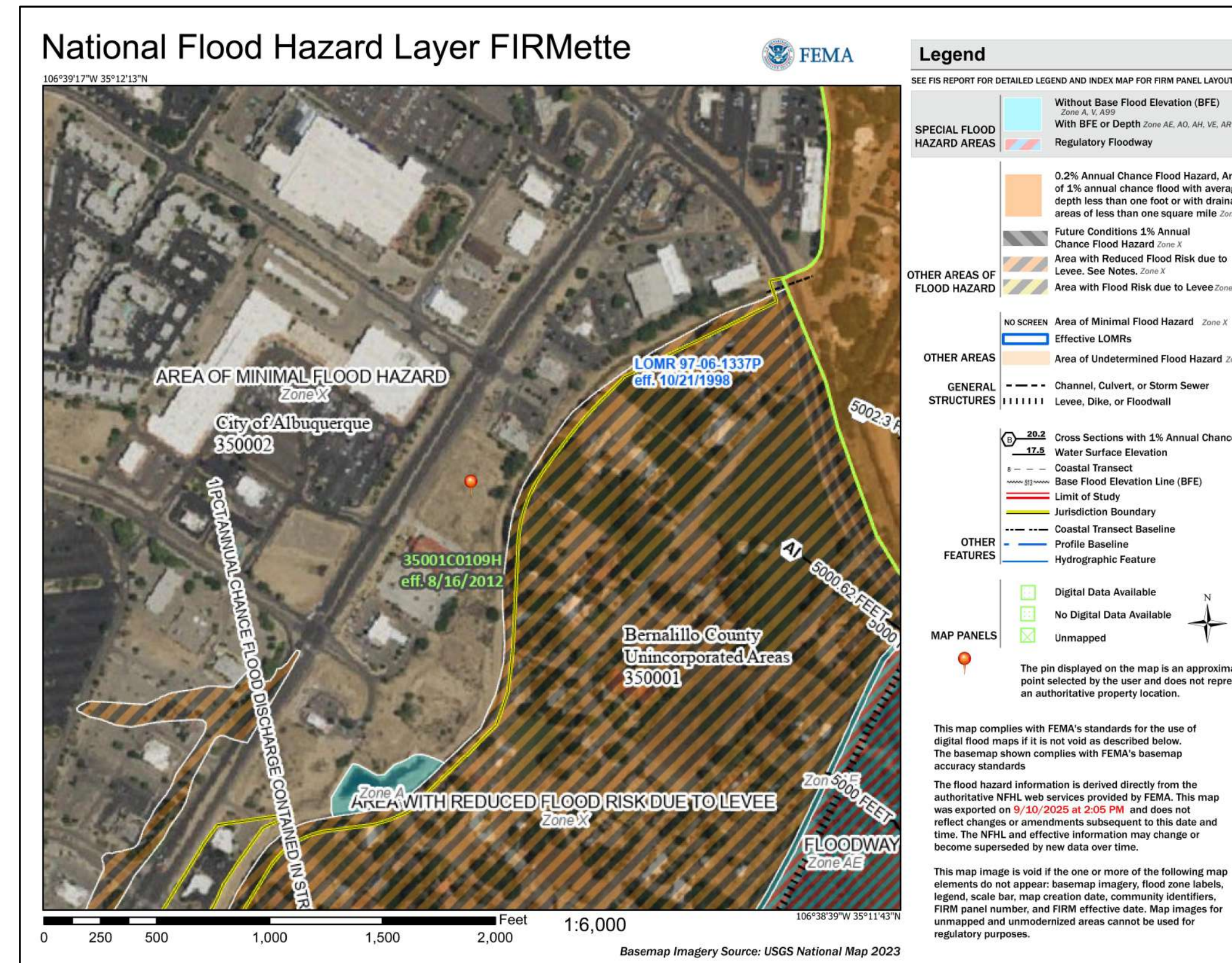
Precipitation Zone: 1

Existing land: 70% A 30% B $Q = [(0.7)(1.54) + (0.3)(2.16)](2.47) = 4.3$ CFS
 Proposed land treatment: 2% B, 44% C and 54% D
 $Q = [(0.02)(2.16) + (0.44)(2.87) + (0.54)(4.12)](2.47) = 8.7$ CFS
 Basin A: SWQ V = (30,750)(0.42/12) = 1,076 CF, 1,350 CF PROVIDED
 Basin B: SWQ V = (21,645)(0.42/12) = 758 CF, 760 CF PROVIDED
 Basin C: SWQ V = (5,040)(0.42/12) = 176 CF, 180 CF PROVIDED
 Total V 2,010 2,310 CF

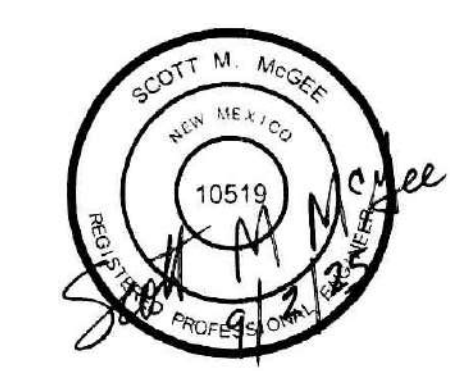
The SWQ Volume will be addressed by the onsite SWQ volume (V=2,310 CF) provided by the three proposed ponds.

DRAINAGE PLAN NOTES

1. Earthwork, grading, trenching and paving construction shall be performed in accordance with the Geotechnical Engineering Services Report, Job No. 2482-AB, for CDR LLC Holding, prepared by GeoTek, Inc, March 27, 2024.
2. This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
3. Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
4. This Plan is prepared to establish on-site drainage and grading criteria only. SMM PE assumes no responsibility for subsurface analysis, foundation or structural design.
5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer is recommended.
6. SMM PE recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
7. The property boundary noted on this Plan is shown for information only to describe the project limits. Property boundary information shown here does not constitute a boundary survey. A boundary survey (by a licensed N M Registered Land Surveyor), is recommended prior to construction.
8. All spot elevations are finished grade or top of pavement, unless noted otherwise.



City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 10/30/2025
 BY: [Signature]
 HydroType: B14D013



Rev	Date	Details
1	10/9/25	AMAFCA review comments

Scott M McGee PE

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 scottmmcgee@gmail.com