

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 4, 2025

Jeffrey T. Wooten, P.E.
Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, NM 87174

RE: Demis Nails
10124 Coors Blvd NW, Suite A
Grading & Drainage Plans
Engineer's Stamp Date: 7/24/2025
Hydrology File: B14D018B
Case # HYDR-2025-00263

Dear Mr. Wooten:

Based upon the information provided in your submittal received 7/24/2025, the Grading & Drainage Plans are approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PRIOR TO CERTIFICATE OF OCCUPANCY:

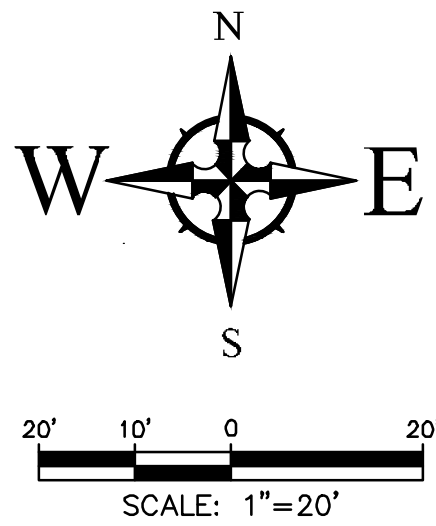
1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

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, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

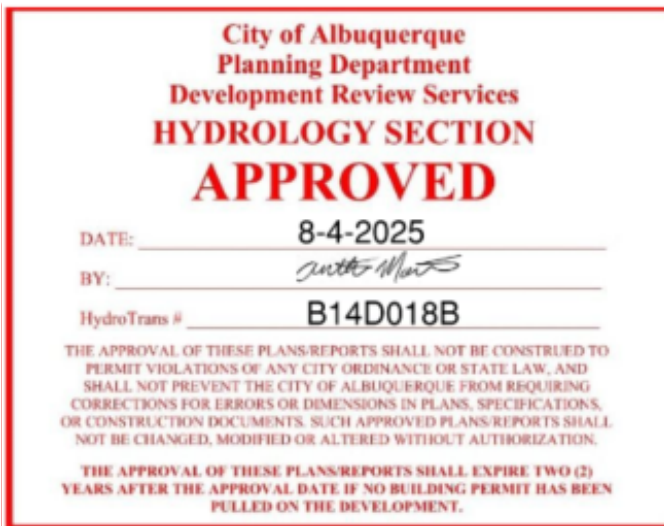
Sincerely,

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



CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



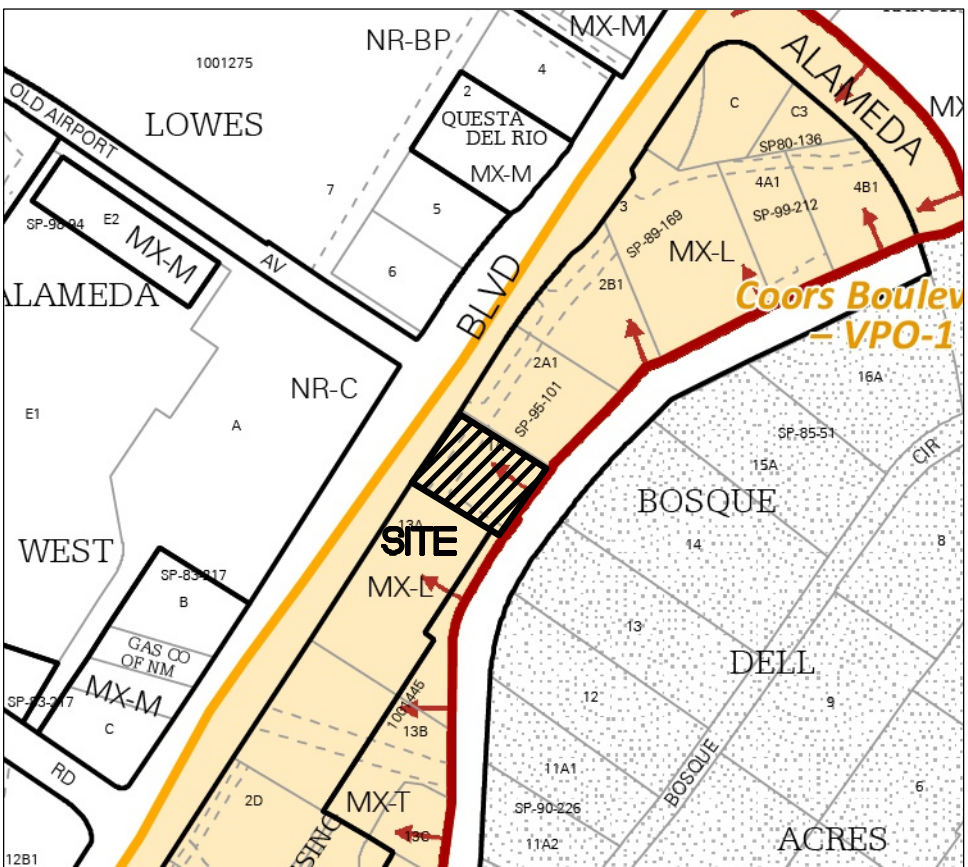
Proposed Drainage Calculations												
Ultimate Development Conditions Basin Data Table												
This table is based on the COA DPM Chapter 6.2(A), Zone: 1												
BASIN	Area (AC.)	Land Treatment Percentages (%)				Weighted C	Tc (min)	I (100) (in/hr)	Q(100) (cfs/ac.)	Q(100) (CFS)	WT E (inches)	Comments
A-1	0.31	0.0	0.0	10.0	90.0	0.87	12.00	4.00	3.49	1.08	2.11	Sheet Flows to Onsite Drain Basin
B-1	0.64	0.0	0.0	10.0	90.0	0.87	12.00	4.00	3.49	2.23	2.11	Sheet Flows to Panda Express Storm System
OS-1	0.25	0.0	0.0	10.0	90.0	0.87	12.00	4.00	3.49	0.87	2.11	Sheet Flows to Onsite Drain Basin
TOTAL	1.20								4.19			
										9196	14959	

STORMWATER QUALITY CALCULATIONS

SITE (NEW DEVELOPMENT RATE = 0.42")
TOTAL NEW IMPERVIOUS PAVED AREAS = 8,969 SF
(INCLUDES OFF-SITE AREA FROM DEMI'S PAVILLION)
SWQ VOLUME REQ'D = 8,969 * 0.42" / 12 = 314 CF
TOTAL VOLUME PROVIDED IN SWALE = 339 CF
(SWQ TREATMENT PER LF OF SWALE = 3.0 CF)

LEGEND

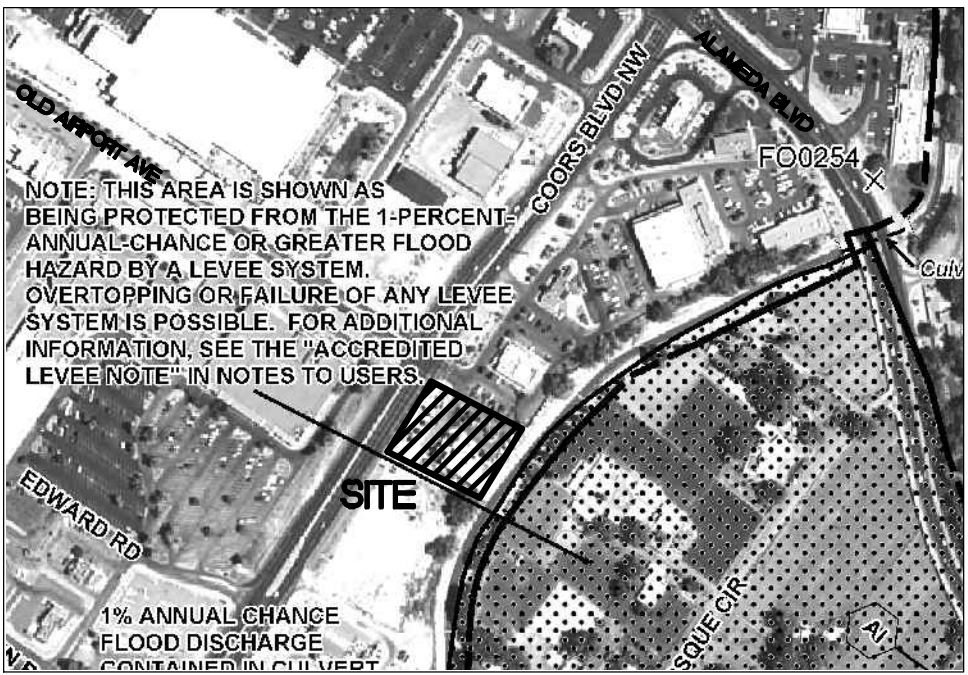
- FLOW ARROW
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING STORM DRAIN
- FLOW LINE
- RIDGE LINE
- PROPOSED CONTOUR - BY OTHERS
- PROPOSED SPOT ELEVATION - BY OTHERS
- PROPOSED DRAINAGE BASIN BOUNDARY
- BASIN DESIGNATION
- AREA (ACRES)



VICINITY MAP

LEGAL DESCRIPTION:

Lot Numbered One-A (1A) of the NE portion of Black Ranch, Bernalillo County, NM. 0.9507 Acres.



FIRM MAP 35001C0109H

Per FIRM Map 35001C0109H, dated August 16, 2012, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.

DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a final grading plan for the subject site located at 10124 Coors Blvd NW. The intent of the project is to modify the site to accommodate the proposed Demi's Pavilion project located due south of this site (10120 Coors Blvd NW).

EXISTING HYDROLOGIC CONDITIONS

The original Grading and Drainage plan is located in Hydrology File B14/D018 (La Bella Salon). Per FIRM Map 35001C0109H, the site is not located in the 100-Yr Floodplain.

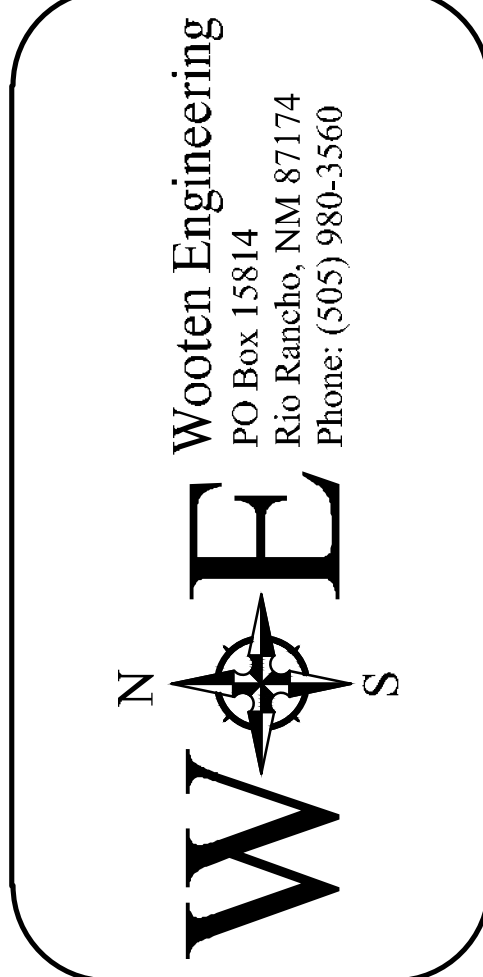
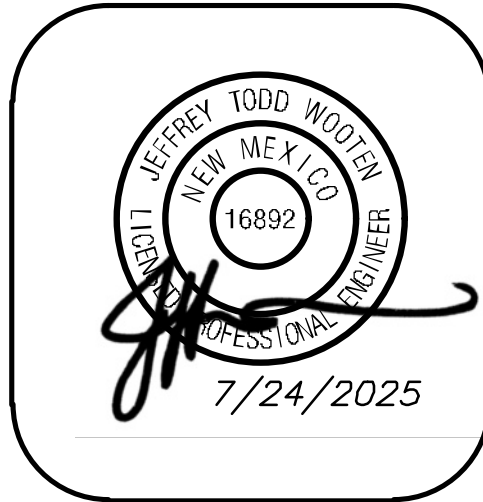
PROPOSED HYDROLOGIC CONDITIONS

The drainage from Basin A-1 will drain into a new Nyloplast Drain Basin that will connect to a proposed storm drain system located on the proposed Demi's Pavilion project. The grading and drainage plan for the Demi's Pavilion has been prepared by Scott M. McGee, P.E. The drainage from Basin B-1 will continue to drain to the Panda Express property to the north. No work is being done within this area. Basin OS-1 will drain to the new Nyloplast Drain Basin on the subject property and then back onto the Demi's Pavilion site in the proposed storm drain for that project. Reference the Drainage Calculations tables this sheet.

CONCLUSION

This drainage management plan conforms to the DPM and does not create any issues downstream. With this submittal, we are requesting Grading Permit and Building Permit approval.

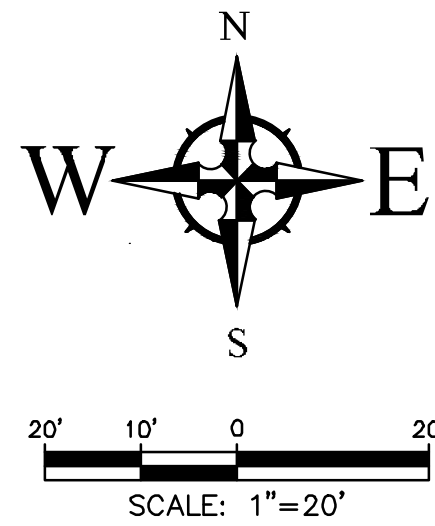
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Demis Nails	10124 Coors Blvd NW Suite A
	Albuquerque, NM 87114
Drainage Plan	



BENCH MARK
ACS Monument "B-B14"
PUB. EL=5025.358 NAVD 1988



CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

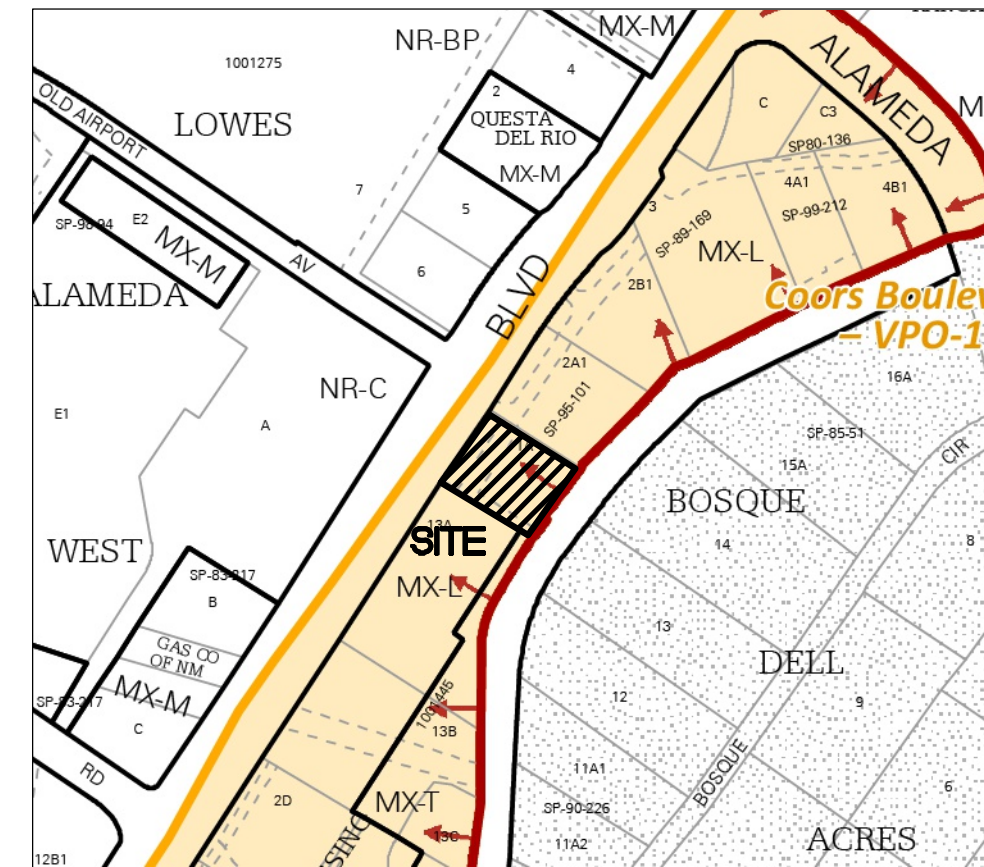
- LEGEND**
- FLOW ARROW
 - 27.8 PROPOSED TOP OF GRADE/PVMT ELEVATIONS
 - FL27.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS
 - TC27.8 PROPOSED TOP OF CURB ELEVATIONS
 - TG27.8 PROPOSED TOP OF GRATE INLET OR SOLID LID
 - 20 EXISTING CONTOUR
 - 20 PROPOSED CONTOUR
 - 20 PROPOSED CONTOUR - BY OTHERS
 - EXISTING STORM DRAIN
 - FL16.8 PROPOSED SPOT ELEVATION - BY OTHERS

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 8-4-2025
BY: *Carla M. [Signature]*
HydroTeam #: B14D018B

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUESTING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION. THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

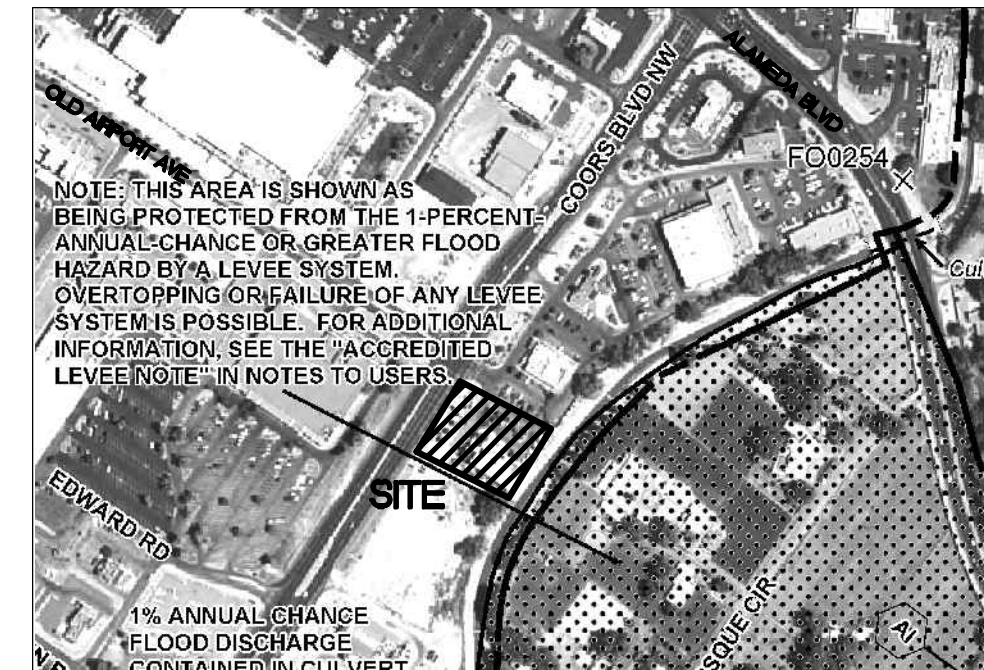
REF. PANDA EXPRESS
GRADING PLAN,
COA DRAINAGE FILE
NUMBER B14-D018A.



VICINITY MAP

LEGAL DESCRIPTION:

Lot Numbered One-A (1A) of the NE portion of Black Ranch, Bernalillo County, NM. 0.9507 Acres.

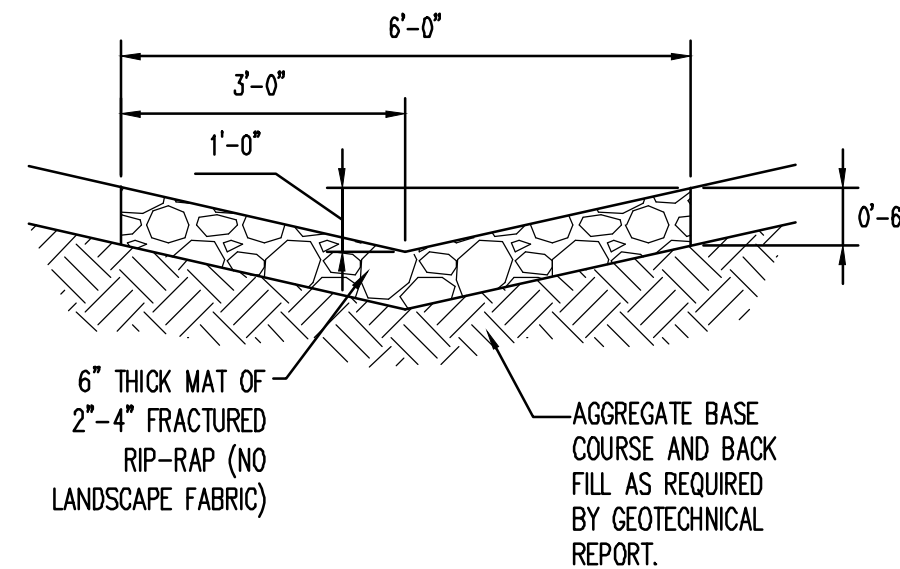


FFRM MAP 35001C0109H

Per FIRM Map 35001C0109H, dated August 16, 2012, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.

GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL, SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.



Rock Lined Swale Detail

NTS

BENCH MARK

ACS Monument "8-B14"
PUB. EL.=5025.358 NAVD 1988

Demis Nails
10124 Coors Blvd NW Suite A
Albuquerque, NM 87114

Grading Plan

C201

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560



NO.	DATE	REVISIONS	BY
DESIGNED BY: JW	DATE: JULY 2025	DESIGN	
DRAWN BY: RC	DATE: JULY 2025		
CHECKED BY: JW	DATE: JULY 2025		