

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

December 17, 2025

Robert Fierro, P.E.
Fierro & Company
3201 4th Street NW, Suite C
Albuquerque, NM 87107

**RE: Lindo Mexico Restaurant
3937 Coors Blvd NW
Grading and Drainage Plan
Engineer's Stamp Date: 12/5/2025
Hydrology File: G11D067H
Case # HYDR-2025-00436**

Dear Mr. Fierro:

PO Box 1293

Based upon the information provided in your submittal received 12/05/2025, the Grading & Drainage Plans **are not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

NM 87103

www.cabq.gov

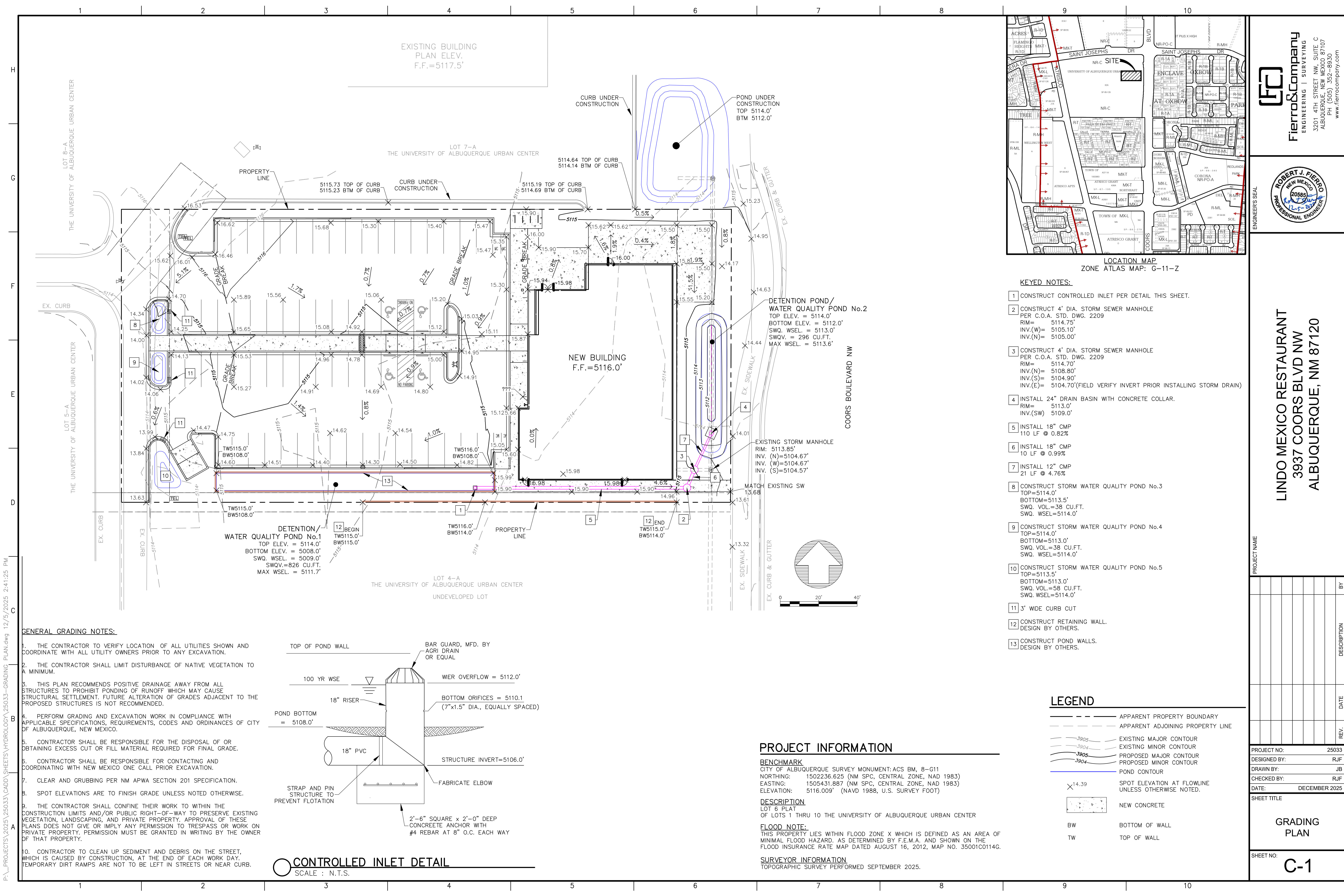
1. For trash enclosures serving food service developments, trash enclosures must demonstrate control of liquids from dumpster areas per DPM by containing runoff from the dumpster area, preventing outside drainage from entering the dumpster area, and discharging to the sanitary sewer. Please show an inlet in the middle and label. "Inlet to be connected to the sanitary sewer. See Utility Plan."
2. Please provide a table showing the Existing and Proposed Land Treatment Types (A, B, C, D) with percentages and areas.

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., CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services



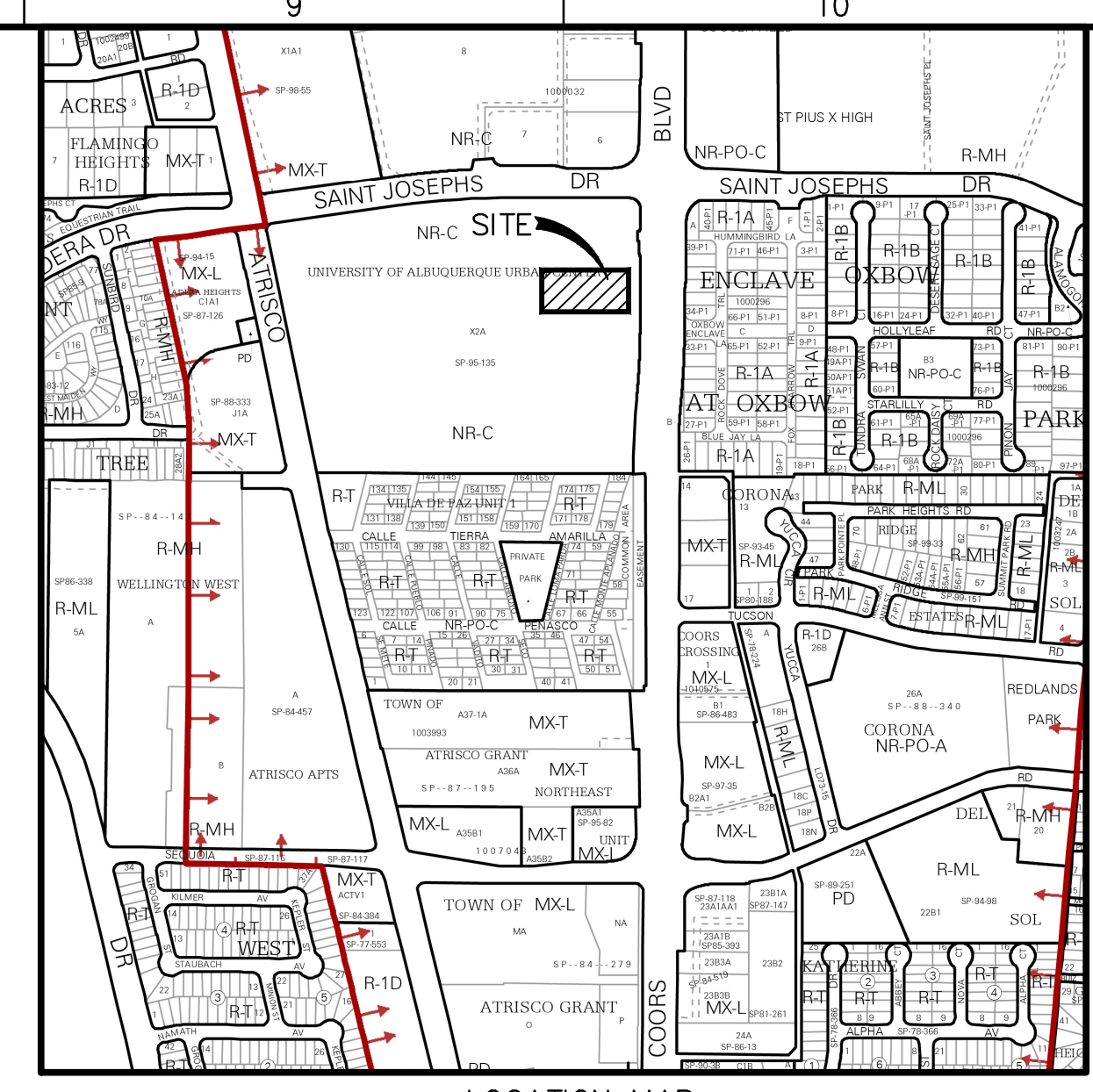
EXISTING BUILDING
PLAN ELEV.
F.F.=5117.5'

POND UNDER CONSTRUCTION
TOP 5114.0'
BTM 5112.0'

LOT 7-A
THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER

NEW BUILDING
F.F.=5116.0'

LOT 4-A
THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER
UNDEVELOPED LOT



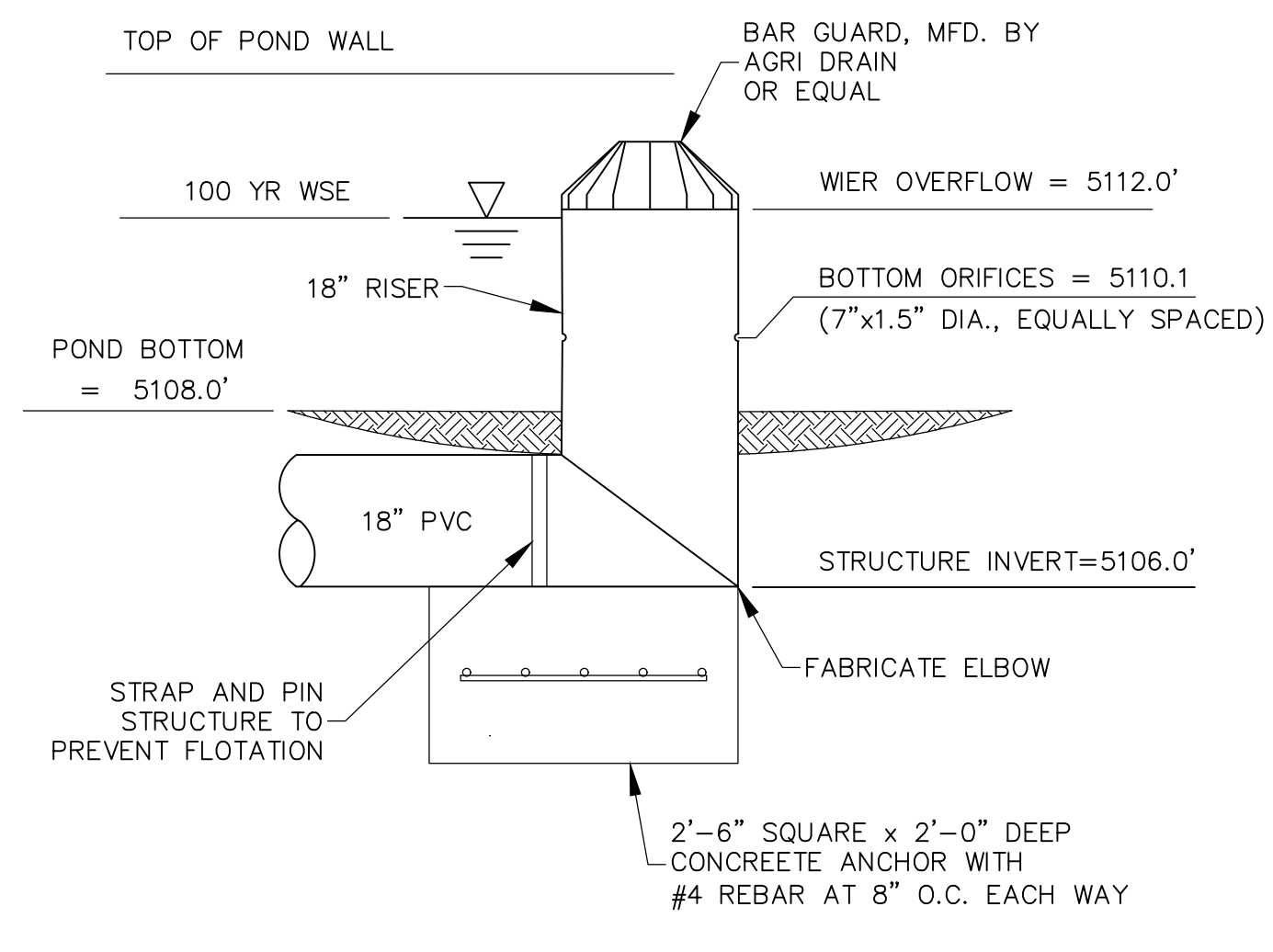
LOCATION MAP
ZONE ATLAS MAP: G-11-Z

KEYED NOTES:

- 1 CONSTRUCT CONTROLLED INLET PER DETAIL THIS SHEET.
- 2 CONSTRUCT 4' DIA. STORM SEWER MANHOLE PER C.O.A. STD. DWG. 2209 RIM= 5114.75' INV.(W)= 5105.10' INV.(N)= 5105.00'
- 3 CONSTRUCT 4' DIA. STORM SEWER MANHOLE PER C.O.A. STD. DWG. 2209 RIM= 5114.70' INV.(N)= 5108.80' INV.(S)= 5104.90' INV.(E)= 5104.70'(FIELD VERIFY INVERT PRIOR INSTALLING STORM DRAIN)
- 4 INSTALL 24" DRAIN BASIN WITH CONCRETE COLLAR. RIM= 5113.0' INV.(SW) 5109.0'
- 5 INSTALL 18" CMP 110 LF @ 0.82%
- 6 INSTALL 18" CMP 10 LF @ 0.99%
- 7 INSTALL 12" CMP 21 LF @ 4.76%
- 8 CONSTRUCT STORM WATER QUALITY POND No.3 TOP=5114.0' BOTTOM=5113.5' SWQ. VOL.=38 CU.FT. SWQ. WSEL=5114.0'
- 9 CONSTRUCT STORM WATER QUALITY POND No.4 TOP=5114.0' BOTTOM=5113.0' SWQ. VOL.=38 CU.FT. SWQ. WSEL=5114.0'
- 10 CONSTRUCT STORM WATER QUALITY POND No.5 TOP=5113.5' BOTTOM=5113.0' SWQ. VOL.=58 CU.FT. SWQ. WSEL=5114.0'
- 11 3' WIDE CURB CUT
- 12 CONSTRUCT RETAINING WALL. DESIGN BY OTHERS.
- 13 CONSTRUCT POND WALLS. DESIGN BY OTHERS.

GENERAL GRADING NOTES:

1. THE CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES SHOWN AND COORDINATE WITH ALL UTILITY OWNERS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL LIMIT DISTURBANCE OF NATIVE VEGETATION TO A MINIMUM.
3. 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.
4. PERFORM GRADING AND EXCAVATION WORK IN COMPLIANCE WITH APPLICABLE SPECIFICATIONS, REQUIREMENTS, CODES AND ORDINANCES OF CITY OF ALBUQUERQUE, NEW MEXICO.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF OR OBTAINING EXCESS CUT OR FILL MATERIAL REQUIRED FOR FINAL GRADE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH NEW MEXICO ONE CALL PRIOR EXCAVATION.
7. CLEAR AND GRUBBING PER NM APWA SECTION 201 SPECIFICATION.
8. SPOT ELEVATIONS ARE TO FINISH GRADE UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL CONFINE THEIR WORK TO WITHIN THE CONSTRUCTION LIMITS AND/OR PUBLIC RIGHT-OF-WAY TO PRESERVE EXISTING VEGETATION, LANDSCAPING, AND PRIVATE PROPERTY. APPROVAL OF THESE PLANS DOES NOT GIVE OR IMPLY ANY PERMISSION TO TRESPASS OR WORK ON PRIVATE PROPERTY. PERMISSION MUST BE GRANTED IN WRITING BY THE OWNER OF THAT PROPERTY.
10. CONTRACTOR TO CLEAN UP SEDIMENT AND DEBRIS ON THE STREET, WHICH IS CAUSED BY CONSTRUCTION, AT THE END OF EACH WORK DAY. TEMPORARY DIRT RAMPS ARE NOT TO BE LEFT IN STREETS OR NEAR CURB.



CONTROLLED INLET DETAIL
SCALE : N.T.S.

PROJECT INFORMATION

BENCHMARK
CITY OF ALBUQUERQUE SURVEY MONUMENT: ACS BM, 8-G11
NORTHING: 1502236.625 (NM SPC, CENTRAL ZONE, NAD 1983)
EASTING: 1505431.887 (NM SPC, CENTRAL ZONE, NAD 1983)
ELEVATION: 5116.009' (NAVD 1988, U.S. SURVEY FOOT)

DESCRIPTION
LOT 8 PLAT
OF LOTS 1 THRU 10 THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER

FLOOD NOTE:
THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED AUGUST 16, 2012, MAP NO. 35001C0114G.

SURVEYOR INFORMATION
TOPOGRAPHIC SURVEY PERFORMED SEPTEMBER 2025.

LEGEND

- APPARENT PROPERTY BOUNDARY
- - - APPARENT ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- POND CONTOUR
- × SPOT ELEVATION AT FLOWLINE UNLESS OTHERWISE NOTED.
- NEW CONCRETE
- BW BOTTOM OF WALL
- TW TOP OF WALL

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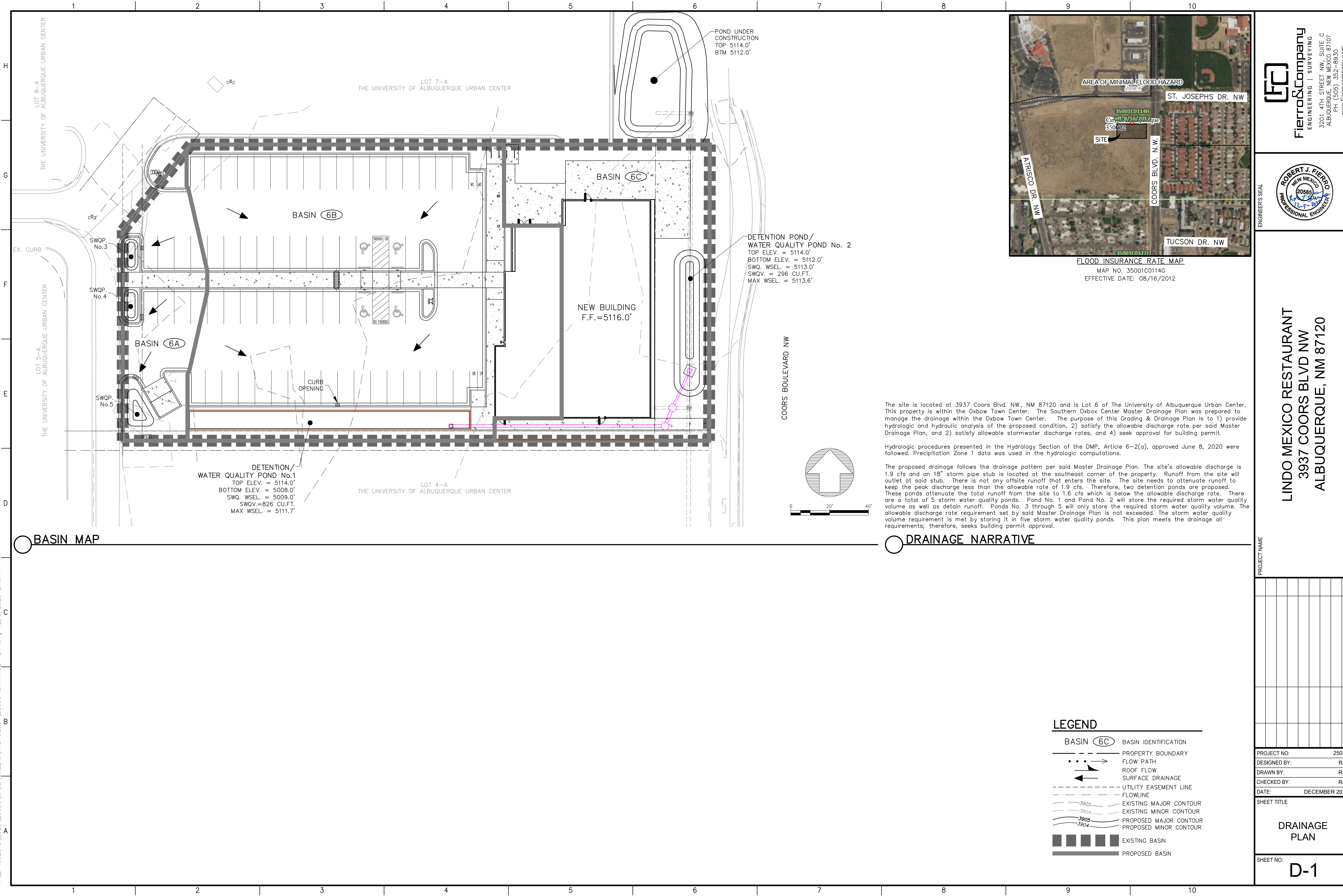
3201 4TH STREET NW, SUITE C
ALBUQUERQUE, NEW MEXICO 87107
PH (505) 352-8930
www.fierrocompany.com



LINDO MEXICO RESTAURANT
3937 COORS BLVD NW
ALBUQUERQUE, NM 87120

PROJECT NAME	PROJECT NO.	DATE	REV.	DESCRIPTION	BY
LINDO MEXICO RESTAURANT 3937 COORS BLVD NW ALBUQUERQUE, NM 87120	25033	DECEMBER 2025			
	DESIGNED BY:	RJF			
	DRAWN BY:	JB			
	CHECKED BY:	RJF			
SHEET TITLE					
GRADING PLAN					
SHEET NO. C-1					

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LINDO MEXICO RESTAURANT
3937 COORS BLVD NW
ALBUQUERQUE, NM 87120

The site is located at 3937 Coors Blvd. NW, NM 87120 and is Lot 6 of The University of Albuquerque Urban Center. This property is within the Oxbow Town Center. The Southern Oxbox Center Master Drainage Plan was prepared to manage the drainage within the Oxbow Town Center. The purpose of this Grading & Drainage Plan is to 1) provide hydrologic and hydraulic analysis of the proposed condition, 2) satisfy the allowable discharge rate per said Master Drainage Plan, and 3) satisfy allowable stormwater discharge rates, and 4) seek approval for building permit.

Hydrologic procedures presented in the Hydrology Section of the DMP, Article 6-2(a), approved June 8, 2020 were followed. Precipitation Zone 1 data was used in the hydrologic computations.

The proposed drainage follows the drainage pattern per said Master Drainage Plan. The site's allowable discharge is 1.9 cfs and an 18" storm pipe stub is located at the southeast corner of the property. Runoff from the site will outlet at said stub. There is not any offsite runoff that enters the site. The site needs to attenuate runoff to keep the peak discharge less than the allowable rate of 1.9 cfs. Therefore, two detention ponds are proposed. These ponds attenuate the total runoff from the site to 1.6 cfs which is below the allowable discharge rate. There are a total of 5 storm water quality ponds. Pond No. 1 and Pond No. 2 will store the required storm water quality volume as well as detain runoff. Ponds No. 3 through 5 will only store the required storm water quality volume. The allowable discharge rate requirement set by said Master Drainage Plan is not exceeded. The storm water quality volume requirement is met by storing it in five storm water quality ponds. This plan meets the drainage all requirements; therefore, seeks building permit approval.

BASIN MAP

DRAINAGE NARRATIVE

LEGEND

	BASIN IDENTIFICATION
	PROPERTY BOUNDARY
	FLOW PATH
	ROOF FLOW
	SURFACE DRAINAGE
	FLOWLINE
	UTILITY EASEMENT LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING BASIN
	PROPOSED BASIN

PROJECT NAME	PROJECT NO.	DATE	REV.	DESCRIPTION	BY
LINDO MEXICO RESTAURANT	25033	DECEMBER 2025			

DESIGNED BY:	RJF
DRAWN BY:	RJF
CHECKED BY:	RJF
DATE:	DECEMBER 2025
SHEET TITLE	DRAINAGE PLAN
SHEET NO.	D-1

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