

FINAL DRAINAGE REPORT
FOR
Target Albuquerque West

Lot 8-A-1
4001 Coors Boulevard
Albuquerque, NM 87120

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 12-12-2025
BY: *[Signature]*
HydroTrans # G11D069F

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November 17, 2025

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EXECUTIVE SUMMARY

The Project is a proposed Target to be in the Coors Pavilion in the City of Albuquerque, New Mexico. For the purposes of this Report, the Site will consist of 5 vacant parcels associated with Uniform Property Code's (UPCs): 101106017544420810, 101106020546820811, 101106017246820812, 101106021049320813, and 101106017250420814. The lots being developed were previously Lots 8A, 8B, 8C, 9A, and 9B. The 5 lots are now consolidated into Lot 8-A-1, that comprises of 13+ acres. Target's tract will be served by an existing shared driveway off St Joseph's Dr. The Site is currently undeveloped but was previously graded. The proposed improvements consist of a new 129,255 SF store, parking, landscaping, and all associated grading and utilities to support the store's use. Stormwater runoff from the project will be retained on-site for water quality in a proposed stormwater quality detention basin at the northern end of the site. Onsite flow will be directed to the proposed stormwater detention basin system for volume, flow control, and water treatment, to mitigate impacts from the proposed development. Off-site flow that flows onto the site will also be directed to the stormwater detention basin. There are no impacts or requirements from other jurisdictions.

INTRODUCTION

PURPOSE AND SCOPE OF STUDY

The purpose of this Drainage Study is to provide the hydrologic and hydraulic calculations and to document and finalize the drainage design methodology in support of the proposed Target Store ("the Site"), for Target. The Site is located within the jurisdictional limits of City of Albuquerque ("the City"). Thus, the guidelines for the hydrologic and hydraulic design components were based on the criteria for the City of Albuquerque, described below.

PROJECT REQUIREMENTS

The Site is located at 5801 Coors Boulevard in Albuquerque New Mexico roughly one mile west of the Rio Grande. The current zoning is Non-residential, Commercial (NR-C), which aligns with the proposed commercial use of the project. The site falls within the City Zone Atlas page G-11-Z per **Appendix C**.

The Site was designed in accordance with the City of Albuquerque's Development Process Manual ("DPM") Chapter 6 (Drainage, Flood Control, and Erosion Control), Part 6-3(A) (Procedure for 40 Acre and Smaller Basins), and Part 6-12 (Stormwater Quality and Low-Impact Development). These sections state that the principal design storm is the 100-year, 24-hour event, and that stormwater quality must be provided for redevelopment of existing sites.

All proposed stormwater improvements onsite are private and to tie to an existing public storm system in the Quaker Heights PI Right-of-Way. The Site was previously graded but undeveloped, and water naturally drains to an existing detention basin at the northern end of the site. The purpose of this Drainage Study is to showcase that our proposed stormwater design is in substantial conformance with the Coors Pavilion Amendment for Master Drainage Plan (G11D069) by Jesus A. Lopezainza, PE No. 26361 on 1/19/2021 and finalize the drainage design methodology in support of the proposed Target Store ("the Site"). The Site is located within the jurisdictional limits of City of Albuquerque ("the City"). Thus, the guidelines for the hydrologic and hydraulic design components were based on the criteria for the City of Albuquerque, described below.

PROJECT DESCRIPTION

LOCATION

The Site is located on directly north of St Josephs Dr NW and roughly 0.3 miles west of Coors Blvd NW. Currently, the Site is previously graded but undeveloped. See the Vicinity Map below.



Figure 1 Vicinity Map

BACKGROUND DOCUMENTS

PLANNING HISTORY

The Site is currently undeveloped. It is zoned commercial, non-residential (NR-C). The current zoning and proposed use align with what is proposed for the Site. Based on historical maps, the site has been previously graded but not developed.

DRAINAGE HISTORY AND RELATED DOCUMENTS

The Site and associated retail development historically use a combination of surface and private storm drain conveyance to the northwest corner of the site to an existing stormwater detention basin. A Coors Pavilion Master Drainage Plan was utilized to determine the existing conditions. All adjacent sites flow other to existing detention basins on each site, or northward via gutters to an existing swale that enters the previously mentioned detention basin in the northwest corner. Refer to **Existing Conditions (Section 5.0)** for more details on the assumptions that were made during analysis.

EXISTING CONDITIONS

SITE INVESTIGATION

The Site was previously graded but is currently undeveloped. The site historically surface flows to the northwest west to an existing stormwater detention basin that has been labeled in the Existing Drainage Exhibit in **Appendix B**. Within the basin, there is an existing grate inlet that drains into the public storm drain system. The site is in precipitation Zone 1 per the City of Albuquerque's Development Process Manual.

DEVELOPED CONDITIONS

ONSITE

The proposed development will include a new 129,255 SF building, a parking lot, landscaping, and all associated grading and utilities. The proposed site will maintain the historic drainage pattern as much as practical. The proposed grading will continue to drain the site from southeast to northwest towards a stormwater detention basin that will be privately maintained. Runoff will be captured with catch basins that drain to an underground detention system which is sized to detain flow to existing conditions. The proposed Target site consists of 13.1-acres located within the Coors Pavilion Subdivision on the North Side of St Joseph's Blvd and the west side of Coors Blvd in Albuquerque, NM.

Stormwater runoff from the building roof and southern parking areas will be captured and enter the proposed storm drain line to the west of the building. The building's roof drains are connected to the storm drain system running north along the west side of the proposed building. This storm drain line collects surface runoff from the parking and driving areas South and West of the proposed building before the storm drain discharges to the Detention Basin proposed north of the building.

The parking and pedestrian areas and east of the proposed building are captured by three large grate inlets in the parking area. These inlets as well as roof drains capturing a small portion of the building's entrance are connected to the storm drain system running north along the East side of the proposed building and discharging to the proposed detention basin. The paved areas between the building and detention basin flow to a curb inlet discharging to the eastern storm drain line as well.

There are some small drainage areas along the project perimeter which do not enter the proposed on-site storm drain network. These contain areas which flow slope away from the other on-site improvements and were not feasible to capture. However, all the Coors Pavilion developments, including St Joseph's Church to the West and Commercial developments ultimately flow to the proposed Detention Basin for peak flow and water quality mitigation. With the exception of landscaped slopes along the southern property boundary which flow to St Joseph's Blvd, the entire development will be routed through the proposed Detention Basin.

The proposed Detention Basin is designed to the requirements in Chapter 6 of the Albuquerque Development Process Manual (DPM). The basin is designed to reduce the proposed peak flow rate to be at or below the existing conditions flow rate, as well as provide a volume sufficient to meet water quality standards. The basin will discharge through a proposed concrete riser outlet structure which connects to the existing storm drain structure and discharges to an existing 24" RCP through the housing development along Quaker Heights Place to the North.

OFFSITE

There are six lots directly east of the site and another lot directly to the west that drains into the proposed stormwater Detention Basin. Per the Coors Pavilion Master Drainage Plan, the runoff for the six eastern offsite lots gutter flow in an existing shared drive north to an existing vegetated swale which then connects to the 24" storm drain in Quaker Heights PI NW. Similarly, the St Joseph on the Rio Grande Catholic Church also drains into the existing detention basin on site thus connecting to the existing storm system. These areas are included in the limits of disturbance and sediment basin calculations but is not included in the stormwater quality or detention volume calculations. It is assumed that this run-on is only occurring in the interim condition and with the tract is developed, it will be graded to capture the run-off and provide associated detention and stormwater quality volumes.

CALCULATIONS

A summary of hydrologic flows from each basin is included below. Corresponding exhibits showing the drainage basin boundaries are included in **Appendix B and C**.

TABLE 1 – APPROVED MASTER DRAINAGE PLAN PEAK DISCHARGE VS. POST DEVELOPMENT PEAK DISCHARGE

Approved Master Drainage Plan Runoff (G11D069)		
	DA/ Lot	100-year Peak Runoff (cfs)
Onsite	Lot 8-A	8.50
	Lot 8-B	7.70
	Lot 8-C	8.40
	Lot 9-A	22.90
	Lot 9-C	6.40
Offsite	Lot 1	4.20
	Lot 2	3.03
	Lot 3	3.72
	Lot 4	4.13
	Lot 5	2.90
	Lot 6	4.80
	Lot 7	5.58
	Lot 9-B	4.70
	Q_{total} =	86.96

Post Development Runoff		
	DA/ Lot	100-year Peak Runoff (cfs)
Onsite	DA-1	1.54
	DA-2	0.59
	DA-3	3.25
	DA-4	2.26
	DA-5	2.02
	DA-6	2.02
	DA-7	1.94
	DA-8	1.94
	DA-9	3.72
	DA-10	0.87
	DA-11	0.36
	DA-12	2.14
	DA-13	4.40
	DA-14	1.39
	DA-15	2.18
	DA-16	3.56
	DA-17	3.37
	DA-18	3.37
	DA-POND	9.30
Offsite	DA-19	1.47
	Lot 1	4.20
	Lot 2	3.03
	Lot 3	3.72
	Lot 4	4.13
	Lot 5	2.90
	Lot 6	4.80
	Lot 7	5.58
	Lot 9-B	4.70
	Q_{total} =	84.75

Existing Vs. Proposed Pond		
	Existing	Proposed
Bottom Area:	1.87 Acres (81,457 Ft ²)	1.27 Acres (55,321 Ft ²)
Storm Water Quality Volume:	0.96 Acre-Ft (41,677 Ft ³)	1.27 Acre-Ft (55,321 Ft ³)
Detention Volume:	2.03 Acre-Ft (88,567 Ft ³)	2.53 Acre-Ft (110,207 Ft ³)
Total Volume:	2.99 Acre-Ft (130,244 Ft ³)	3.80 Acre-Ft (165,528 Ft ³)

In addition to matching or lowering peak discharge from the site, stormwater quality is also required. The calculations for required SWQV are as follows:

$$SWQV (ac - ft) = \frac{A_{impervious} (ac) \times 0.42 (in)}{12 (in/ft)}$$

The existing pond has a storm water quality volume of 41,677 cubic feet (Refer to Coors Pavillion Amendment for Master Drainage Plan [G11D069] by Jesus A. Lopezainza, PE No. 26361 on 1/19/2021) and our proposed pond will have a storm water quality volume of 55,321 cubic feet. The required storm water volume for this site is 13,699 cubic feet. Refer to **Appendix B** for the calculations of the required storm water quality volume.

The pipe sizes were determined using Bentley FlowMaster to ensure the minimum velocity is 3 feet per second for the 10-year storm event. The pipes were also designed to have capacity to hold the runoff from the 100-year event.

Refer to **Appendix B** for the calculations of the new drainage areas in the proposed development.

CONCLUSION

The proposed development will maintain the historic drainage patterns. The proposed detention pond is designed for a dual function of mitigating both the 100-year, 24-hr peak flow rate and required Storm Water Quality Volume (SWQV). The proposed development has a 100-year, 24-hr peak flow rate of 84.75 cubic feet per second (cfs) and the Approved Master Drainage Plan has a 100-year, 24-hr peak flow rate of 86.96 cfs. Therefore, the drainage design provides adequate storm water mitigation of the 100-year, 24-hour peak flow and is in substantial conformance of the Approved Master Drainage Plan. Correspondingly, the proposed detention pond also provides a higher detention volume (110,207 Ft³) than the Approved master Drainage Plan (88,567 Ft³). The proposed detention pond has a SWQV of 455,321 Ft³ and the Approved Master Drainage Plan has SWQV of 41,677 Ft³. Therefore, the proposed detention pond provides adequate storm water quality volume and substantial conformance of the Approved Master Drainage Plan. The proposed detention system will be privately maintained.

REFERENCES

1. City of Albuquerque "Development Process Manual" (DPM). June 2020.
2. Hydrologic Modeling System HEC-HMS User's Manual (CPD-74A). January 19, 2022
3. Open-Channel Hydraulics. Ven Te Chow. McGraw-Hill, New York, 1959.

APPENDIX A: MAPS

VICINITY MAP

Date: November 05, 2024 - 10:49am / User: alexa.weinman
Path: \\snp\p01\ca_and\SNID_DEV\TARGET\Target_Abuquerque\Abuquerque_VICINITY_MAP.dwg



ZONE ATLAS MAP G-11-Z

HYDROLOGIC SOIL GROUP MAP

Custom Soil Resource Report Soil Map



Map Scale: 1:1,820 if printed on A landscape (11" x 8.5") sheet.


0 25 50 100 150 Meters

0 50 100 200 300 Feet


Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit


 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot


 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water


 Perennial Water

 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole


 Slide or Slip


 Sodic Spot


 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals


Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico
 Survey Area Data: Version 19, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 22, 2021—Dec 2, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MWA	Madurez-Wink associatin, gently sloping	13.0	100.0%
Totals for Area of Interest		13.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

APPENDIX B: CALCULATIONS & EXHIBITS

PROPOSED PEAK DISCHARGE & SWQ VOLUME

Hydrologic Data

Proposed Drainage Area	Area (AC)	Land Treatment Type %				Unit Q (CFS/AC)	Q100 (CFS)
		A	B	C	D		
DA-1	0.39	0	5	5	90	3.96	1.54
DA-2	0.15	0	5	5	90	3.96	0.59
DA-3	0.82	0	5	5	90	3.96	3.25
DA-4	0.57	0	5	5	90	3.96	2.26
DA-5	0.51	0	5	5	90	3.96	2.02
DA-6	0.51	0	5	5	90	3.96	2.02
DA-7	0.49	0	5	5	90	3.96	1.94
DA-8	0.49	0	5	5	90	3.96	1.94
DA-9	0.94	0	5	5	90	3.96	3.72
DA-10	0.22	0	5	5	90	3.96	0.87
DA-11	0.09	0	5	5	90	3.96	0.36
DA-12	0.54	0	5	5	90	3.96	2.14
DA-13	1.11	0	5	5	90	3.96	4.40
DA-14	0.35	0	5	5	90	3.96	1.39
DA-15	0.55	0	5	5	90	3.96	2.18
DA-16	0.90	0	5	5	90	3.96	3.56
DA-17	0.85	0	5	5	90	3.96	3.37
DA-18	0.85	0	5	5	90	3.96	3.37
DA-19 (Offsite)	0.37	0	5	5	90	3.96	1.47
DA-POND	2.35	0	5	5	90	3.96	9.30

SWQ VOL

Impervious Area (SF)	391,394
SWQ VOL Required (CF)*	13,699
SWG VOL Provided (CF)	55,321
*0.42 in per impervious SF	

EXISTING DRAINAGE EXHIBIT

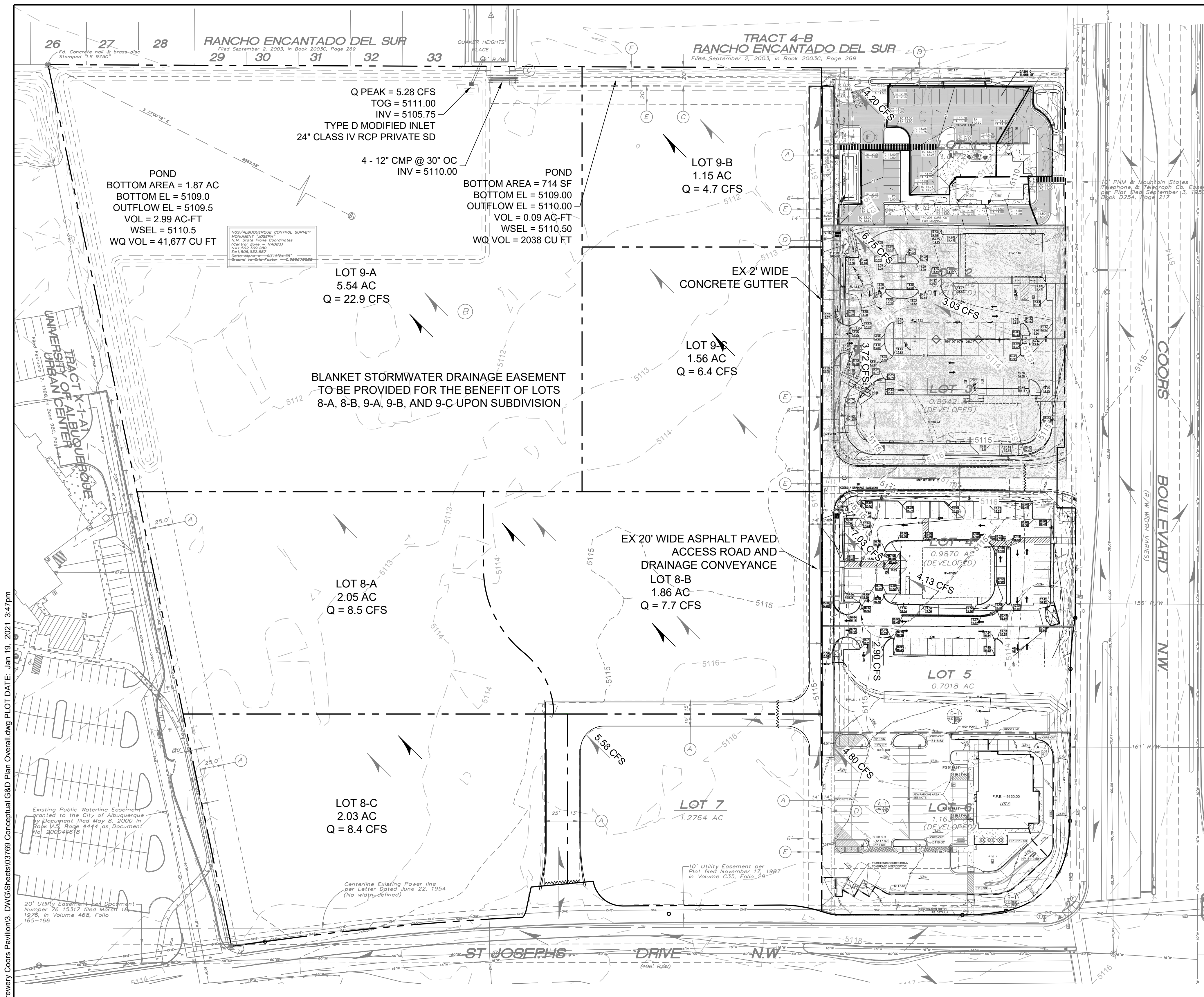
PROPOSED DRAINAGE EXHIBIT

APPENDIX C: RELEVANT DOCUMENTS

**COORS PAVILLION AMENDMENT FOR MASTER DRAINAGE PLAN
(G11D069) BY JESUS A. LOPEZAINZA, PE NO. 26361 ON 1/19/2021.**

APPROVED BY RENEE C. BRISSETTE, PE, CFM ON 1/19/2021.

INCORPORATED BY REFERENCE



SCALE: NTS LOCATION MAP ZONE ATLAS MAP G-11-Z FEMA FIRM NUMBER 35001C0114H

DRAINAGE SUMMARY

Background
The subject area contains Lots 8 and 9 (approximately 14.2 acres) of the approximately 21-acre Coors Pavilion, containing Lots 1-9 (being a replat of Tract X-1-A2, University of Albuquerque Urban Center). The site is located at the northwest corner of Coors Blvd. and St. Joseph's Dr. In general, the site surface drains via sheet flow from southeast to northwest. A Master Drainage Plan created by GND, LLC (2017) and approved by the City of Albuquerque encompasses the drainage requirements for Lots 1 through 9. The Master Drainage Plan allows for free discharge from the lots upon development and first flush water quality ponding is provided within the pond on Lot 9. However, each lot is encouraged to provide additional water quality ponding where possible. Calculations for the existing detention and water quality pond can be found in the Master Drainage Plan.

Methodology
The referenced Master Drainage Plan provides analysis and calculations for the development of this site. The development assumptions and criteria including land treatment types and impervious areas are followed to ensure the calculations from the Master Drainage Plan are accurate with the proposed development and any water quality retention volumes are identical or greater than the Master Drainage Plan.

Existing Conditions
Coors Boulevard contains a high point adjacent to Lot 5, which divides stormwater flows north and south along the road. St. Joseph's Drive contains a high point adjacent to Lot 7. Stormwater flows are diverted east and west of this high point. A church has been developed on the lot west of Coors Pavilion (Tract X-1-A1 Plat of Tracts X-1-A1 & X-1-A2 University of Albuquerque Urban Center). This site contains a detention pond at the northeast corner of the site. Stormwater flows are detained to historic conditions and discharged to the detention pond on Lot 9.

Lot 1 is undeveloped and discharges stormwater runoff as specified in the existing conditions of the Drainage Master Plan. It is in the process of being developed and future stormwater runoff will discharge per the approved "Blake's Lotaburger #75 Grading & Drainage Plan" (Hydrology #G11D069D).

Lots 2 and 3 are developed commercial uses with asphalt paved parking lots. The drainage characteristics for these lots are per the approved "Lots 2 & 3 Grading & Drainage Plan" (Hydrology #G11D069A). Lot 3 does not drain directly to the access road and instead surface drains to the northwest corner of Lot 2.

Lot 4 is a developed commercial use with asphalt paved parking lot. The drainage characteristics for this lot is per the approved "Lots 4 Grading & Drainage Plan" (Hydrology #G11D069B). The stormwater drainage discharges at the northwest corner of the lot to the access road.

Lot 5 is partially developed in support of the development of Lot 4. The stormwater drainage is conveyed to the corner of Lot 4 per the approved grading and drainage plan for Lot 4.

Lot 6 is in the process of being developed as a commercial use. The drainage characteristics for this lot is per the approved "Lot 6 Grading and Drainage Plan" (Hydrology #G11D069C).

Lot 7 is undeveloped and discharges stormwater runoff as specified in the Drainage Master Plan.

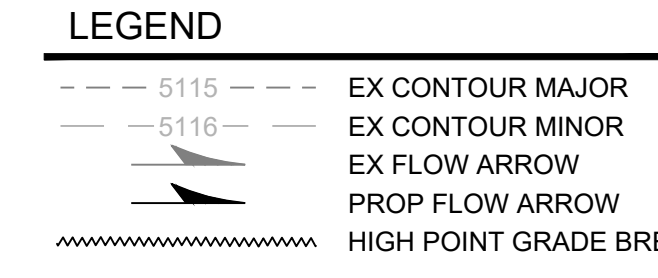
Lots 8 and 9 are undeveloped with moderately vegetated surfaces and sheet flow generally to the northwest. A stormwater drainage blanket easement exists over Lot 9 for the drainage of Lots 1-9.

The access road west of Lots 1-6 conveys the flows to a rip-rap lined swale along the northern property line. This swale then conveys the flows to the detention pond where the inlet discharges the stormwater into the storm drain to the north per the Drainage Master Plan.

Proposed Conditions
Lots 8 and 9 are proposed to be subdivided into Lots 8-A, 8-B, 8-C, 9-A, 9-B, and 9-C. The existing stormwater drainage blanket easement will be applied to each lot upon subdivision. No change in drainage characteristics will occur at the time of subdivision. Upon development of these new lots, stormwater runoff can be conveyed to the existing detention pond at the northwest via the existing blanket drainage easement on Lot 9. Temporary erosion and sediment control measures shall be established so as to reduce the encumbrance on the undeveloped lots as much as possible due to clean water from developed impervious surfaces. The assumptions and conditions established by the Drainage Master Plan shall be followed upon each lot development including land treatment type for developed conditions. No changes to the existing detention pond are proposed at this time. The current AHYMO model and calculations executed for the Master Drainage Plan continue to apply. Should pond modifications be required in the future, the pond AHYMO model and pertinent hydrological calculations shall be updated.

Additionally, the access road east of Lots 8 and 9 appears to have additional capacity to convey stormwater if needed. Newly develop lots may discharge stormwater to this road provided the lot's drainage plan proves sufficient capacity in the roadway. This may be done to reduce the potential erosion on other lots or if discharging to this road is more efficient for the development.

Although the existing detention pond includes water quality treatment for the site's development per the Master Drainage Plan, best management practices shall be implemented on the lots to further decrease the site's developmental impact. These BMP's can be applied in the form of smaller, first flush water quality ponds depressed in the median landscaping throughout the lots.

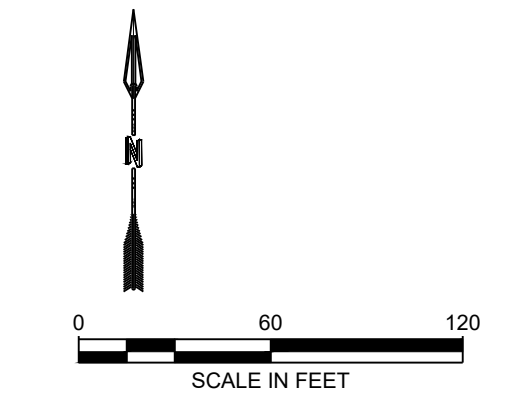


- KEYED EASEMENT NOTES**
- (A) = Private Access and Surface Drainage Easement granted by this Plat for the benefit and use of the owners of Lots 1 thru 9, Coors Pavilion. Maintenance of said easements shall be the responsibility of the owners of said Lots 1 thru 9, Coors Pavilion as further defined in the recorded "DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS".
 - (B) = Private Blanket Drainage Easement across Lot 9 granted by this Plat for the benefit and use of the owners of Lots 1 thru 9, Coors Pavilion. Maintenance of said easement shall be the responsibility of the owners of said Lots 1 thru 9, Coors Pavilion as further defined in the recorded "DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS".
 - (C) = Private Drainage Easement granted by this Plat for the benefit and use of the owners of Lots 1 thru 9, Coors Pavilion. Maintenance of said easement shall be the responsibility of the owners of said Lots 1 thru 9, Coors Pavilion as further defined in the recorded "DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS".
 - (D) = 10' Public Utility Easement granted by this Plat.
 - (E) = 20' Public Water Easement granted to ABCWUA by this Plat.
 - (F) = 10' Private Sanitary Sewer Easement for the benefit and use of the owners of Lots 1 thru 9, Coors Pavilion. Maintenance of said easement shall be the responsibility of said owners.

HYDROLOGIC DATA

Proposed Lot	Area (AC)	LAND TREATMENT TYPE %				UNIT Q (CFS/AC)	Q100 (CFS)
		A	B	C	D		
8A	2.05	0	5	5	90	4.13	8.5
8B	1.86	0	5	5	90	4.13	7.7
8C	2.03	0	5	5	90	4.13	8.4
9A	5.54	0	5	5	90	4.13	22.9
9B	1.15	0	5	5	90	4.13	4.7
9C	1.56	0	5	5	90	4.13	6.4

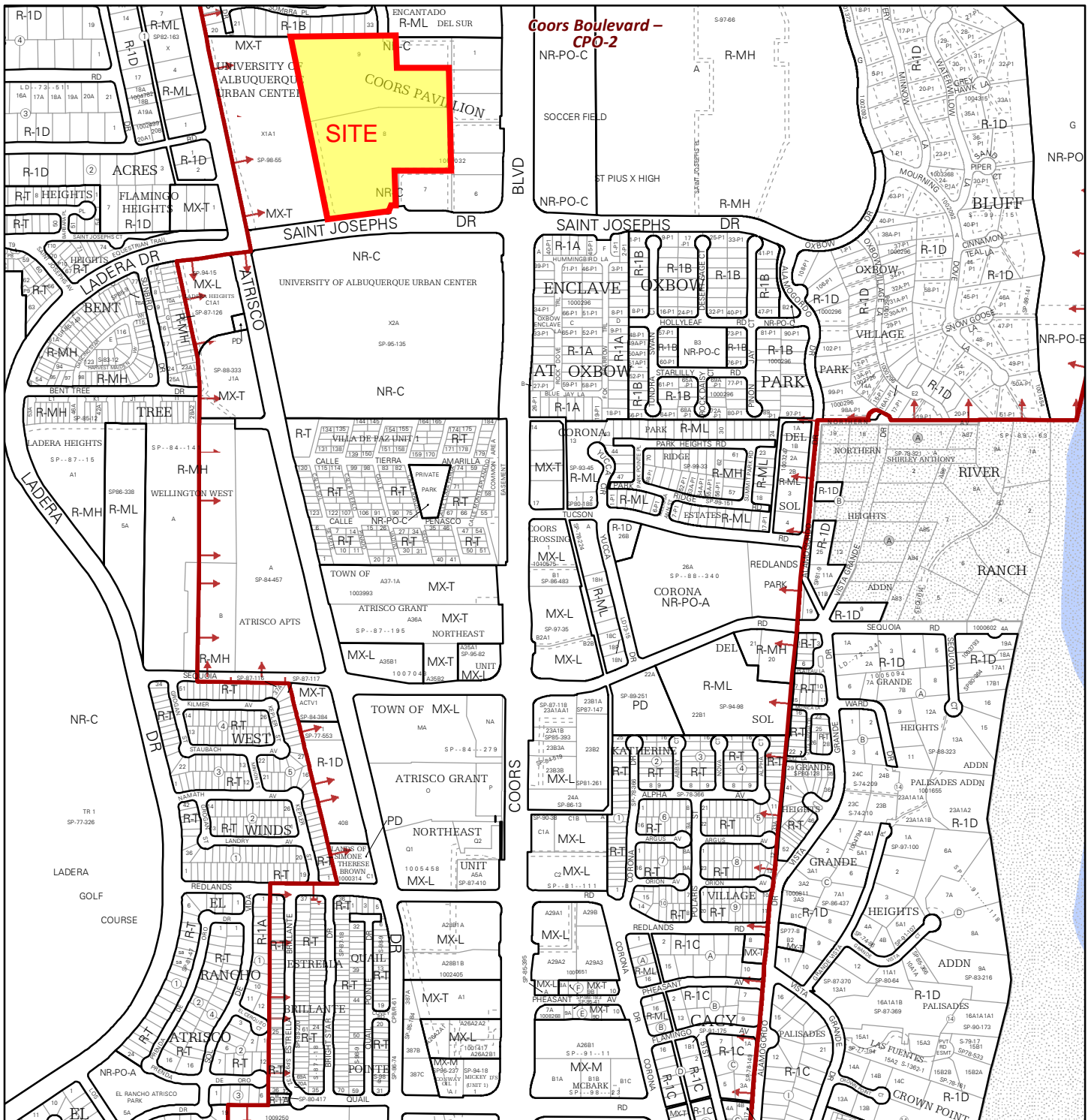
City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 01/19/21
BY: *Renee Brissett*
HydroTrans # G11D069



NAME: N:\Projects\03769 Stangerd Boque Brewery Coors Pavilion\3_DWG\Sheets\03769 Conceptual G&D Plan Overall.dwg PLOT DATE: Jan 19, 2021 3:47pm


DESIGNED: JL	CHECKED: SG	DATE: 1.19.2021
DRAWN: JL	CHECKED: SG	DATE: 1.19.2021
5871 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87109 WWW.RESPEC.COM 505.253.9718		
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.		
COORS PAVILION		
AMENDMENT FOR MASTER DRAINAGE PLAN		
SHEET NUMBER: C-1		

ZONE ATLAS MAP G-11-Z

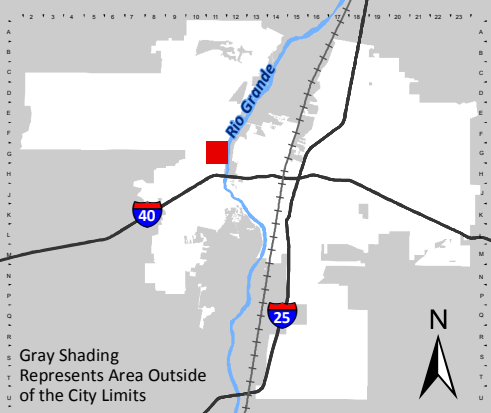


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
G-11-Z

-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

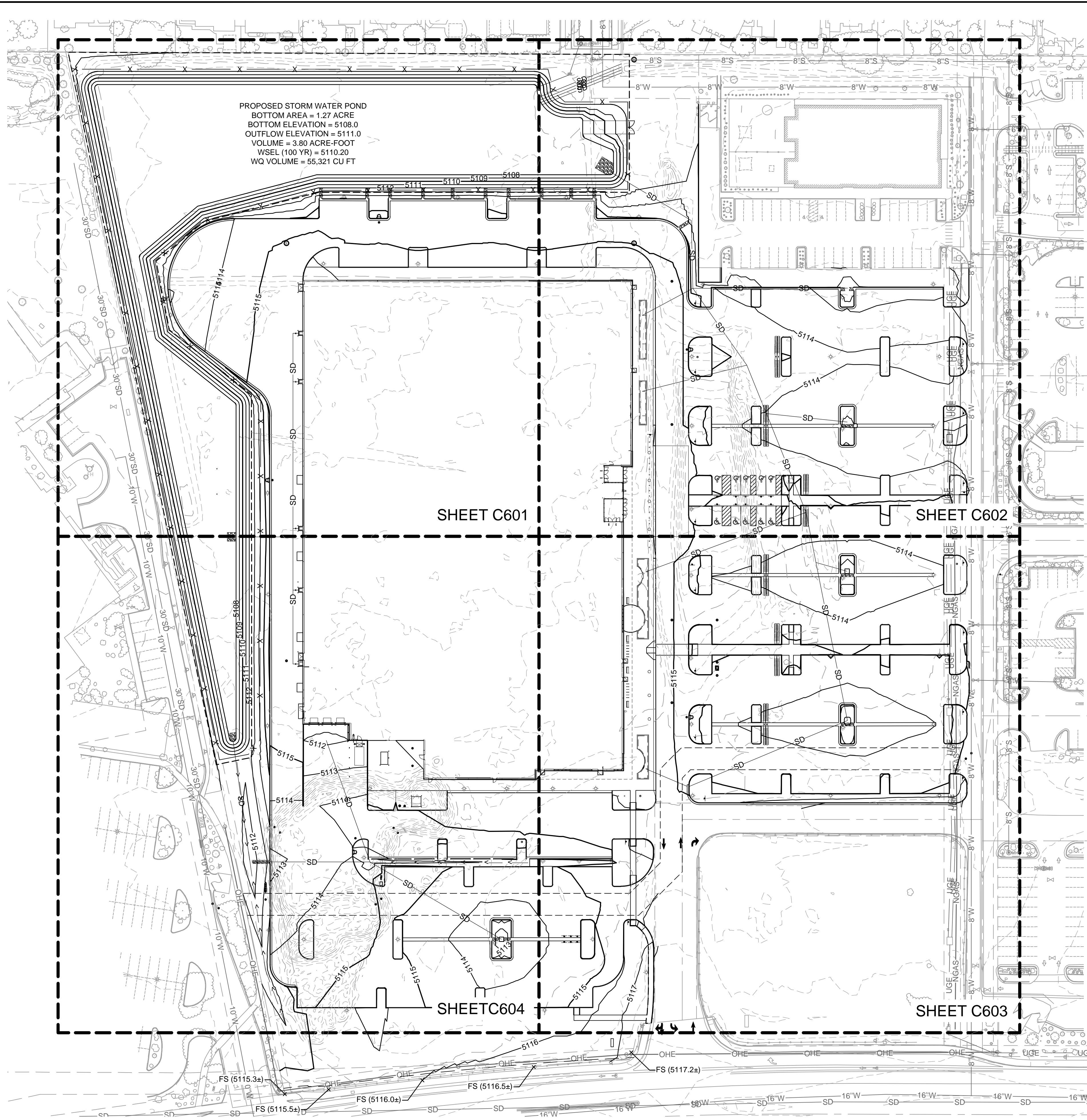
Gray Shading
Represents Area Outside
of the City Limits

N

0 250 500 1,000
Feet

GRADING PLAN

Plotted By: Hernandez, Francisco. Sheet: S6114. Target: Albuquerque NACAD Plans - Overall Grading and Drainage. November 17, 2025 11:41:45am. K:_SEND_LDEVA_TARGET\Albuquerque NACAD Plans - Overall Grading and Drainage. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROPOSED STORM WATER POND
 BOTTOM AREA = 1.27 ACRE
 BOTTOM ELEVATION = 5108.0
 OUTFLOW ELEVATION = 5111.0
 VOLUME = 3.80 ACRE-FOOT
 WSEL (100 YR) = 5110.20
 WQ VOLUME = 55,321 CU FT

SHEET C601

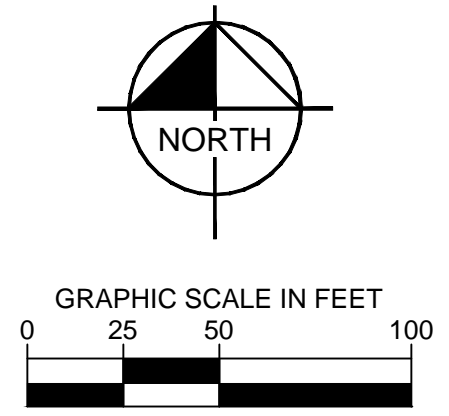
SHEET C602

SHEET C604

SHEET C603

SITE BENCHMARK NOTES

- SITE BENCHMARK "A"**
 A.G.R.S. MONUMENT "B_G11" STANDARD N.G.S. BRASS DISK (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE - N.A.D. 1983)
 N = 1502236.625 US SURVEY FEET
 E = 1505431.887 US SURVEY FEET
 PUBLISHED EL = 5116.009 US SURVEY FEET (NAVD 1988)
 GROUND TO GRID FACTOR = 0.999680082
 DELTA ALPHA ANGLE = -0°15'35.17"
- SITE BENCHMARK "B"**
 A.G.R.S. MONUMENT "12_H11" STANDARD N.G.S. BRASS DISK (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE - N.A.D. 1983)
 N = 1498606.697 US SURVEY FEET
 E = 1501787.741 US SURVEY FEET
 PUBLISHED EL = 5159.487 US SURVEY FEET (NAVD 1988)
 GROUND TO GRID FACTOR = 0.999680173
 DELTA ALPHA ANGLE = -0°16'22.41"



GRADING NOTES

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LEGAL DESCRIPTION

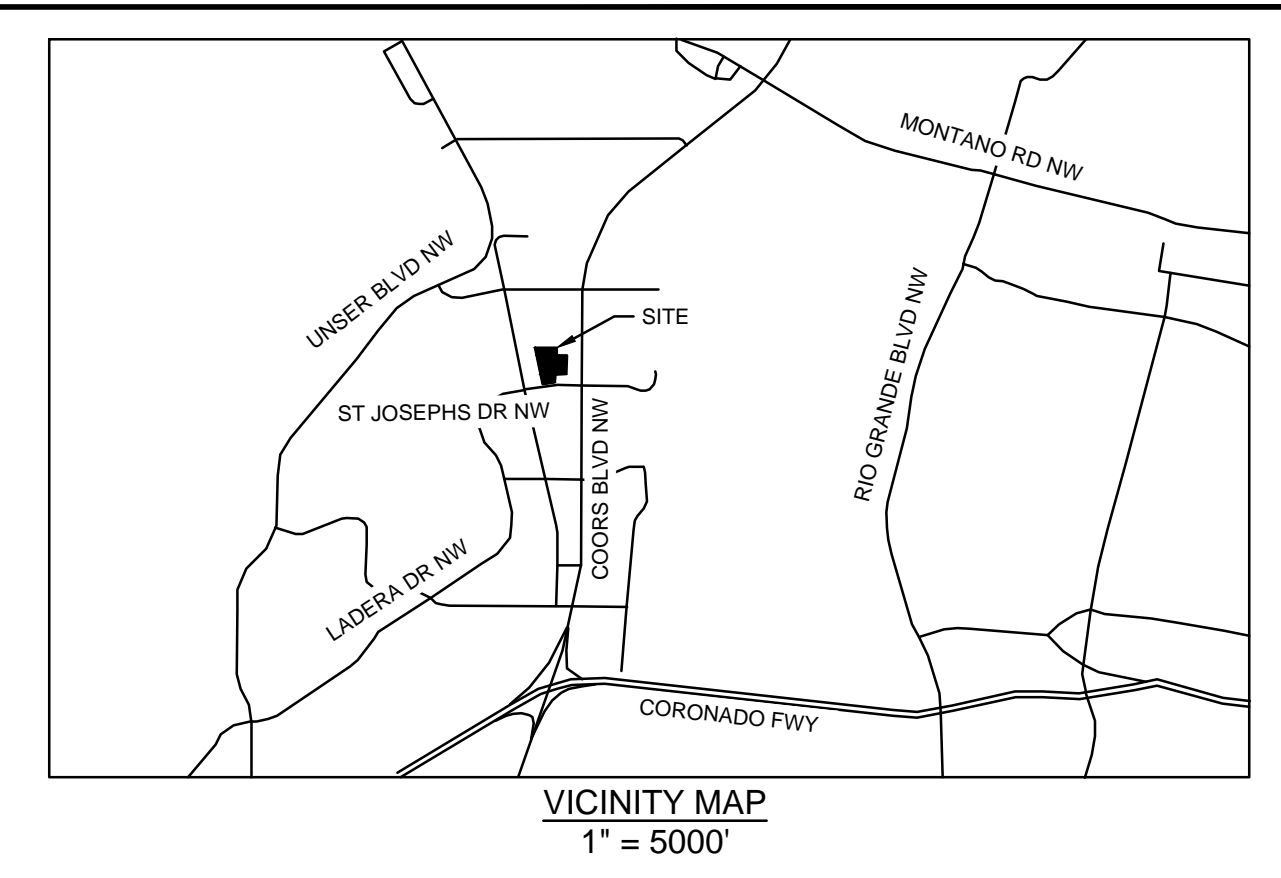
LOTS NUMBERED LOTS 8-A, 8-B, 8-C, 9-A AND 9-C, OF COORS PAVILION, WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRIME MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 25, 2021 IN MAP BOOK 2021C, FOLIO 62.

FLOODPLAIN NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 35001C0114H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

National Flood Hazard Layer FIRMette

Legend
 SEE FIR REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LOCATIONS
 Without Base Flood Elevation (BFE)
 With BFE or Depth (Zone AE, AH, AV, VE, VE1)
 Regulatory Floodway
 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
 Future Conditions 1% Annual Chance Flood Hazard (Zone X)
 Area with Reduced Flood Risk due to Levees. See Notes. (Zone Y)
 Area with Flood Risk due to Levees (Zone D)
 NO SCREEN: Area of Minimal Flood Hazard (Zone X)
 Effective LOMRs
 Area of Undetermined Flood Hazard (Zone D)
 GENERAL STRUCTURES: Channel, Culvert, or Storm Sewer
 Levee, Dike, or Floodwall
 Cross Sections with 1% Annual Chance Coastal Transient
 Water Surface Elevation
 Base Flood Elevation Line (BFE)
 Limit of Study
 Jurisdiction Boundary
 Coastal Transient Baseline
 Profile Baseline
 Hydrographic Feature
 Digital Data Available
 No Digital Data Available
 Unmapped
 The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.
 This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.
 The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was prepared on 7/15/2025 at 7:11 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.
 This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unpopulated areas cannot be used for regulatory purposes.



CC 39116	08/28/2025	KHA
1		
No.	REVISIONS	DATE

Kimley-Horn
 © Nov-25 KIMLEY-HORN AND ASSOCIATES, INC.
 401 B STREET, SUITE 600, SAN DIEGO, CA 92101
 PHONE: 619-234-9411 FAX: 714-539-9468
 WWW.KIMLEY-HORN.COM

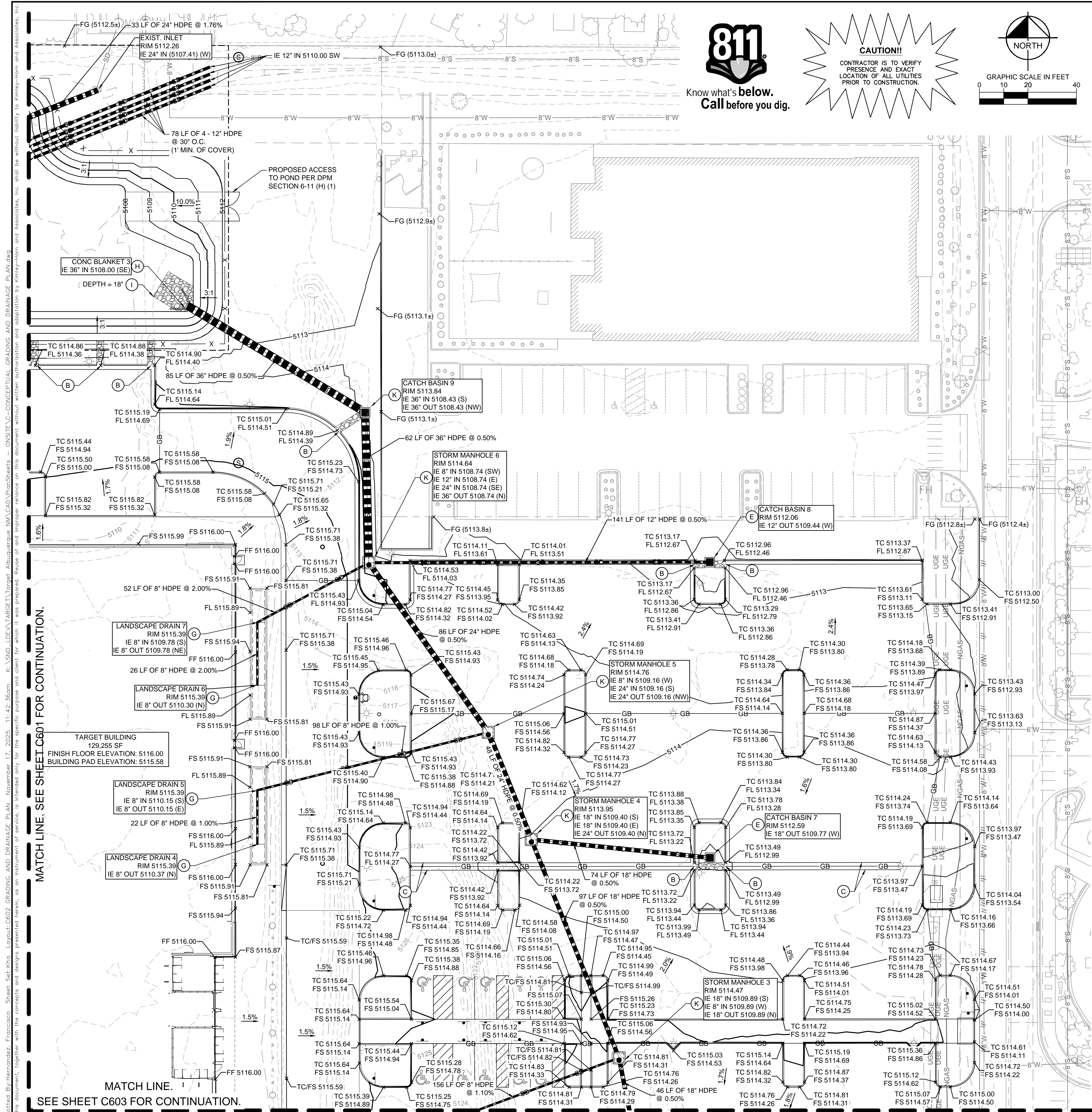


KHA PROJECT	195737352
DATE	11/17/2025
SCALE	AS SHOWN
DESIGNED BY	FH
DRAWN BY	AD
CHECKED BY	JB

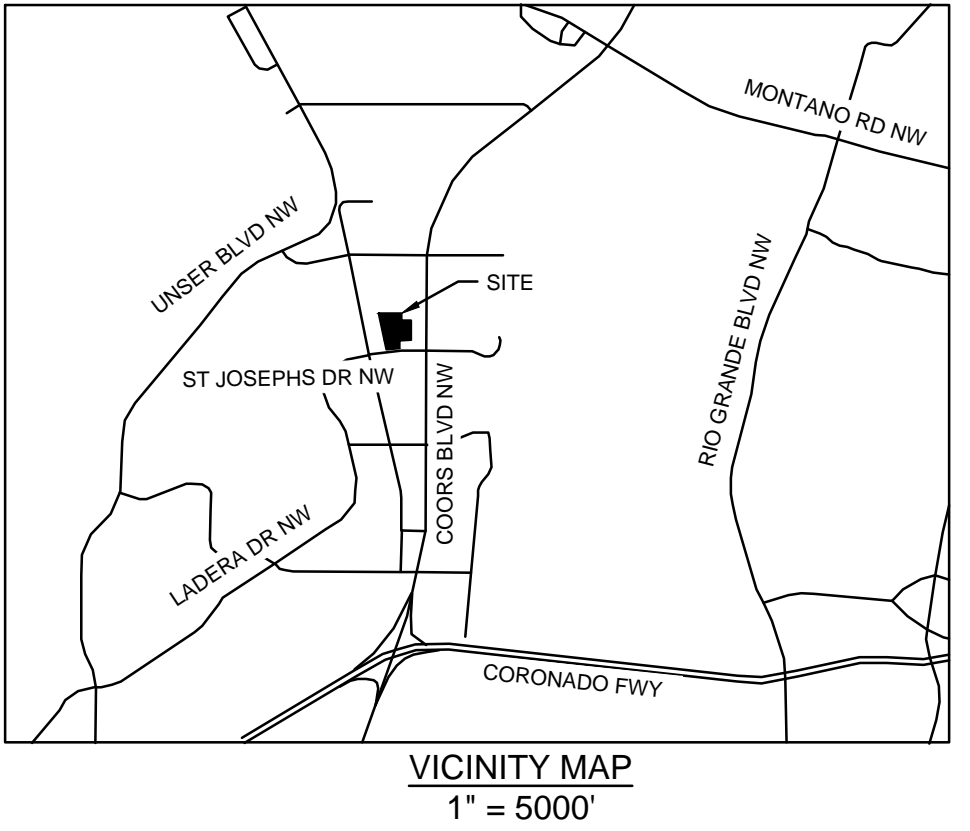
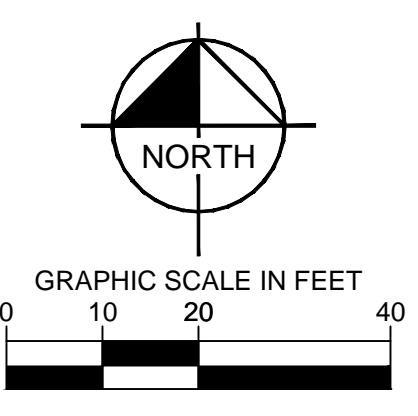
OVERALL GRADING AND DRAINAGE

ALBUQUERQUE, NM
 PREPARED FOR
TARGET CORPORATION
 CITY OF ALBUQUERQUE

SHEET NUMBER
C600



CAUTION!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



GRADING AND DRAINAGE LEGEND

	PROPOSED PROPERTY LINE		CONCRETE BLANKET
	GRADE BREAK		RIP RAP
	PROPOSED STORM LINE		TC
	EXISTING CONTOUR		FF
	PROPOSED CONTOUR		FS
	PROPOSED FLOW ARROW WITH SLOPE		FG
	PROPOSED SPOT ELEVATION		FL
	PROPOSED DRAINAGE EASEMENT		TG
	VEGETATED SWALE		STORM INLET

GRADING AND DRAINAGE KEYNOTES

(A)	NYLOPLAST 18" DRAIN BASIN WITH 2X3 CURB INLET GRATE. SEE DETAIL ON SHEET C605 - GRADING AND DRAINAGE DETAILS.
(B)	PROPOSED 3' WIDE DRAINAGE CURB CUT. SEE DETAIL SHEET C605 - GRADING AND DRAINAGE DETAILS.
(C)	PROPOSED VALLEY GUTTER. SEE DETAIL SHEET C605 - GRADING AND DRAINAGE DETAILS.
(D)	ROOF DRAIN POINT OF CONNECTION. REFER TO MEP PLANS FOR CONTINUATION.
(E)	NYLOPLAST 24" DRAIN BASIN WITH 3X3 GRATE. SEE DETAIL SHEET C605 - GRADING AND DRAINAGE DETAILS.
(F)	VEGETATED SWALE. SEE DETAIL SHEET C605 - GRADING AND DRAINAGE DETAILS.
(G)	NDS 8' ATRIUM GRATE. SEE DETAIL ON SHEET C605 - GRADING AND DRAINAGE DETAILS.
(H)	SINGLE HDPE PIPE CONCRETE BLANKET. SEE DETAIL ON SHEET C606 - GRADING AND DRAINAGE DETAILS.
(I)	RIP-RAP TYPE L - 9" LAYER OF GRANULAR TYPE 2 BEDDING; DEPTH PER PLAN.
(J)	RISER OUTLET STRUCTURE TYPE D PER CITY OF ALBUQUERQUE STD DWG. 2206 - MODIFIED W/ RESTRICTED DISCHARGE. SEE DETAIL ON SHEET C606 - GRADING AND DRAINAGE DETAILS.
(K)	STORM SEWER MANHOLE TYPE C PER CITY OF ALBUQUERQUE STD DWG. 2206. SEE DETAIL ON SHEET C605 - GRADING AND DRAINAGE DETAILS.
(L)	TRUCK DOCK CATCH BASIN. SEE STRUCTURAL PLANS FOR MORE INFORMATION.

- GRADING AND DRAINAGE NOTES**
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MATCH LINE. SEE SHEET C601 FOR CONTINUATION.

MATCH LINE. SEE SHEET C603 FOR CONTINUATION.

Kimley»Horn
© Nov-25 KIMLEY-HORN AND ASSOCIATES, INC.
401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411 FAX: 714-539-9468
WWW.KIMLEY-HORN.COM

CC 39116
08/28/2025
KHA PROJECT 195737352
DATE 11/17/2025
SCALE AS SHOWN
DESIGNED BY FH
DRAWN BY AD
CHECKED BY JB

DATE: 11/17/2025

ALBUQUERQUE, NM
PREPARED FOR
TARGET CORPORATION
CITY OF ALBUQUERQUE

REVISIONS
No. DATE BY

SHEET NUMBER
C602

MATCH LINE. SEE SHEET C601 FOR CONTINUATION.

PROPOSED STORM WATER POND
BOTTOM ELEV. = 5108.00
TOP ELEV. = 5112.00

TARGET BUILDING
129,255 SF
FINISH FLOOR ELEVATION: 5116.00
BUILDING PAD ELEVATION: 5115.58

GRADING AND DRAINAGE LEGEND

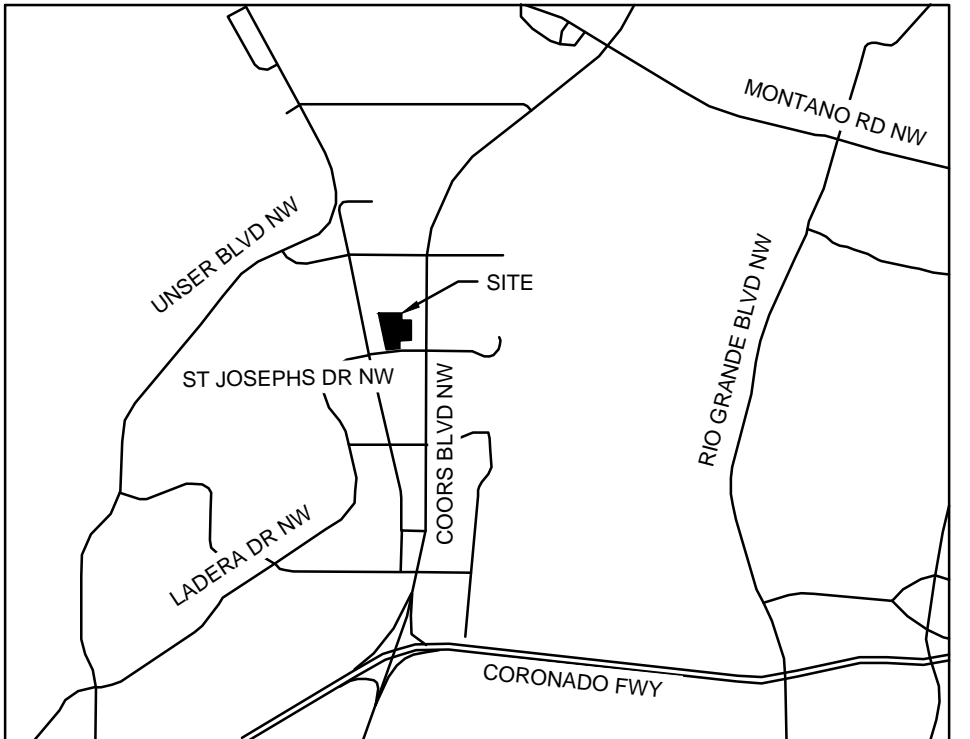
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	PROPOSED STORM LINE		TC
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	PROPOSED FLOW ARROW WITH SLOPE		FG
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	PROPOSED DRAINAGE EASEMENT		TG
	VEGETATED SWALE		SI

GRADING AND DRAINAGE KEYNOTES

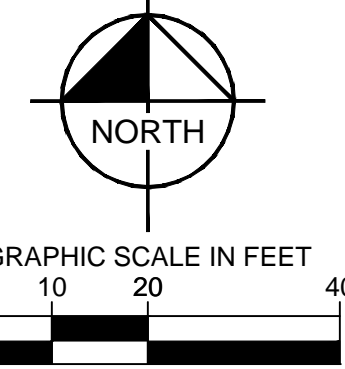
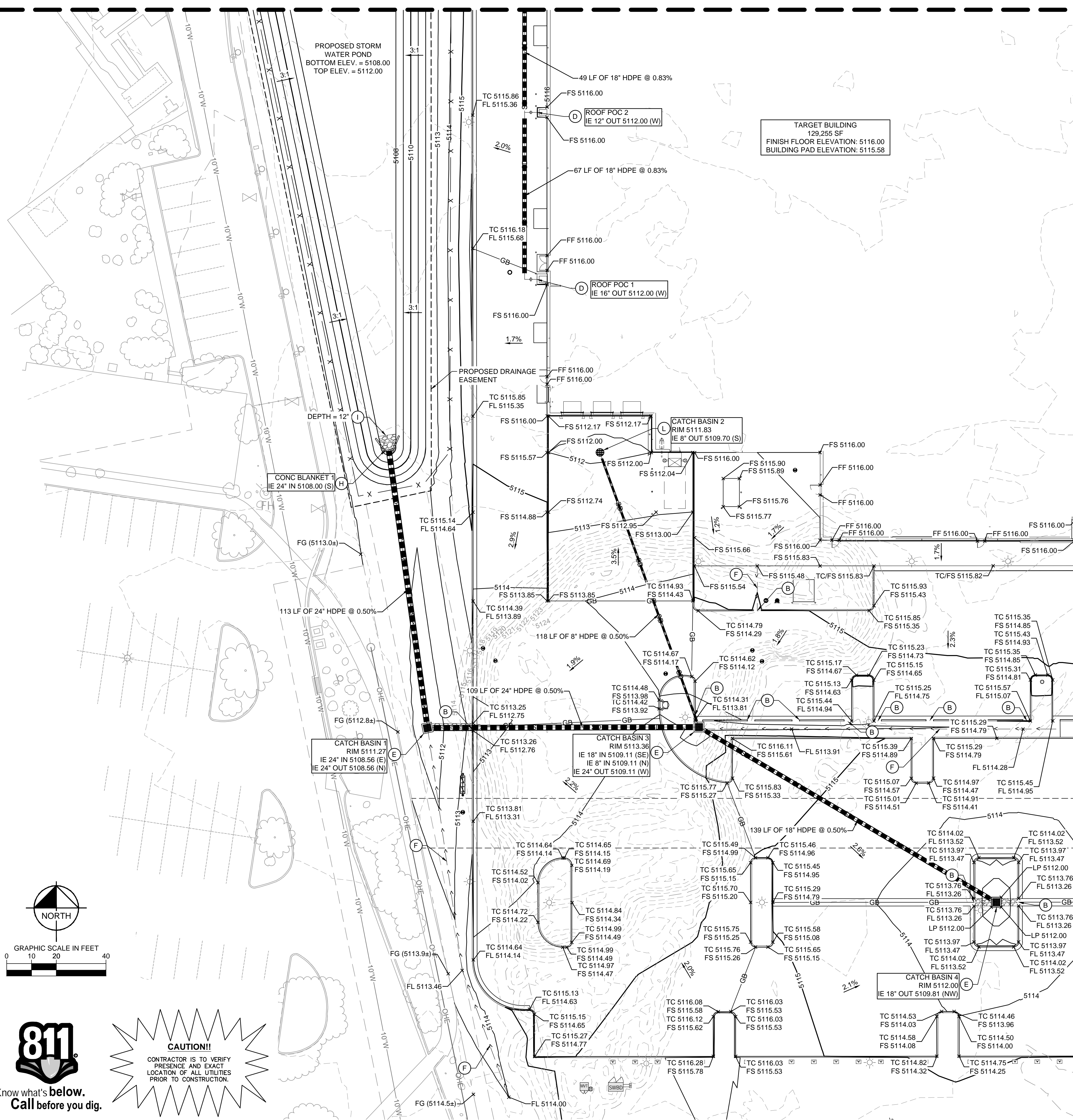
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GRADING AND DRAINAGE NOTES

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE CITY/AHJ STANDARDS AND SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AGENCIES.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENTS TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE, IF NECESSARY, UPON PRIOR APPROVAL OF ENGINEER. PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
- 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 COMPANIES AT LEAST 72 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.
- ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINT DIMENSIONS.
- CONTRACTOR SHALL REFER TO FINAL GEOTECH REPORT FOR BUILDING SUBGRADE AND SITE PREPARATION REQUIREMENTS.
- CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
- ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE. TO GET TOP OF CURB ELEVATIONS ADD 6" TO THE ELEVATION SHOWN.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
- ANY PROPOSED CONTOURS SHOWN ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
- REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.
- ALL FILL TO BE PLACED SHALL BE IN ACCORDANCE WITH THE CURRENT APPLICABLE GEOTECHNICAL REPORT RECOMMENDATIONS.
- SIDE SLOPES OF ALL DETENTION PONDS NEED TO BE STABILIZED WITH NATIVE GRASS SEED (PER CITY SPEC 1012) WITH AGGREGATE MULCH OR EQUAL (MUST SATISFY THE "FINAL STABILIZATION CRITERIA" CSP 2.2.14.B).



MATCH LINE. SEE SHEET C603 FOR CONTINUATION.



CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Plotted By: Hernandez, Francisco. Sheet: C604. GRADING AND DRAINAGE PLAN. November 17, 2025. 11:42:56am. K:\VND_LEVA_TARGET\Target - OnSite\C604-CONCEPTUAL GRADING AND DRAINAGE PLAN.dwg
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195737352	11/17/2025	AS SHOWN	FH	AD	JB

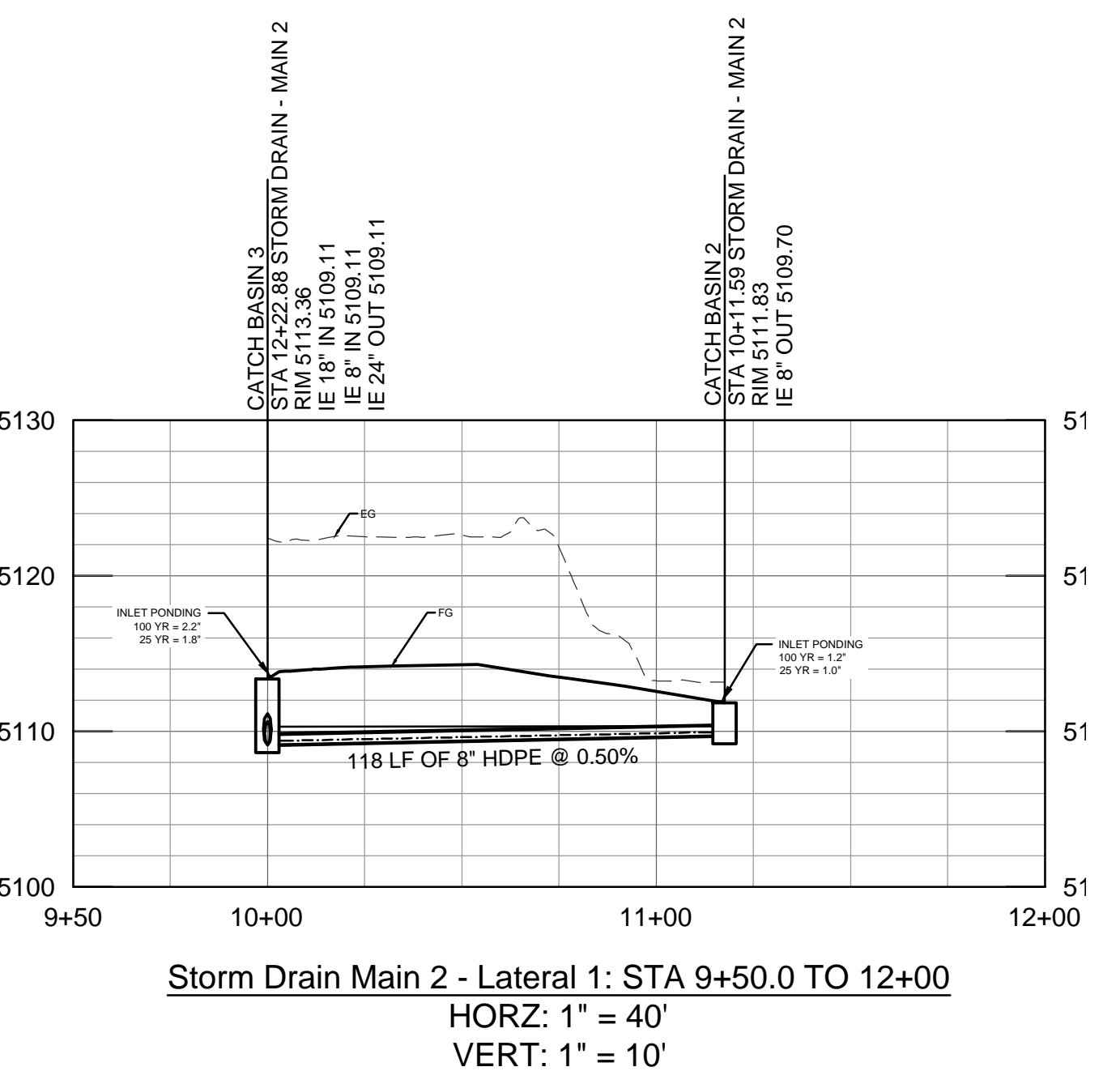
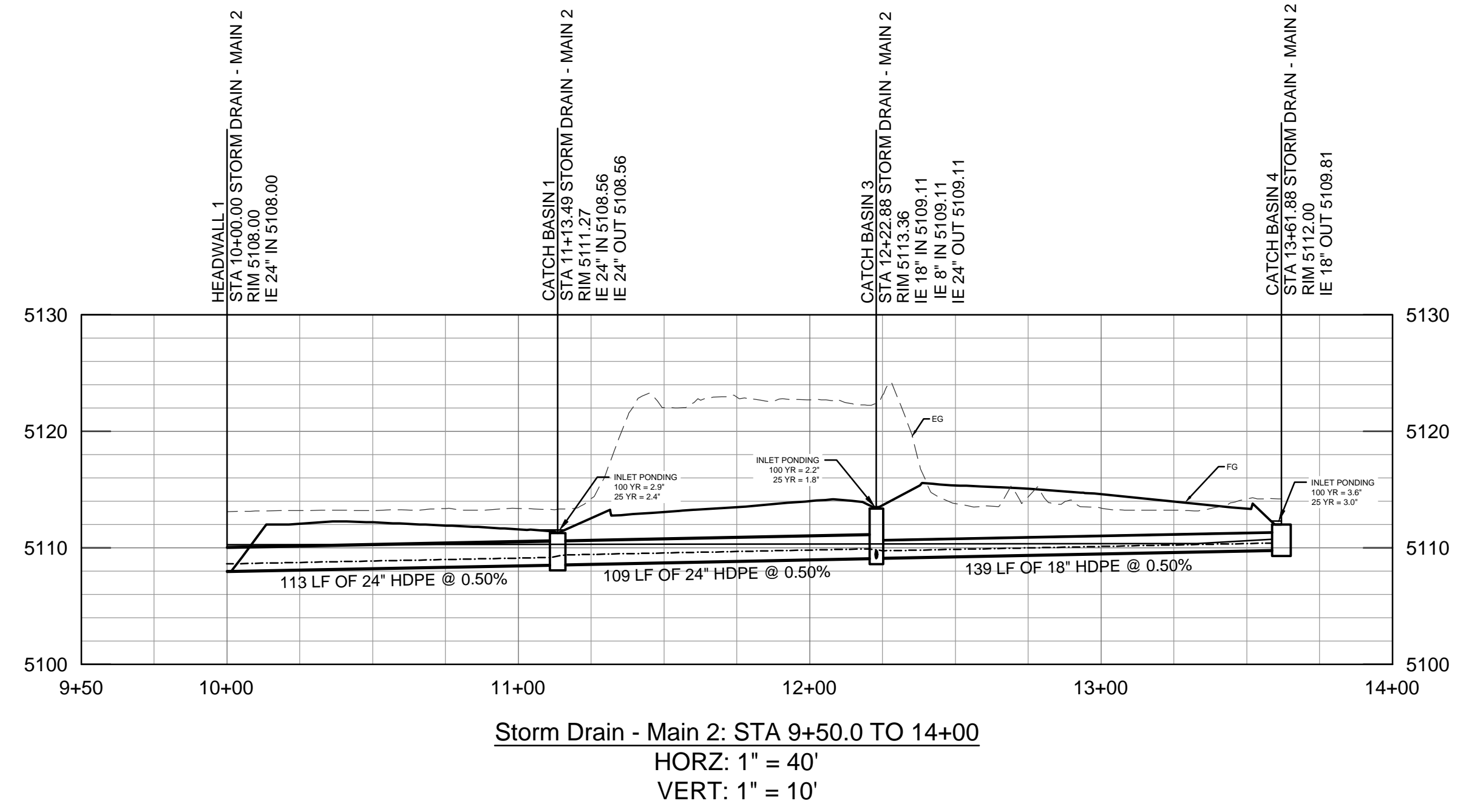
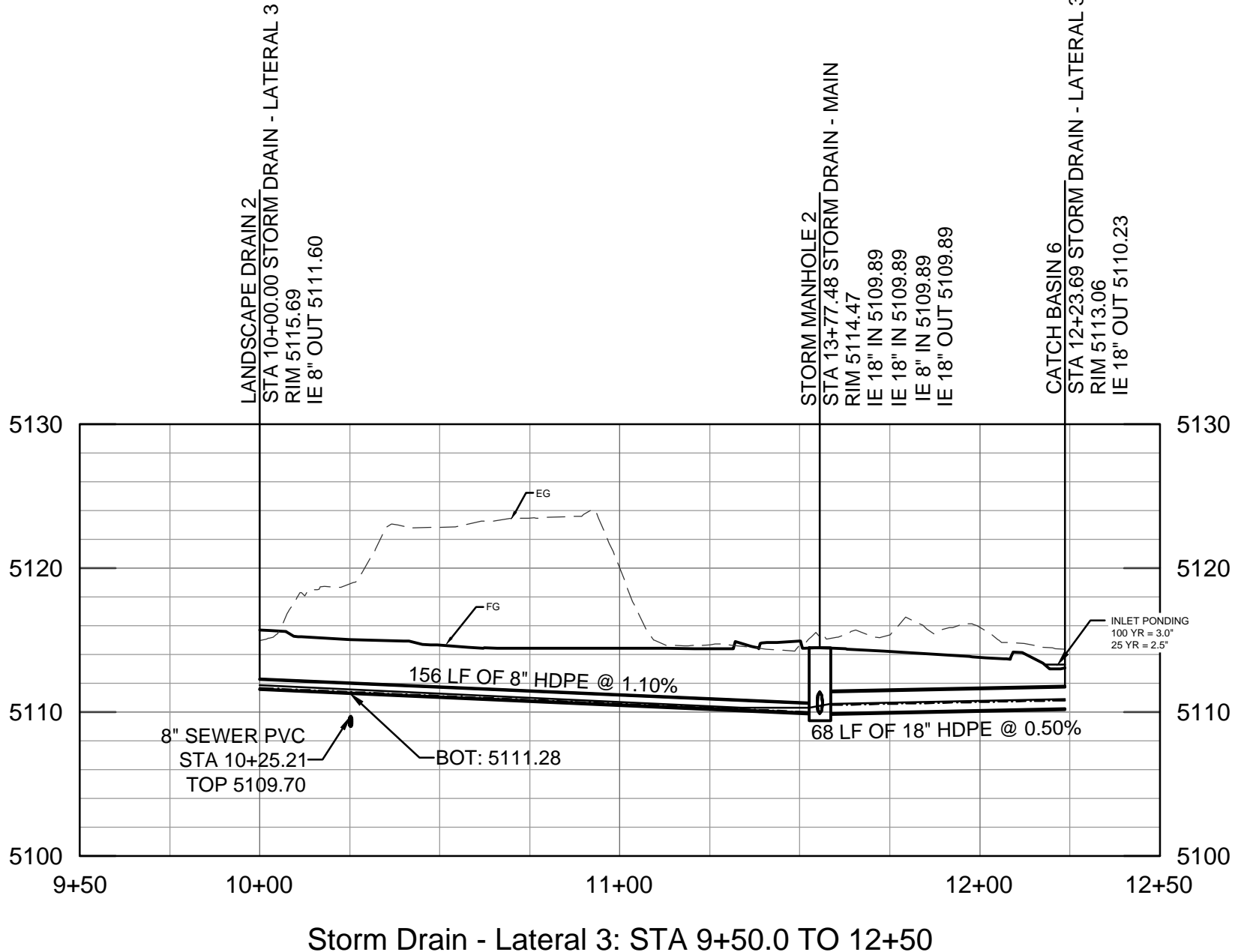
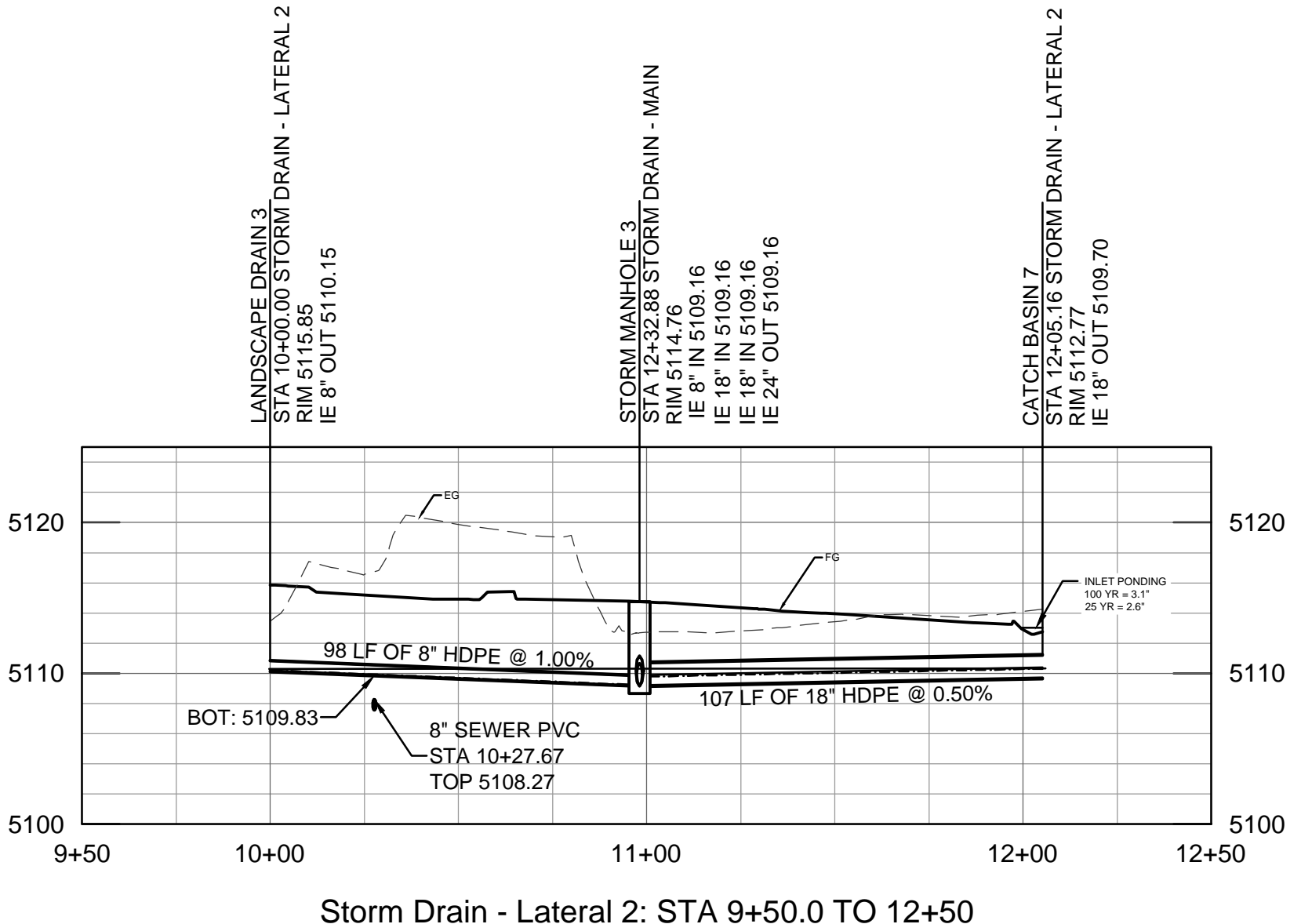
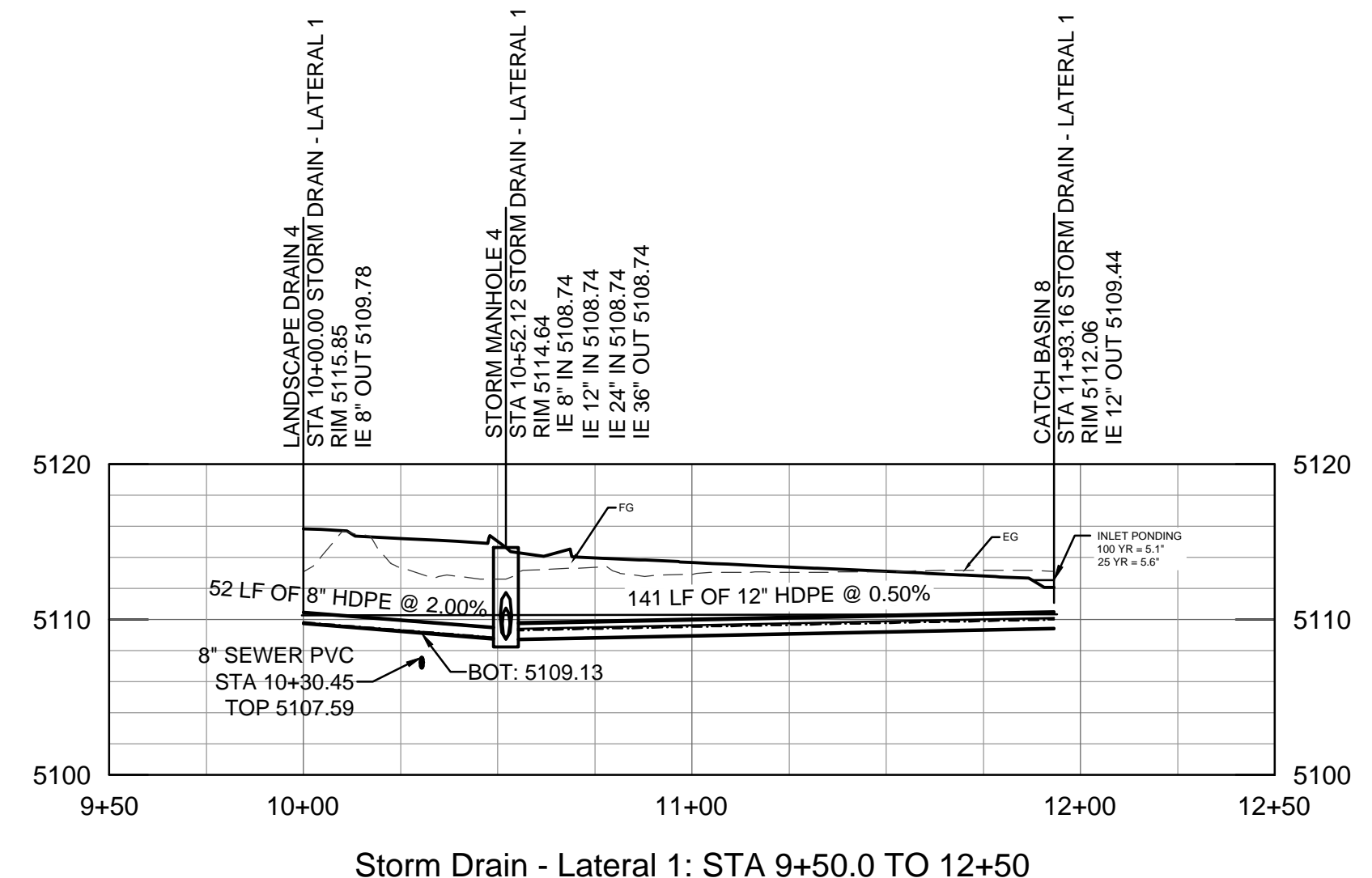
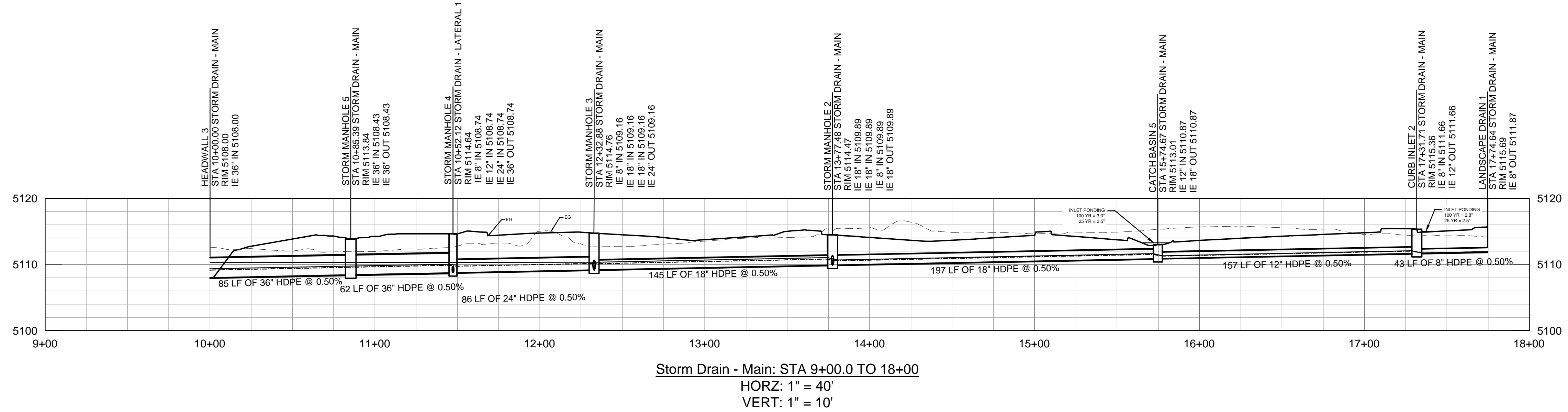
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GRADING AND DRAINAGE PLAN

ALBUQUERQUE, NM
 PREPARED FOR
TARGET CORPORATION
 CITY OF ALBUQUERQUE

SHEET NUMBER
C604

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GRADING AND DRAINAGE PROFILES

ALBUQUERQUE, NM
 PREPARED FOR
TARGET CORPORATION
 CITY OF ALBUQUERQUE
 NEW MEXICO

