

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 23, 2024

Francisco Hernandez, III
Kimley-Horn and Associates, Inc.
401 B Street, Suite 600
San Diego, CA 92101

**RE: Target ABQ W
St. Josephs Drive – Lots 8A, 8-B, 8-C, 9-A, 9-C
Conceptual Grading and Drainage Plans
Engineer's Stamp Date: No Date
Hydrology File: G11D069F**

Dear Mr. Hernandez:

PO Box 1293

Based upon the information provided in your submittal received 12/20/2024, the Conceptual Grading & Drainage Plans are preliminary approved for Grading Permit and action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.

Albuquerque

PRIOR TO BUILDING PERMIT:

NM 87103

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.

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, 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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

TYPE OF DEVELOPMENT: Plat (# of lots) _____ Single Family Home
All other Developments

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

Engineering / Architect Certification
Conceptual Grading & Drainage Plan
Grading & Drainage Plan, and/or Drainage Report
Drainage Report (Work Order)
Drainage Master Plan
Conditional Letter of Map Revision (CLOMR)
Letter of Map Revision (LOMR)
Floodplain Development Permit
Traffic Circulation Layout (TCL) – Administrative
Traffic Circulation Layout (TCL) – DFT Approval
Traffic Impact Study (TIS)
Street Light Layout
OTHER (SPECIFY) _____

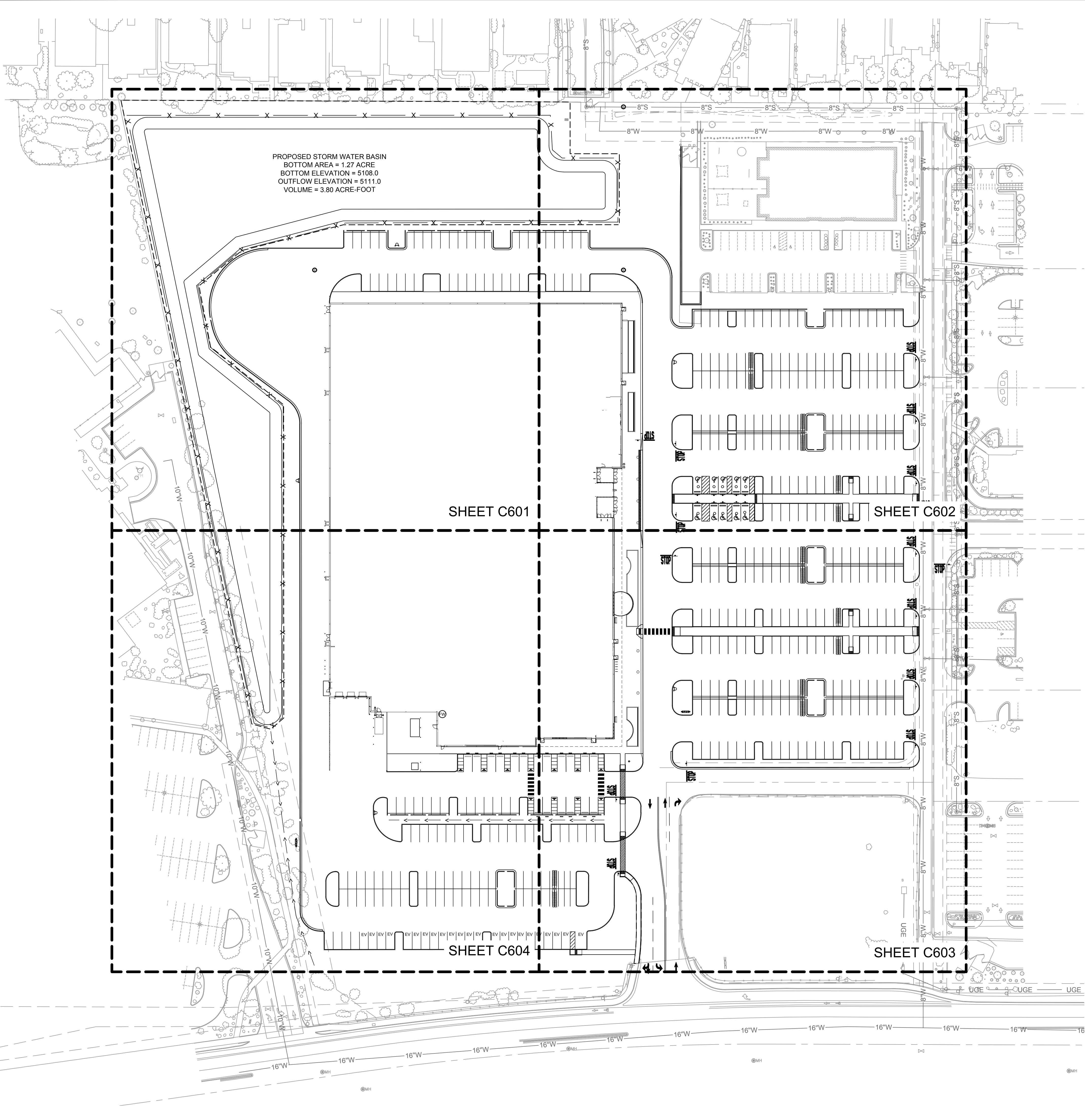
TYPE OF APPROVAL SOUGHT:

Pad Certification
Building Permit
Grading Permit
Paving Permit
SO-19 Permit
Foundation Permit
Certificate of Occupancy - Temp Perm
Preliminary / Final Plat
Site Plan for Building Permit - DFT
Work Order (DRC)
Release of Financial Guarantee (ROFG)
CLOMR / LOMR
Conceptual TCL - DFT
OTHER (SPECIFY) _____

DATE SUBMITTED: _____

Plotted By: Hernandez, Francisco Sheet Set: KHA Layout: OVERALL GRADING AND DRAINAGE December 20, 2024 08:46:25pm K:\SND_DEVELOPMENT\Target Albuquerque NM\CAD\PlanSheets - OnSite\Overall Grading and Drainage PLAN.dwg

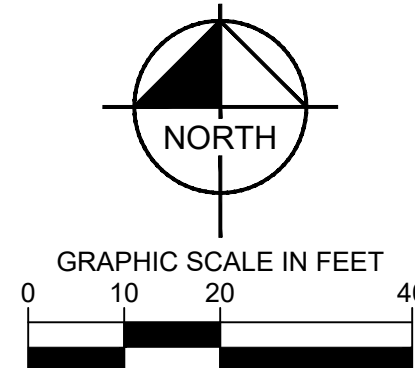
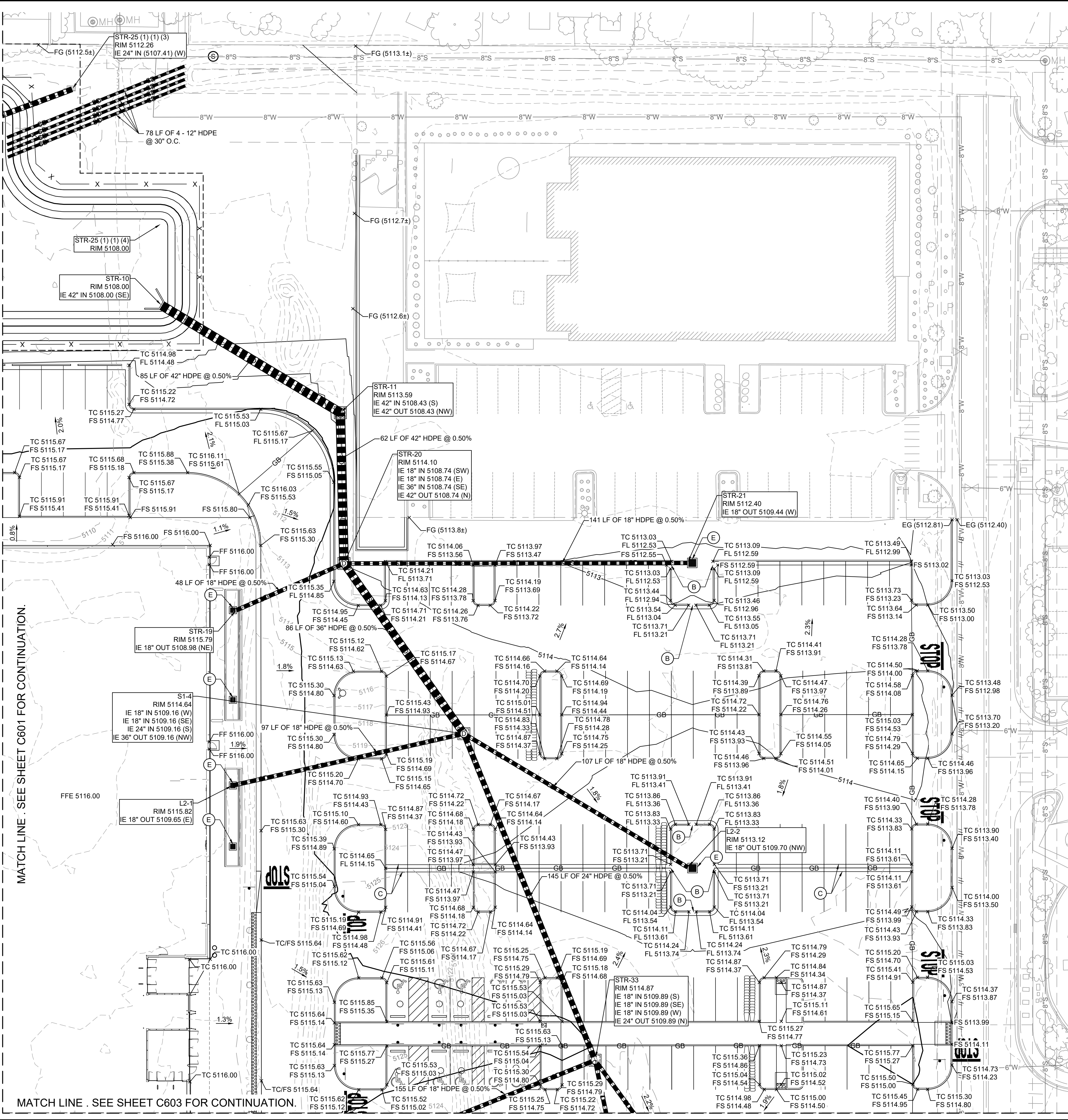
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
















CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

ALBUQUERQUE, NM PREPARED FOR TARGET CORPORATION	SHEET NUMBER C600	CITY OF ALBUQUERQUE NEW MEXICO	OVERALL GRADING AND DRAINAGE PLAN				Kimley»Horn				© Dec-24 KIMLEY-HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 600, SAN DIEGO, CA 92101 PHONE: 619-234-9411 FAX: 714-535-9488 WWW.KIMLEY-HORN.COM			
			KHA PROJECT 195737352	DATE 12/20/2024	SCALE AS SHOWN	DESIGNED BY FH	DRAWN BY AD	CHECKED BY JB	REVISIONS				No.	BY



LEGEND

	PROPOSED PROPERTY LINE		HEAD WALL
 GB	GRADE BREAK		SEWER MANHOLE
 SD	PROPOSED STORM LINE		TOP OF CURB
 1075	EXISTING CONTOUR		FINISH FLOOR
 1075	PROPOSED CONTOUR		FINISH SURFACE
 1.00%	PROPOSED FLOW ARROW WITH SLOPE		FINISH GRADE
 x 24.50	PROPOSED SPOT ELEVATION		FLOW LINE
	PROPOSED DRAINAGE EASEMENT		TOP OF GRATE
	VEGETATED SWALE		STORM INLET

DRAINAGE KEYNOTES	
(A)	NYLOPLAST 18" DRAIN BASIN WITH 2X3 CURB INLET GRATE. SEE DETAIL SHEET C605
(B)	PROPOSED 3' WIDE DRAINAGE CURB CUT. SEE DETAIL SHEET C605
(C)	PROPOSED VALLEY GUTTER. SEE DETAIL SHEET C605
(D)	ROOF DRAIN POINT OF CONNECTION. REFER TO MEP PLANS FOR CONTINUATION
(E)	NYLOPLAST 24" DRAIN BASIN WITH 3X3 GRATE. SEE DETAIL SHEET C605
(F)	VEGETATED SWALE. SEE DETAIL SHEET C605

GRADING NOTES

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2. 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 AUTHORITIES.
3. 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.
4. 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.
5. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
8. 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.
9. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINT DIMENSIONS.
10. CONTRACTOR SHALL REFER TO FINAL GEOTECH REPORT FOR BUILDING SUBGRADE AND SITE PREPARATION REQUIREMENTS.
11. CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
12. ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE. TO GET TOP OF CURB ELEVATIONS ADD 6" TO THE ELEVATION SHOWN.
13. 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.
14. ANY PROPOSED CONTOURS SHOWN ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
15. REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.
16. ALL FILL TO BE PLACED SHALL BE IN ACCORDANCE WITH THE CURRENT APPLICABLE GEOTECHNICAL REPORT RECOMMENDATIONS.
17. 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" CGP 2.2.14.B).

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.

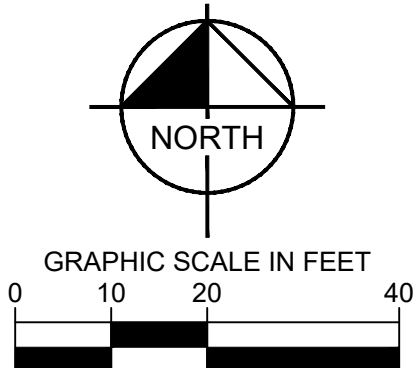


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MATCH LINE . SEE SHEET C4.2 FOR CONTINUATION.



LEGEND			
	PROPOSED PROPERTY LINE		HEAD WALL
	GRADE BREAK		SEWER MANHOLE
	PROPOSED STORM LINE		TC TOP OF CURB
	EXISTING CONTOUR		FF FINISH FLOOR
	PROPOSED CONTOUR		FS FINISH SURFACE
	PROPOSED FLOW ARROW WITH SLOPE		FG FINISH GRADE
	PROPOSED SPOT ELEVATION		FL FLOW LINE
	PROPOSED DRAINAGE EASEMENT		TG TOP OF GRATE
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Kimley»Horn
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401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

**GRADING AND
DRAINAGE PLAN**

ALBUQUERQUE, NM
PREPARED FOR
TARGET CORPORATION

SHEET NUMBER
C603

CITY OF ALBUQUERQUE

NEW MEXICO

CHECKED BY
JB

DRAWN BY
AD

DESIGNED BY
FH

SCALE AS SHOWN
12/18/2024

DATE
12/18/2024

KHA PROJECT
195737352

REVISIONS
No.

DATE

BY

Plotted By: Hernandez, Francisco Sheet Set: KHA Layout: C4.3 GRADING AND DRAINAGE PLAN December 18, 2024 01:58:27pm K:\SND-LEDA-TARGET\Target Albuquerque NMAC\PlanSheets - ONSITE\CONCEPTUAL GRADING AND DRAINAGE PLAN.dwg This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, and is intended only for the specific purpose and client for which it was prepared. Reuse of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

FFE 5116.00



DRAINAGE KEYNOTES

GRADING NOTES

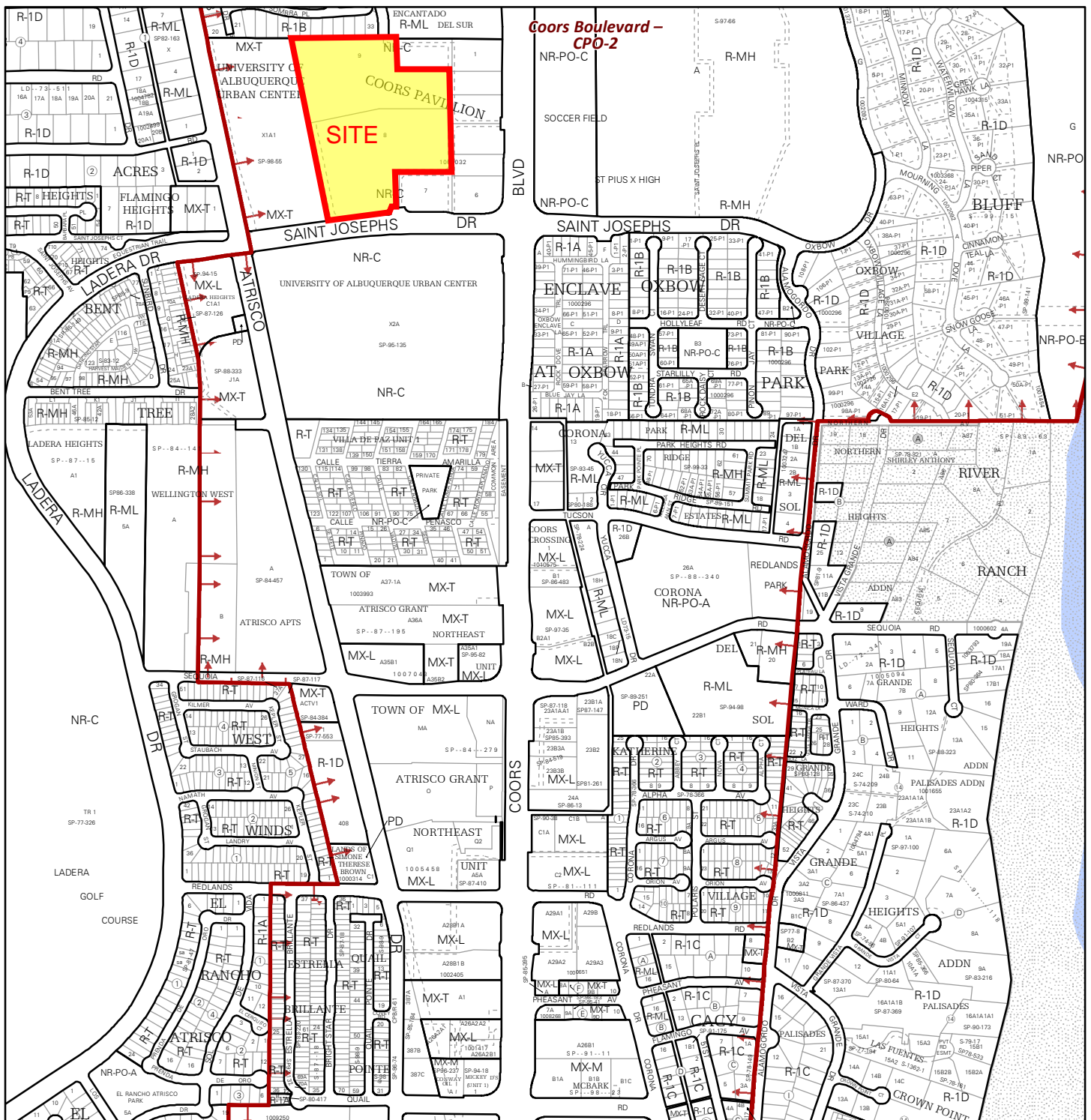
- ## FLOODPLAIN NOTE



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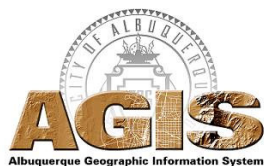
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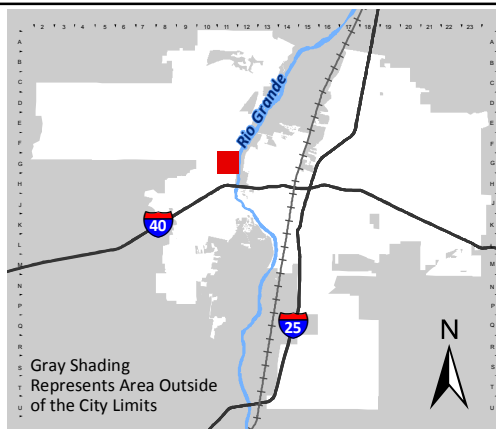


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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

0 250 500 1,000 Feet



LOCATION MAP

ZONE ATLAS MAP G-11-Z

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-A-2, 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 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.

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.

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.

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 under 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

- | | | | |
|---|------|-----|------------------------|
| --- | 5115 | --- | EX CONTOUR MAJOR |
| --- | 5116 | --- | EX CONTOUR MINOR |
|  | | | EX FLOW ARROW |
|  | | | PROP FLOW ARROW |
| | | | HIGH POINT GRADE BREAK |

- A** = Private Access and Surface Drainage Easement granted by this Plat for the benefit and use of the owners of Lots 1 thru 9, Coars 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, Coars Pavilion. Maintenance of said easement shall be the responsibility of the owners of said Lots 1 thru 9, Coars 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, Coars Pavilion. Maintenance of said easement shall be the responsibility of the owners of said Lots 1 thru 9, Coars 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 ABCWVA by this Plat.
- F** = 10' Private Sanitary Sewer Easement for the benefit and use of the owners of Lots 1 thru 9, Coars Pavilion. Maintenance of said easement shall be the responsibility of the owners of said Lots 1 thru 9, Coars Pavilion as further defined in the recorded "DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS".

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

SUBMITTED FOR:	SHEET TITLE:
----------------	--------------

SHEET NUMBER:

C-1