

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 9, 2025

Justin Schara, P.E.
High Mesa, a Bowman Company
6010-B Midway Park Blvd NE
Albuquerque, NM 87109

**RE: Montgomery Crossing
8810 Montgomery Blvd NE
Grading and Drainage Plan
Engineer's Stamp Date: 08/22/2025
Hydrology File: G20D054
Case # HYDR-2025-00309**

Dear Mr. Schara:

PO Box 1293

Based upon the information provided in your submittal received 9/8/2025, the Grading and Drainage Plans are approved for Grading Permit, Paving Permit, and Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

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

www.cabq.gov

As another 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., C.F.M.
Senior Engineer, Hydrology
Planning Department, Development Review Services

EASEMENTS

- PUBLIC DRAINAGE AND CROSS ACCESS EASEMENT GRANTED BY DOCUMENT FILED 05-07-1991, BOOK 91-7, PAGE 8871, DOC. #91035653
- APPROXIMATE LOCATION OF 10' PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT 91C-6
- APPROXIMATE LOCATION OF PUBLIC WATERLINE EASEMENT GRANTED BY PLAT 2000C-134
- APPROXIMATE LOCATION OF PRIVATE UNDERGROUND DRAINAGE VAULT EASEMENT GRANTED BY PLAT 2000C-134
- APPROXIMATE LOCATION OF PUBLIC SANITARY SEWER EASEMENT GRANTED BY PLAT 2000C-134
- APPROXIMATE LOCATION OF PUBLIC SANITARY SEWER EASEMENT GRANTED BY PLAT C5-185
- PUBLIC STORM WATER DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 07-23-1991, BOOK 91-12, PAGE 8543, DOC. #91060158
- 5' PNM EASEMENT GRANTED BY PLAT 91C-6
- APPROXIMATE LOCATION OF PUBLIC UTILITY EASEMENT GRANTED BY PLAT C5-185
- 7' PUBLIC UTILITY EASEMENT GRANTED BY PLAT C9-6
- APPROXIMATE LOCATION OF PNM AND MST&T EASEMENT GRANTED BY DOCUMENT FILED 06-05-1972, BOOK MISC. 263, PAGE 301, DOC. #90345

C.O.A. BENCHMARK #12-F20A (P.B.M.)

AN AGRS BRASS DISK STAMPED "12-F20A", SET FLUSH WITH THE TOP OF A CONCRETE CURB, ON THE NOSE OF AN ISLAND IN THE CENTER OF MONTGOMERY BLVD. JUST WEST OF THE INTERSECTION OF DONA MARGUERTA AVENUE AND MONTGOMERY BOULEVARD.
 MODIFIED GROUND COORDINATES:
 NORTHING = 1,502,976.13 FEET
 EASTING = 1,553,978.64 FEET
 ELEVATION = 5527.68 FEET (NAVD 1988)

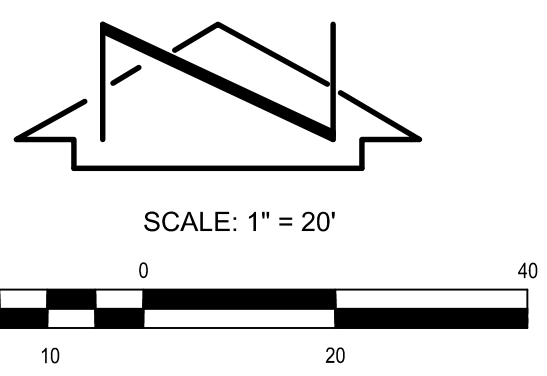
PUBLISHED GROUND COORDINATES:
 NORTHING = 1,502,097.59 FEET
 EASTING = 1,553,977.87 FEET
 ELEVATION = 5527.72 FEET (NAVD 1988)

TEMPORARY BENCHMARK #202 (T.B.M.)

A MAG NAIL WWASHER, SET IN ASPHALT PAVEMENT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE NORTH OF THE TRASH ENCLOSURE, AS SHOWN ON THIS SHEET.
 MODIFIED GROUND COORDINATES:
 NORTHING = 1,502,629.75 FEET
 EASTING = 1,552,186.67 FEET
 ELEVATION = 5479.52 FEET (NAVD 1988)

KEYED NOTES:

- REMOVE AND DISPOSE OF EXISTING STORM INLET
- REMOVE AND DISPOSE OF EXISTING STORM DRAIN
- EXISTING RETENTION POND WITH CONCRETE WALLS (TO REMAIN)
- EXISTING SUBSURFACE STORMWATER RETENTION SYSTEM (TO REMAIN)
- NEW 12" CURB OPENING
- INSTALL 12" WIDE TRENCH DRAIN (ZURN 2882 HEAVY DUTY - TRAFFIC RATED WITH DUCTILE IRON C CLASS GRATE)
- CONNECT TRENCH DRAIN TO EXISTING
- STORMWATER HARVESTING AREA
- CONSTRUCT 12" CONCRETE RUNDOWN
- MATCH EXISTING ASPHALT PAVEMENT GRADE
- REMOVE EXISTING SOIL/DEBRIS FROM EXISTING DETENTION POND OUTLET PIPE
- FLUSH EXISTING DETENTION POND OUTLET STORM PIPE



CALCULATIONS:

I. SITE CHARACTERISTICS

A. PRECIPITATION ZONE = 3 2.43 IN
 B. TOTAL PROJECT AREA (A_T) = 77,580 SF
 C. LAND TREATMENTS

EXISTING LAND TREATMENT			DEVELOPED LAND TREATMENT		
TRACTS A-2-C & A-2-D	AREA (SF/AC)	%	TRACTS A-2-C & A-2-D	AREA (SF/AC)	%
A	77,580 SF	1.78 AC	A	77,580 SF	1.78 AC
B	58,810 SF	1.37 AC	B	20,440 SF	0.48 AC
C	17,770 SF	0.41 AC	C	97,140 SF	2.24 AC
D	9,470 SF	0.22 AC	D	1,350 SF	0.03 AC

II. HYDROLOGY

A. EXISTING CONDITION 100 YEAR STORM

1. TRACTS A-2-C & A-2-D

a. VOLUME 100 YR. 6-HR
 $WT_1 = (E_1 \cdot A_1 + E_2 \cdot A_2 + E_3 \cdot A_3 + E_4 \cdot A_4 + E_5 \cdot A_5) / 12$
 $= (0.67 \cdot 0.00) + (0.96 \cdot 0.00) + (1.09 \cdot 1.37) + (2.58 \cdot 0.41) + 1.78 = 1.43$ IN
 $V_{100, 6-HR} = (E_{avg}/12) \cdot A_T = (1.43/12) \cdot 1.78 = 0.2122$ AC-FT = 1.43 IN

b. PEAK DISCHARGE 100 YR
 $Q_{100} = Q_1 \cdot A_1 + Q_2 \cdot A_2 + Q_3 \cdot A_3 + Q_4 \cdot A_4 + Q_5 \cdot A_5$
 $= (1.84 \cdot 0.00) + (2.49 \cdot 0.00) + (3.17 \cdot 1.37) + (4.49 \cdot 0.41) = 6.2$ CFS

B. DEVELOPED CONDITION 100 YEAR STORM

1. TRACTS A-2-C & A-2-D

a. VOLUME 100 YR. 6-HR
 $WT_1 = (E_1 \cdot A_1 + E_2 \cdot A_2 + E_3 \cdot A_3 + E_4 \cdot A_4 + E_5 \cdot A_5) / 12$
 $= (0.67 \cdot 0.00) + (0.96 \cdot 0.00) + (1.09 \cdot 0.46) + (2.58 \cdot 1.32) + 1.78 = 2.19$ IN
 $V_{100, 6-HR} = (E_{avg}/12) \cdot A_T = (2.19/12) \cdot 1.78 = 0.3280$ AC-FT = 2.19 IN

b. STORM WATER QUALITY VOLUME
 $V_{SWQV} = (P_{6-HR}/12) \cdot A_C = (0.42/12) \cdot (1.32) = 0.0462$ AC-FT = 2.09 CF

c. PEAK DISCHARGE 100 YR
 $Q_{100} = Q_1 \cdot A_1 + Q_2 \cdot A_2 + Q_3 \cdot A_3 + Q_4 \cdot A_4 + Q_5 \cdot A_5$
 $= (1.84 \cdot 0.00) + (2.49 \cdot 0.00) + (3.17 \cdot 0.46) + (4.49 \cdot 1.32) = 7.4$ CFS

C. COMPARISON 100 YEAR STORM

1. TRACTS A-2-C & A-2-D

a. VOLUME 100 YR. 6-HR
 $\Delta V_{100, 6-HR} = 14160 - 9240 = 4,920$ CF (INCREASE)
 $\Delta Q_{100} = 7.4 - 6.2 = 1.2$ CFS (INCREASE)

F.I.R.M.
 SCALE: 1" = 500'

PANEL 143 of 825

VICINITY MAP
 SCALE: 1" = 750'

F-20 & G-20

DRAINAGE PLAN

I. INTRODUCTION AND EXECUTIVE SUMMARY
 THE EXISTING SITE (TRACTS A-2-C AND A-2-D, MONTGOMERY CROSSING) IS LOCATED SOUTH OF MONTGOMERY BLVD, BETWEEN GENERAL CHENNAULT DRIVE AND MOON STREET. AT PRESENT, THE SITE IS UNDEVELOPED PROPERTY LOCATED SOUTHWEST OF PRESBYTERIAN MEDICAL BUILDING (PMG) AND SOUTH OF AUTOZONE AND KIRTLAND FEDERAL CREDIT UNION, ALL FULLY DEVELOPED SITES. THE PROPOSED IMPROVEMENTS TO THIS SITE WILL INCLUDE A NEW PAVED PARKING LOT, WITH ASSOCIATED PARKING DRIVE AISLES AND LANDSCAPING. THE PARKING WILL BE UTILIZED PRIMARILY BY PRESBYTERIAN MEDICAL GROUP (THE OWNER OF TRACTS A-2-C & A-2-D); THERE IS ALSO A SHARED PARKING AGREEMENT IN PLACE FOR CONTINUED USE BY AUTOZONE (TRACT A-2-A) AND KIRTLAND FCU (TRACT A-2-B). THIS GRADING AND DRAINAGE PLAN IS SUBMITTED FOR DDT SITE PLAN APPROVAL AS FOLLOW-UP TO THE JUNE 2025 EPC APPROVAL HEARING FOR THIS SITE.

II. PROJECT DESCRIPTION
 THE EXISTING LEGAL DESCRIPTION OF THE SITE IS TRACTS A-2-C AND A-2-D, MONTGOMERY CROSSING, AS SHOWN BY PANEL 143 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PREPARED BY FEMA FOR BERNALILLO COUNTY, NM, NEW MEXICO, SEPTEMBER 26, 2008. THE SITE IS NOT ENCLUMBERED BY, NOR DOES IT DIRECTLY DISCHARGE TO ANY MAPPED FLOOD HAZARD ZONES. THERE IS A FLOOD HAZARD ZONE AD DOWNSTREAM OF THIS SITE THAT IS CONSTRAINED TO THE MONTGOMERY BLVD RIGHT OF WAY.

III. BACKGROUND DOCUMENTS
 THE FOLLOWING BACKGROUND DOCUMENT WAS REVIEWED IN THE PREPARATION OF THIS SUBMITTAL:
 1. 2004 APPROVED MASTER PLAN FOR TRACTS A-2-A, A-2-B, A-2-C, AND A-2-D, MONTGOMERY CROSSING (G20-D004) PREPARED BY BPLM, DATED 06-22-04 (NMP# 13289). PER THE 2004 MASTER PLAN, A SUBSURFACE STORMWATER DRAINAGE SYSTEM WAS REQUIRED TO DETAIN STORMWATER RUNOFF FROM PORTIONS OF TRACTS A-2-A AND A-2-B, ALONG WITH THE MAJORITY OF TRACTS A-2-C AND A-2-D IN A FULLY DEVELOPED CONDITION. THE SUBSURFACE STORMWATER DETENTION DRAINAGE SYSTEM APPEARS TO BE INSTALLED IN TRACT A-2-C PER THE MASTER PLAN ALONG WITH A 4' DEEP, WALLED DETENTION POND CONSTRUCTED NEAR THE NORTHWEST CORNER OF TRACT A-2-C. THIS DETENTION POND (~2300 CF) AND SUBSURFACE DETENTION SYSTEM (12,800 CF) APPEAR TO BE SIZED TO MANAGE 15,100 CF OF DEVELOPED STORMWATER RUNOFF. THE STORMWATER FROM THE POND AND ADJACENT SUBSURFACE SYSTEM IS ALLOWED TO RELEASE AT A CONTROLLED RATE OF 4.81 CFS TO THE NEIGHBORING TRACT A-1 VIA A 12" STORM PIPE, THIS CONTROLLED RUNOFF ULTIMATELY DISCHARGES TO GENERAL CHENNAULT STREET NE.

IV. EXISTING CONDITIONS
 THE MAJORITY OF THE EXISTING SITE (TRACTS A-2-C AND A-2-D, MONTGOMERY CROSSING) IS UNDEVELOPED, AND GENERALLY SURFACE DRAINS FROM EAST TO WEST. WITH THE MAJORITY OF THE SITE DRAINING ONTO THE PRIVATE ACCESS ROAD BETWEEN PRESBYTERIAN MEDICAL GROUP BUILDING AND AUTOZONE AND THEN DRAINING NORTH TO MONTGOMERY BLVD. THE SOUTHERN MOST PORTION OF THE SITE CONSISTS OF A DEPRESSED AREA IMMEDIATELY ADJACENT TO A C&G PROPERTY WALL, ABOUT 10 FT WIDE, THAT IS APPROXIMATELY 3' LOWER TOPOGRAPHICALLY THAN THE REST OF THE SITE. THIS AREA DRAINS WEST ALONG THE SOUTH PROPERTY EDGE TO THE SOUTHWEST CORNER OF THE SITE AND ONTO THE PMG PARKING LOT IN THE ADJACENT TRACT A-1. THE NORTH-EAST CORNER OF THE SITE SURFACE DRAINS NORTH ONTO AN ACCESS ROAD IN TRACT A-2-B (SOUTH SIDE OF AUTOZONE AND KIRTLAND FEDERAL CREDIT UNION) AND INTO AN EXISTING PRIVATE STORM DRAIN SYSTEM THAT DISCHARGES TO THE EXISTING ON-SITE DETENTION POND REFERENCED IN THE 2004 APPROVED MASTER PLAN ABOVE. AS NOTED THEREIN, THE EXISTING DETENTION POND HAS ALLOWABLE CONTROLLED DISCHARGE VIA AN EXISTING 12" OUTLET PIPE THAT DRAINS ONTO THE NEIGHBORING TRACT A-1 AND ULTIMATELY RELEASES TO GENERAL CHENNAULT ST. N.E. PER THE 2004 MASTER PLAN, THE CONTROLLED ALLOWABLE DISCHARGE RATE IS 4.81 CFS; THIS CONTROLLED DISCHARGE WILL BE MAINTAINED.

V. DEVELOPED CONDITIONS
 THE PROPOSED PARKING LOT IMPROVEMENTS IN TRACT A-2-C AND A-2-D WILL BE DESIGNED IN ACCORDANCE WITH THE 2004 MASTER PLAN DRAINAGE DESIGN, GENERALLY DRAINING EAST TO WEST TO ULTIMATELY DISCHARGE INTO THE EXISTING WALLED DETENTION POND AND SUBSURFACE STORMWATER DETENTION STORAGE SYSTEM VIA NEW STORM DRAIN IMPROVEMENTS. A NEW TRENCH DRAIN SHALL BE LOCATED AT THE WEST END OF THE SITE TO INTERCEPT THE MAJORITY OF RUNOFF FROM THE NEW PARKING LOT AND CONVEY IT INTO THE EXISTING DETENTION POND AND SUBSURFACE SYSTEM. ADDITIONAL LANDSCAPED STORMWATER HARVESTING AREAS IN THE PROPOSED PARKING ISLANDS (900 CF CAPACITY) WILL BE UTILIZED TO FACILITATE CAPTURE AND TREATMENT OF THE CITY-REQUIRED DEVELOPMENT STORMWATER QUALITY VOLUME (2009 CF TOTAL) TO MAXIMUM EXTENT PRACTICABLE. DUE TO THE NATURE OF THE EXISTING DETENTION POND AND SUBSURFACE SYSTEM NOT HAVE ANY RETENTION CAPACITY, A WAIVER IS REQUESTED PER DPM SECTION 6-12(C) FOR THE REMAINING 1109 CF OF STORM WATER QUALITY RUNOFF GENERATED BY THE SITE THAT WILL EXCEED THE CAPACITY OF THE DEVELOPED STORMWATER HARVESTING AREAS.

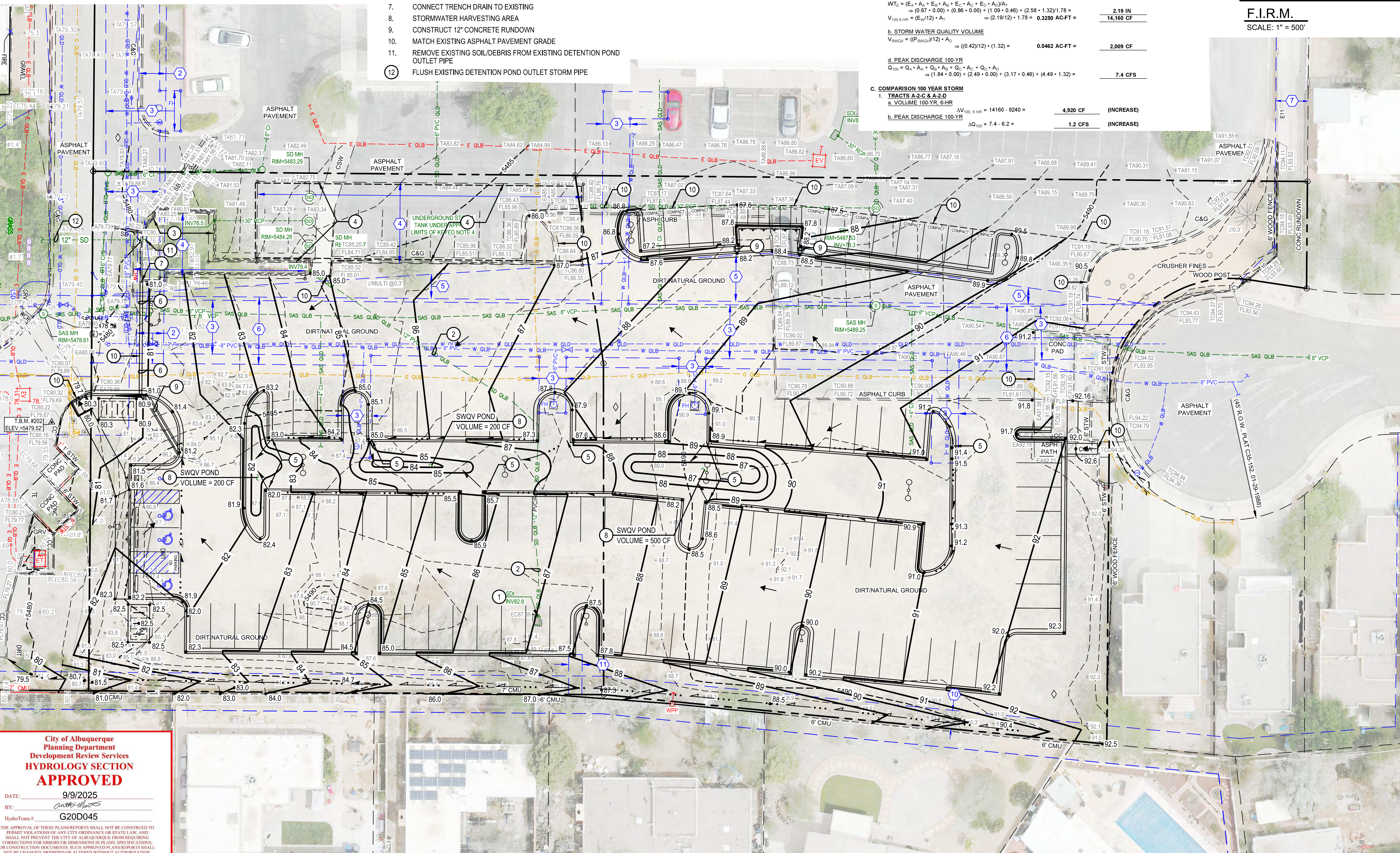
THE GRADE OF THE DEPRESSED 10' AREA IMMEDIATELY ADJACENT TO THE SOUTH PROPERTY EDGE WILL BE MAINTAINED TO AVOID INCREASED SOIL / WATER PRESSURE AGAINST THE ADJACENT PROPERTY WALL. THIS AREA WILL CONTINUE TO DRAIN EAST TO WEST AND DISCHARGE ONTO THE PMG PARKING LOT IN TRACT A-1, MAINTAINING EXISTING DRAINAGE CONDITIONS.

CUT AND FILL WILL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE, HOWEVER THE CUT WILL EXCEED 1 FOOT ALONG THE WEST PORTION OF THE PROPERTY IN ORDER TO FACILITATE NEW ACCESSIBLE PARKING SPACES AND ACCESSIBLE PEDESTRIAN ROUTE IMPROVEMENTS. THERE WILL NOT BE ANY GRADE CHANGES AT THE PERIMETER OF THE SITE.

VI. CALCULATIONS
 CALCULATIONS ANALYZING THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100 YEAR, 6-HOUR RAINFALL EVENT HAVE BEEN PREPARED FOR THE PROJECT SITE. THE DPM PROCEDURE FOR 40 ACRE AND SMALLER BASINS, AS SET FORTH IN DPM 6-2(A) HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. THE DPM PROCEDURES WERE ALSO UTILIZED TO QUANTIFY THE STORM WATER QUALITY VOLUME GENERATED BY THE SITE. THE CALCULATIONS DEMONSTRATE THAT THERE WILL BE A 4,920 CF INCREASE IN RUNOFF GENERATED FROM THE PROJECT SITE, ALONG WITH A PEAK DISCHARGE INCREASE OF 1.2 CFS. THE STORMWATER QUALITY VOLUME GENERATED BY THE PROJECT SITE IS 2009 CF. A FEW SMALL STORMWATER HARVESTING AREAS WILL BE LOCATED IN THE LANDSCAPED MEDIAN PORTION OF THIS SITE AND ARE SIZED TO MANAGE 900 CF OF STORMWATER QUALITY VOLUME GENERATED BY THE SITE. THE EXISTING ON-SITE POND AND SUBSURFACE STORAGE SYSTEM LOCATED IN TRACT A-2-C DO NOT HAVE ANY RETENTION CAPACITY AS IT WAS DESIGNED IN 2004 AS A DETENTION SYSTEM ONLY; THEREFORE THESE EXISTING IMPROVEMENTS WILL NOT BE INCLUDED IN THE TOTAL SITE STORMWATER QUALITY VOLUME TREATMENT AVAILABLE. A PAYMENT-IN-LIEU WAIVER REQUEST WILL BE MADE FOR THE REMAINING 1109 CF OF GENERATED STORMWATER QUALITY VOLUME.

VII. CONCLUSIONS
 1. THIS PLAN IS SUBMITTED TO SUPPORT DDT APPROVAL FOR THE DEVELOPMENT OF TRACTS A-2-C AND A-2-D, MONTGOMERY CROSSING
 2. THIS PROJECT WILL RESULT IN AN INCREASE IN STORMWATER VOLUME AND PEAK DISCHARGE GENERATED BY THE PROJECT AREA. THIS INCREASE WILL DRAIN TO AN EXISTING ON-SITE DETENTION POND AND SUBSURFACE STORMWATER DETENTION SYSTEM CONSTRUCTED IN 2004 THAT WERE SIZED FOR FULL DEVELOPMENT OF THE SITE.
 3. CONTROLLED DISCHARGE OF 4.81 CFS FROM THE SITE WILL BE MAINTAINED PER THE EXISTING APPROVED 2004 MASTER PLAN
 4. THE PROJECT GRADING AND DRAINAGE CONFORMS TO THE PREVIOUSLY APPROVED AND ESTABLISHED 2004 MASTER PLAN FOR TRACTS A-2-A, A-2-B, A-2-C, AND A-2-D, MONTGOMERY CROSSING.
 5. PER THE DPM SECTION 6-12, THE STORMWATER QUALITY VOLUME GENERATED BY THE SITE WAS CALCULATED TO BE 2009 CF. AVAILABLE ON-SITE STORMWATER HARVESTING AREAS WERE LIMITED TO 900 CF, LEAVING 1109 CF OF SWQV TO BE RELEASED FROM THE SITE. AS SUCH, A PAYMENT-IN-LIEU WAIVER REQUEST PER DPM SECTION 6-12(C) IS REQUESTED, AT THE PROSCRIBED RATE OF \$8.00 PER CF IN SECTION 6-12(C)(1), FOR A TOTAL PAYMENT-IN-LIEU OF \$8,872.

NOTE:
 THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.
 THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON A BOUNDARY SURVEY PREPARED BY A BOWMAN COMPANY, NMPS 15075, DATED 06/03/2025 (460228). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 15075, DATED 06/03/2025 (460228).



City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 9/9/2025
 BY: *[Signature]*
 HydroTrans #: G20D045

THE APPROVAL OF THESE PLANS REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCES OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIVE ACTIONS FOR ERRORS OR OMISSIONS 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 FILED ON THE DEVELOPMENT.

HIGH MESA a Bowman company
 6010-B Midway Park Blvd. NE, Albuquerque, NM 87109
 P:505.345.4250 | highmesacg.com | bowman.com

GRADING PLAN
 MONTGOMERY CROSSING

DESIGNED BY	NO.	DATE	BY	REVISIONS	JOB NO.
J.D.S.					2024.056.3
J.Y.R.					DATE 08-2025
G.M.					SHEET 8 OF 14