

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 18, 2025

Scott McGee, P.E.
PO BOX 1273
Elephant Butte, NM 87935

**RE: Casitas Del Camino
104 Knotts Landing Ct NW
Grading & Drainage Plan
Engineer's Stamp Date: 4/25/25
Hydrology File: K11D005A
Case # HYDR -2025-00157**

Dear Mr. McGee:

Based upon the information provided in your submittal received 05/01/2025, the Grading and Drainage Plan is approved for Grading Permit, Building Permit, and SO19 Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

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

NM 87103

2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the detention pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

www.cabq.gov

3. A final (as-built) elevation certificate (based on the Finished Construction) must be submitted and approved by Hydrology prior to issuing approval for Certificate of Occupancy.

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,

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Floodplain Development Permit Application
Planning Dept., City of Albuquerque

Section 1: General Provisions (Applicant to read and sign)

1. No work of any kind may start in a Special Flood Hazard Area, SFHA, until a permit is issued.
2. Applicant is hereby informed that other permits may be required to fulfill local, state, and federal regulatory requirements.
3. Applicant hereby gives consent to the Floodplain Administrator and his/her representative to make reasonable inspections required to verify compliance.
4. Applicant must provide a Critical Habitat for Threatened & Endangered Species report prior to any work in a SFHA.
5. Applicant must provide the Base Flood Elevation, BFE, and must provide engineering calculations demonstrating that the development will not increase the BFE or result in increased flood risk on any neighboring property.
6. If this application is for a building the floodplain must be removed by first constructing any required storm drain and/or channel modifications and second acquiring a Letter of Map Revision, LOMR, from FEMA before a building permit will be issued. If storm drain and channel modifications are not involved then a draft Elevation Certificate must be submitted prior to Building Permit and a Final Elevation Certificate must be submitted prior to Certificate of Occupancy.
7. A Conditional Letter of Map Revision, CLOMR, is required prior to any work in the FLOODWAY, if applicable.
8. The applicant certifies that all statements herein and in attachments to this application are, to the best of my knowledge, true and accurate.

Applicant Signature Scott M McGee Date 10-24-25

Applicant Printed Name SCOTT M MCGEE Phone #: (505) 263-2905

Owner Signature _____ Date _____

Owner Printed Name _____ Phone #: _____

Applicant is (check one): Owner _____ Builder _____ Engineer/Architect X

Section 2: Proposed Development in Special Flood Hazard Area (to be completed by Applicant)

Project address/Legal Disc/Location: 104 KNOTTS LANDING NW
LOT 29 PATLILLY SUBDIVISION, NW OF CENTRAL
AVENUE & 60TH ST NW

Section 2 (Cont.) - Description of Work in Special Flood Hazard Area (SFHA):

A. Building Development and Building Type

| <u>ACTIVITY</u> | <u>STRUCTURE TYPE</u> |
|--|--|
| <input checked="" type="checkbox"/> New Building | <input type="checkbox"/> Residential (1-4 Family) |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Residential (More than 4 Family) |
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Non Residential (Flood-proofing? <input type="checkbox"/> Yes) |
| <input type="checkbox"/> Relocation | <input checked="" type="checkbox"/> Combined Use (Residential & Commercial) |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Manufactured Home (In Mobile Home Park? <input type="checkbox"/> Yes) |
| <input type="checkbox"/> Replacement | |

If an addition or alteration:

Estimated Cost of Project \$ 400,000
Estimated Value of structure before addition/alteration. \$ _____
Percent of value (new construction /existing value) _____%

B. Other Development Activities

Clearing Grading Utilities Paving
 Watercourse Alteration (Bridge or Channel Modification)
 Drainage Improvements (Storm drain or culverts)
 Road, Street or Bridge Construction
 Subdivision
 Walls or Fences
 Storage of Materials/Equipment for more than a year. (Materials Volume (cu. Ft.) _____)
Other (Please Specify) _____

Is there a Grading & Drainage Plan associated with this work? Yes No

Drainage file Number: HYDR 2025-00157
K11 D 005A

Section 3: Floodplain Determination (Completed by the Floodplain Administrator)

X The proposed development is located on FIRM Panel: 35001C0329H

 The proposed development is located in Zone X and NO FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED.

 A portion of the proposed development is located in a SFHA but not any buildings so an approved G&D Plan is required (Engineer's Stamp Date) prior to issuance of a Floodplain Development Permit and no Building Permit will be issued for this construction.

X A portion of the proposed Building is located in a SFHA but the project does not include any storm drain improvements and/or channel modifications so:

1. Approved G&D Plan is required (Engineer's Stamp Date 4/25/2025) prior to issuance of a Floodplain Development Permit,
2. Draft Elevation Certificate (Date NEEDED) is required prior to issuance of a Building Permit, and
3. Final Elevation Certificate and Engineer's Certification is required prior to Certificate of Occupancy.

 A portion of the proposed Building is located in a SFHA and the project includes storm drain improvements and/or channel modifications that will change the floodplain location so

1. An Approved Grading and Drainage Plan is required (Engineer's Stamp Date) prior to issuing a Flood Plain Development Permit and a Grading Permit and/or a Work Order.
2. The improvements must be constructed and an Approved Engineer's Certification (Engineer's Stamp Date) and an Approved LOMR Request (Engineer's Stamp Date) must be approved by Hydrology prior to approval of the LOMR application to FEMA.
3. The Floodplain must be removed by a LOMR from FEMA (Date) prior to issuance of a Building Permit.

 A portion of the proposed development is located in a FLOODWAY so:

1. Approved G&D Plan (Engineer's Stamp Date) and an Approved CLOMR Request (Date) is required prior to approval of the application to FEMA, and
2. CLOMR from FEMA (Date) is required prior to issuance of a Floodplain Development Permit, a Grading Permit, and/or a Work Order.
3. The improvements must be constructed and an Approved Engineer's Certification (Engineer's Stamp Date) and an Approved LOMR Request (Engineer's Stamp Date) must be approved by Hydrology prior to approval of the LOMR application to FEMA (Date).
4. The Floodplain must be removed by a LOMR from FEMA (Date) prior to issuance of a Building Permit.

Drainage File Number: K11D005A

Floodplain Permit Number: K11F005A

Signed: *Rudy Rael*

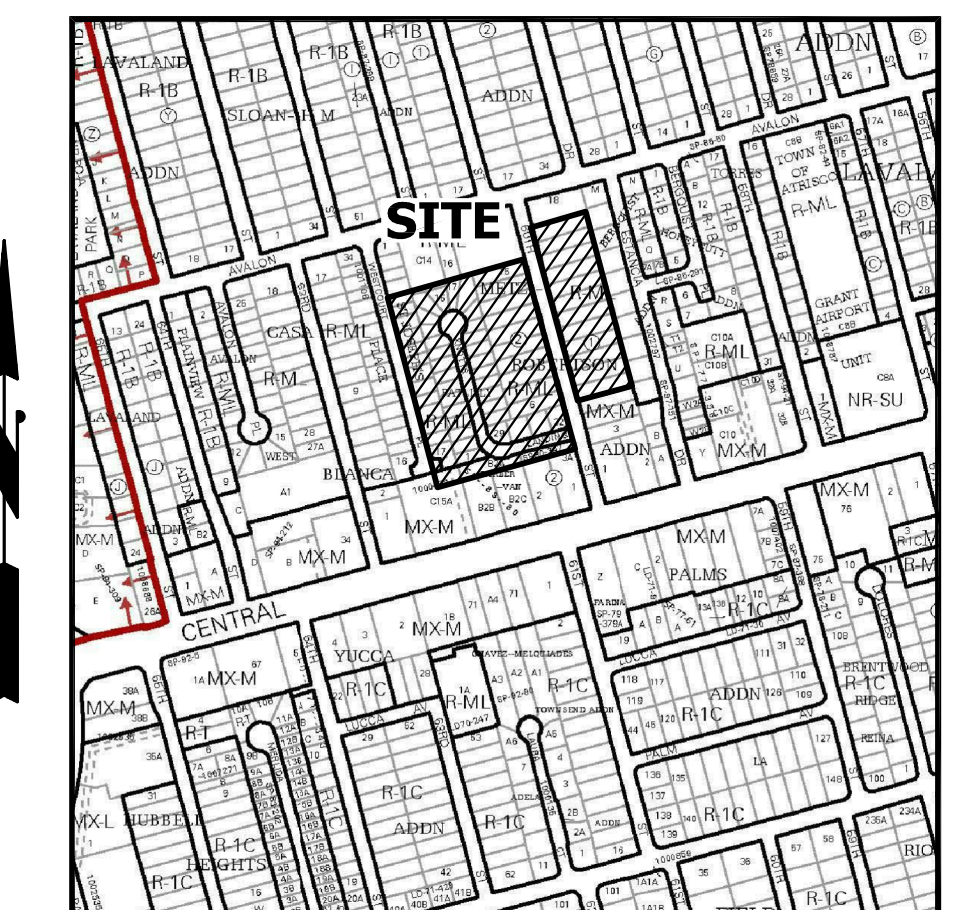
Date: 10/30/2025

Printed Name: Rudy E. Rael

WEST GRADING AND DRAINAGE PLAN

CASITAS DEL CAMINO

APRIL, 2025



ZONE ATLAS MAP K-11-Z

ADDRESS: 113-221 60th St NW, Albuquerque, NM
 LEGAL DESCRIPTION: LOTS 6-14, BLOCK 2, METZ-ROBERTSON ADDITION
 SITE AREA: 5.19 AC Total: 1.91 AC (East) and 3.28 AC (West)
 BENCHMARK: City of Albuquerque Station '9-K10 1999' being an aluminum disc with ELEV= 5117.72 (NAVD 1988)
 SURVEYOR: Souder, Miller & Assocs. dated March, 2023

FLOOD HAZARD: From FEMA Map 35001C0329H (8/16/2012), this site is identified as Zone 'X' which is determined to be outside the 0.2% annual chance floodplain. A LOMA was issued 9-05-23 (Case No. 23-06-1533A) which removed portions of the site as shown from the SFHA.

OFFSITE FLOW: The site does not accept offsite flow.

EXISTING CONDITIONS: The site includes both developed and undeveloped land. The east portion is currently developed as multi-family residential while the west L-shaped portion is undeveloped. The entire site slopes down to 60th St with free discharge.

PROPOSED IMPROVEMENTS: The existing multi-family residences are proposed to be remodeled with new asphalt parking and landscaping. The impervious area being redeveloped is 18,890 SF. The L-shaped west portion is being developed with 8 residential buildings and a community center building. A private street will provide site access and required parking.

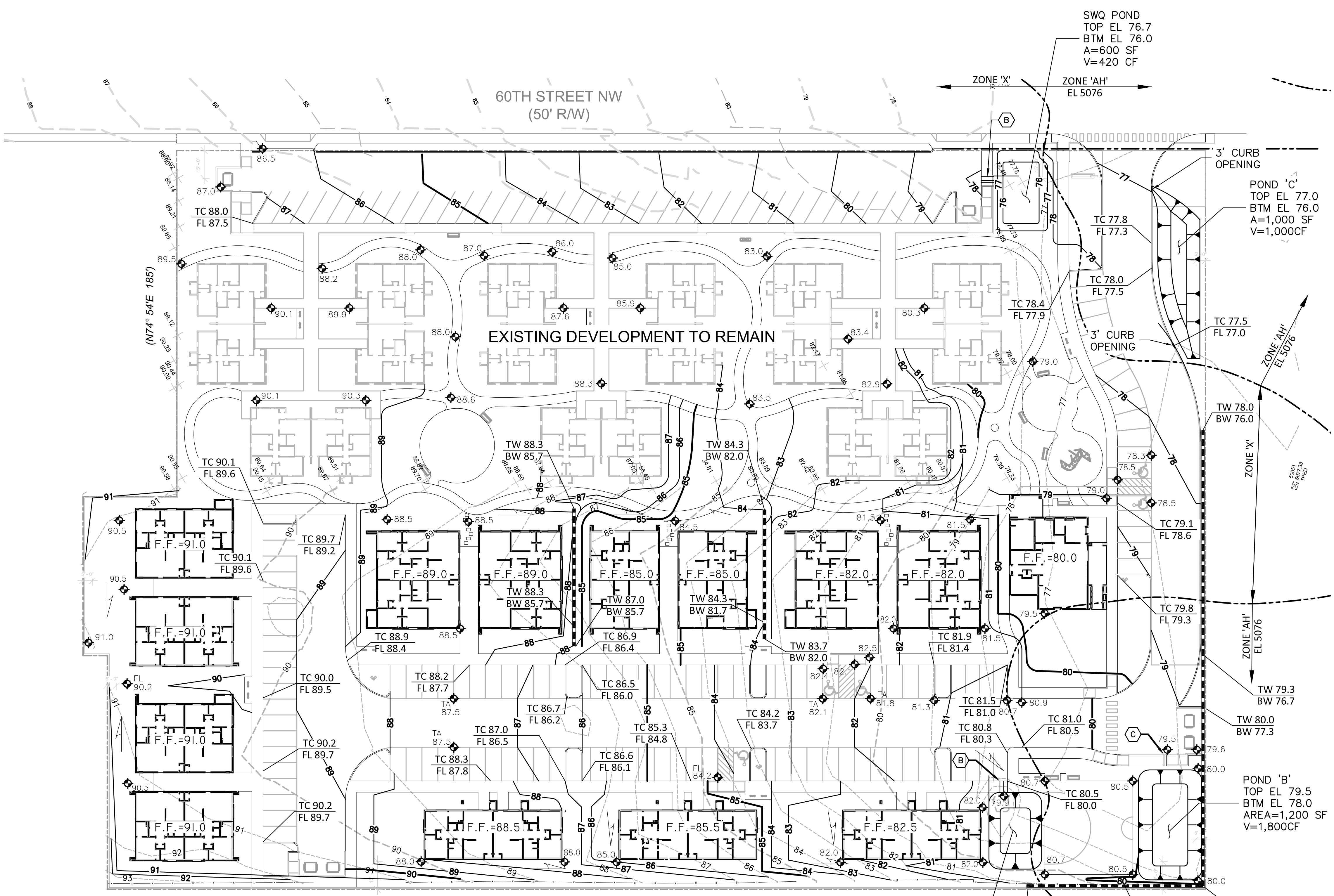
DRAINAGE APPROACH: The proposed grading directs impervious runoff to several onsite retention ponds providing the SWQ volume with controlled discharge to 60th Street NW.

East portion - existing land treatment: 15% B, 25% C, & 60% D
 PRECIPITATION ZONE: 1
 $Q = [(0.15)(2.16) + (0.25)(2.87) + (0.6)(4.12)](1.91) = 6.7$ CFS
 Proposed land treatment: 15% B, 23% C, & 62% D
 $Q = [(0.15)(2.16) + (0.23)(2.87) + (0.62)(4.12)](1.91) = 6.8$ CFS

Parking area redevelopment: SWQ V= (18,890)(0.26/12) = 409 CF

West portion - existing land treatment: 100% A
 $Q = (1.54)(3.28) = 5.1$ CFS
 Proposed land treatment: 7% B, 32% C, & 61% D
 $Q = [(0.07)(2.16) + (0.32)(2.87) + (0.61)(4.12)](3.28) = 11.7$ CFS
 $SWQ V = (.61)(3.28)(43,560)(0.42/12) = 3,050$ CF

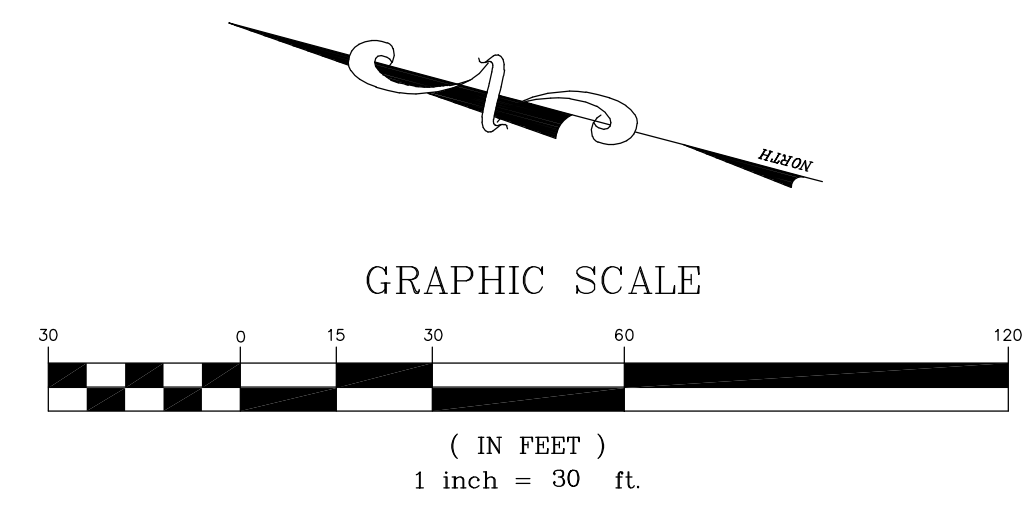
The SWQ volume provided for the parking lot replacement is 420 CF and the total SWQ volume for the new development is 3,400 CF.



KEYED NOTES

- A. NOT USED.
- B. (2)-24" SIDEWALK CULVERTS.
- C. 18" SIDEWALK CULVERT.

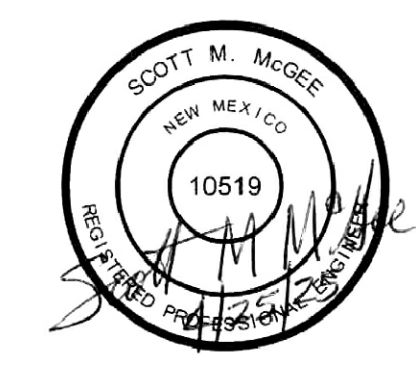
| Legend | |
|-------------|--------------------------|
| --- 8 --- | EXISTING CONTOUR - MAJOR |
| --- 8 --- | EXISTING CONTOUR - MINOR |
| — 8 — | NEW CONTOUR - MAJOR |
| — 8 — | NEW CONTOUR - MINOR |
| F.F. = 85.5 | FINISH FLOOR ELEVATION |
| → | FLOW DIRECTION |
| — — — | RETAINING WALL |
| — — — | FLOOD ZONE BOUNDARY |
| — — — | TOP OF WALL |
| — — — | BOTTOM OF WALL |
| — — — | TOP OF CURB |
| — — — | FLOW LINE |



City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 11-18-2025
 BY: [Signature]
 HydroTrans #: K11D005A

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 PROSECUTING CORRECTIONS 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 PERMITS HAS BEEN PULLED ON THE DEVELOPMENT.



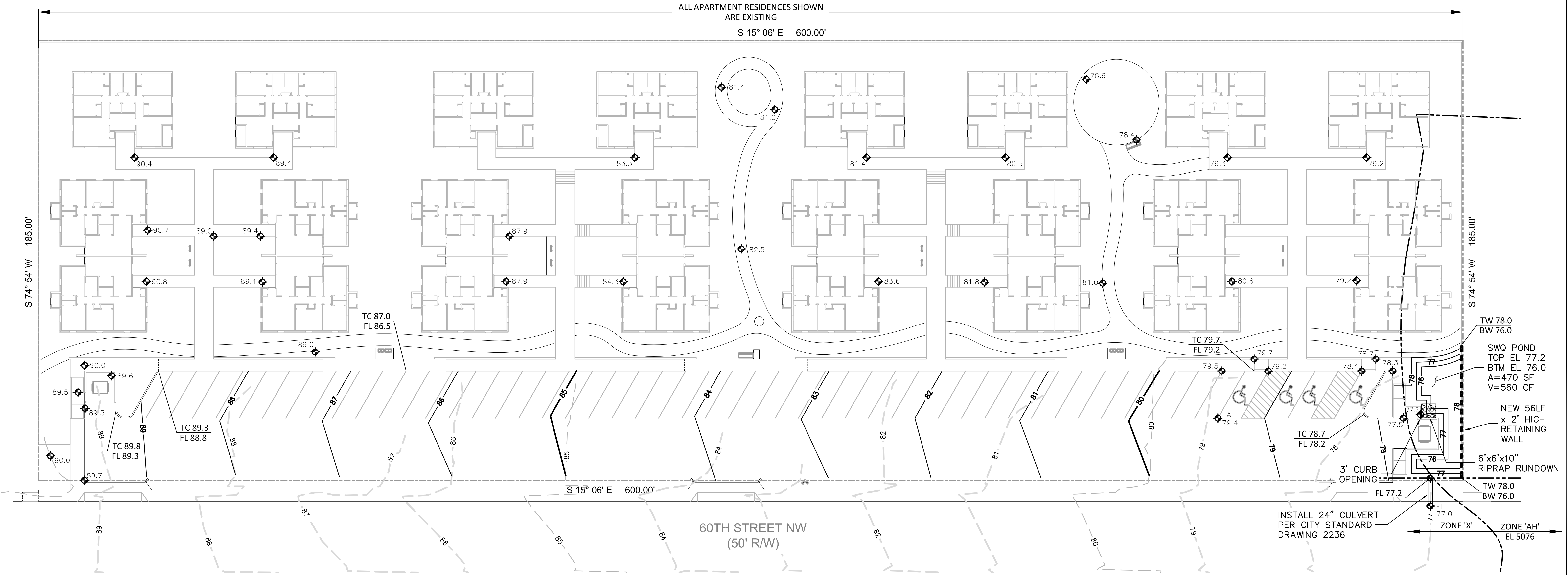
Scott M McGee PE

9700 Tanoan Dr NE
 Albuquerque, NM 87111
 505.263.2905
 scottmmcgee@gmail.com

D:\Acad\Draws\McGee\60th Street\60th Street_04.dwg

EAST PAVING PLAN CASITAS DEL CAMINO

APRIL, 2025



ADDRESS: 112-232 60th St NW, Albuquerque, NM
 LEGAL DESCRIPTION: LOTS 6-17, BLOCK 1, METZ-ROBERTSON ADDITION
 SITE AREA: 2.55 AC NEW PARKING AREA (45)(538)=24,210 SF
 BENCHMARK: City of Albuquerque Station '9-K10 1989' being an aluminum disc with ELEV= 5117.72 (NAVD 1988)
 SURVEYOR: Souder, Miller & Assocs. dated March, 2023

FLOOD HAZARD: From FEMA Map 35001C0329H (8/16/2012), the large majority of this site is identified as Zone 'X' which is determined to be outside the 0.2% annual chance floodplain. There is a very small area at the south end of the site that is in Zone AH with an identified flood elevation of 5076.

OFFSITE FLOW: The site does not accept offsite flow.

EXISTING CONDITIONS: The site is currently developed as multi-family residential. The site slopes west to 60th St with free discharge.

PROPOSED IMPROVEMENTS: The existing multi-family residences are proposed to be remodeled with new asphalt parking and landscaping. The impervious parking area being redeveloped is 19,620 SF.

DRAINAGE APPROACH: The site drainage pattern will direct new impervious runoff to onsite retention pond including the SWQ volume with controlled discharge to 60th Street NW.

Existing land treatment: 15% B, 25% C, & 60% D PRECIPITATION ZONE: 1
 $Q = [(0.15)(2.16) + (0.25)(2.87) + (0.6)(4.12)](2.55) = 8.9$ CFS
 Proposed land treatment: 15% B, 23% C, & 62% D
 $Q = [(0.15)(2.16) + (0.23)(2.87) + (0.62)(4.12)](2.55) = 9.0$ CFS

For new parking area SWQ $V = (24,210)(0.26/12) = 525$ CF

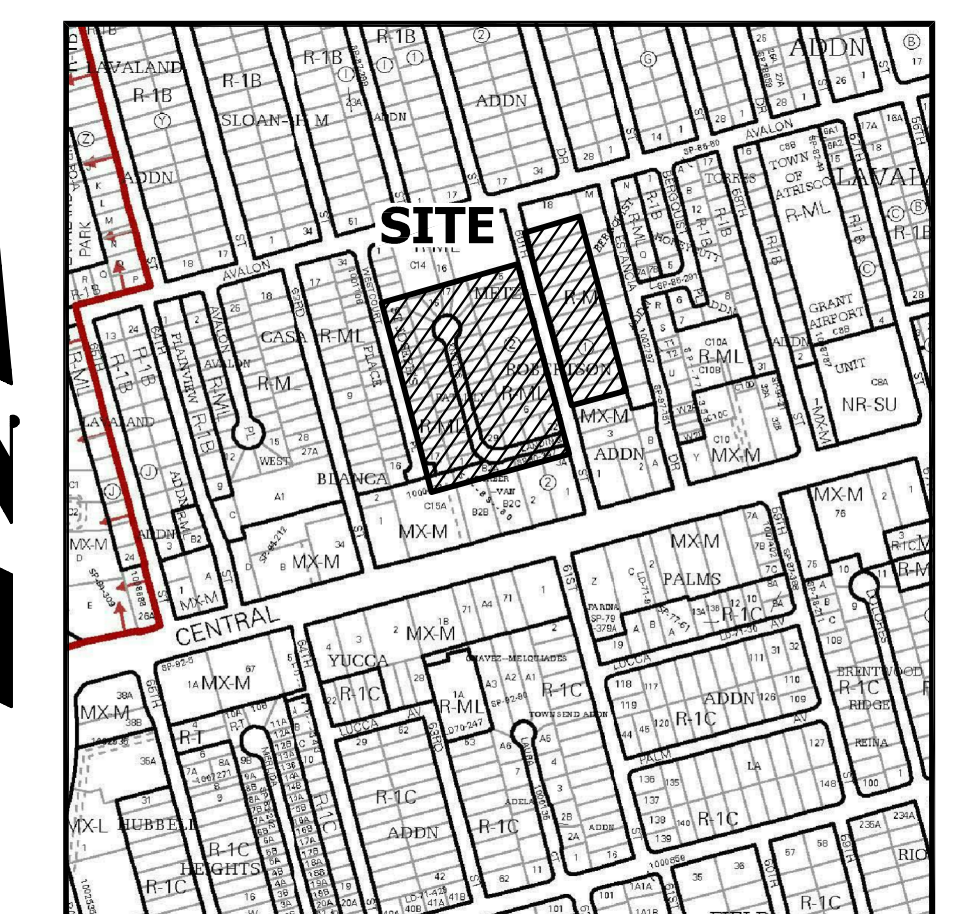
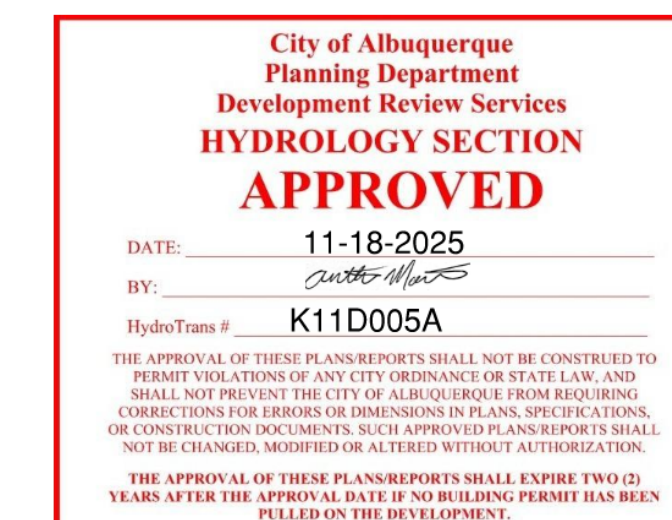
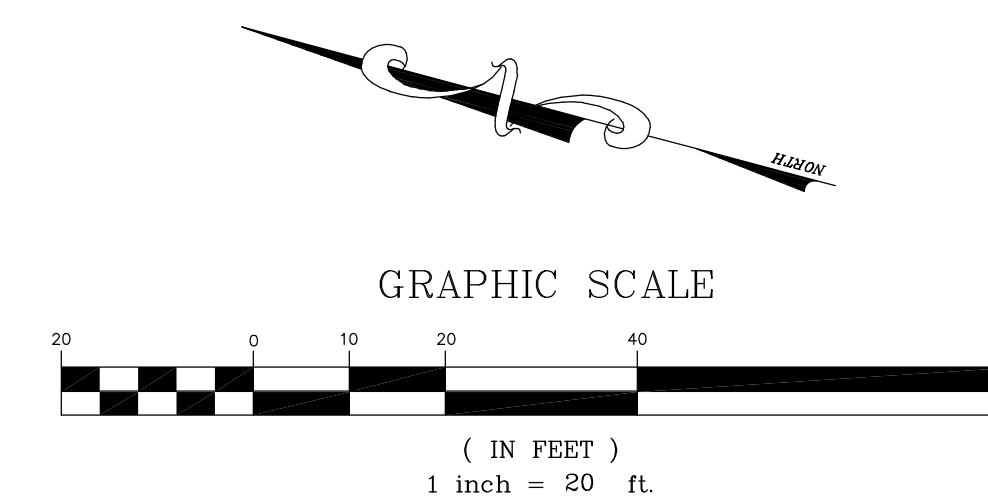
This flow will discharge to an onsite retention ponding area located at the south end of the site. The SWQ volume will be retained in the pond area provided.

Private Drainage Facilities within City Right-of-Way Notice to Contractor (Special Order 19 - "SO-19")

1. Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services Division.
2. An excavation permit will be required before beginning any work within City Right-Of-Way.
3. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
4. Prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [or (505) 260-1990] for the location of existing utilities.
5. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
6. Backfill compaction shall be 95%.
7. Maintenance of the facility shall be the responsibility of the owner of the property being served.
8. Work on arterial streets may be required on a 24-hour basis.
9. For excavation and barricading inspections, contact DMD Construction Services Division.

REV. 01/22/21

| Legend | |
|--------------------|--------------------------|
| --- 8 --- | EXISTING CONTOUR - MAJOR |
| - - - 8 - - - | EXISTING CONTOUR - MINOR |
| — 8 — | NEW CONTOUR - MAJOR |
| - - 8 - - | NEW CONTOUR - MINOR |
| — 8 — | RETAINING WALL |
| --- | FLOOD ZONE BOUNDARY |
| — | TOP OF WALL |
| --- | BOTTOM OF WALL |
| — | TOP OF CURB |
| --- | FLOW LINE |
| TW 88.3 BW 85.7 | |
| TC 5.0 FL 4.5 | |



ZONE ATLAS MAP K-11-Z

Scott M McGee PE

9700 Tanoan Dr NE
 Albuquerque, NM 87111
 505.263.2905
 scottmmcgee@gmail.com

