

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 25, 2026

Jonathan Niski
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM, 87109

**RE: Jay Rembe Subdivision
99999 Golf Course Rd NW
Grading and Drainage Plan
Engineer's Stamp Date: 02/03/2026
Hydrology File: A12D008E
Case # HYDR-2026-00047**

Dear Mr. Niski:

Based upon the information provided in your submittal received 02/05/2026, the Grading & Drainage Plans are not approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

1. Since this project is adjacent to, or drains into an Albuquerque Metropolitan Arroyo and Flood Control Authority (AMAFCA) facility, approval by AMAFCA will be needed prior to Hydrology approval. Please contact Jared Romero P.E, CFM (jromero@amafca.org or 505-884-2215).

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, 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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Weir Equation:

Q = Flow
 C = 2.95
 L = Length of weir
 H = Height of Weir

Pond 1 Inlet/Outlet

$Q = 2.95 * 2.0 * 0.673 / 2$

$Q = 3.24 \text{ cfs} > Q = 2.21 \text{ cfs}$

Pond 2 Inlet/Outlet

$Q = 2.95 * 4.5 * 0.673 / 2$

$Q = 7.28 \text{ cfs} < Q = 6.99 \text{ cfs}$

Pond 3 Inlet/Outlet

$Q = 2.95 * 4.0 * 0.673 / 2$

$Q = 6.47 \text{ cfs} < Q = 6.01 \text{ cfs}$

Pond 4 Inlet/Outlet

$Q = 2.95 * 4.0 * 0.673 / 2$

$Q = 6.47 \text{ cfs} < Q = 6.01 \text{ cfs}$

Pond 5 Inlet/Outlet

$Q = 2.95 * 3.0 * 0.673 / 2$

$Q = 4.85 \text{ cfs} < Q = 4.49 \text{ cfs}$

Pond 6 Inlet/Outlet

$Q = 2.95 * 5.0 * 0.673 / 2$

$Q = 8.09 \text{ cfs} < Q = 8.09 \text{ cfs}$

Channel Inlet

$Q = 2.95 * 15.0 * 1.003 / 2$

$Q = 44.25 \text{ cfs} < Q = 43.31 \text{ cfs}$

EXISTING DRAINAGE:

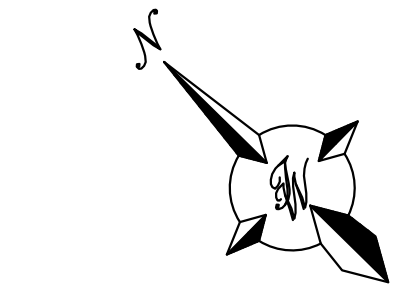
THIS SITE IS CURRENTLY VACANT AND IS BOUNDED BY A COMMERCIAL BUILDING TO THE EAST, THE BLACK ARROYO TO THE SOUTH, THE BLACK ARROYO DAM TO THE WEST AND WESTSIDE BOULEVARD TO THE NORTH CONTAINING APPROXIMATELY 8.05 ACRES. THE SITE IS WITHIN THE VJW STORAGE OVERALL DRAINAGE PLAN (A-12/0008A) COMPLETED BY WILSON & CO. AND CONSISTS OF BASINS 201, 203, 204, 206 AND HALF OF 205. THE SITE DRAINS FROM NORTH TO SOUTH ONTO AN INTERNAL PRIVATE ROADWAY AND COBBLE SWALE. THE EXISTING COBBLE SWALE DRAINS TO A CONCRETE CHANNEL WHICH HAS A WATER QUALITY DROP INLET AT THE END OF IT. THE INLET CAPTURES THE FLOWS AND DISCHARGES THEM TO THE BLACK ARROYO CHANNEL VIA A STORM SEWER. THE ALLOWABLE DEVELOPED DISCHARGE FOR THIS PROJECT AREA IS 34.00 CFS. THE TOTAL ALLOWABLE DEVELOPED DISCHARGE TO THE WATER QUALITY INLET IS 51.40 CFS.

THERE ARE NO OFFSITE FLOWS THAT ENTER THE SITE. THE SITE IS LOCATED ON FIRM MAP 35043C2108D AS SHOWN ABOVE. THE MAP SHOWS THAT THE SITE DOES NOT LIE WITHIN A FLOOD ZONE.

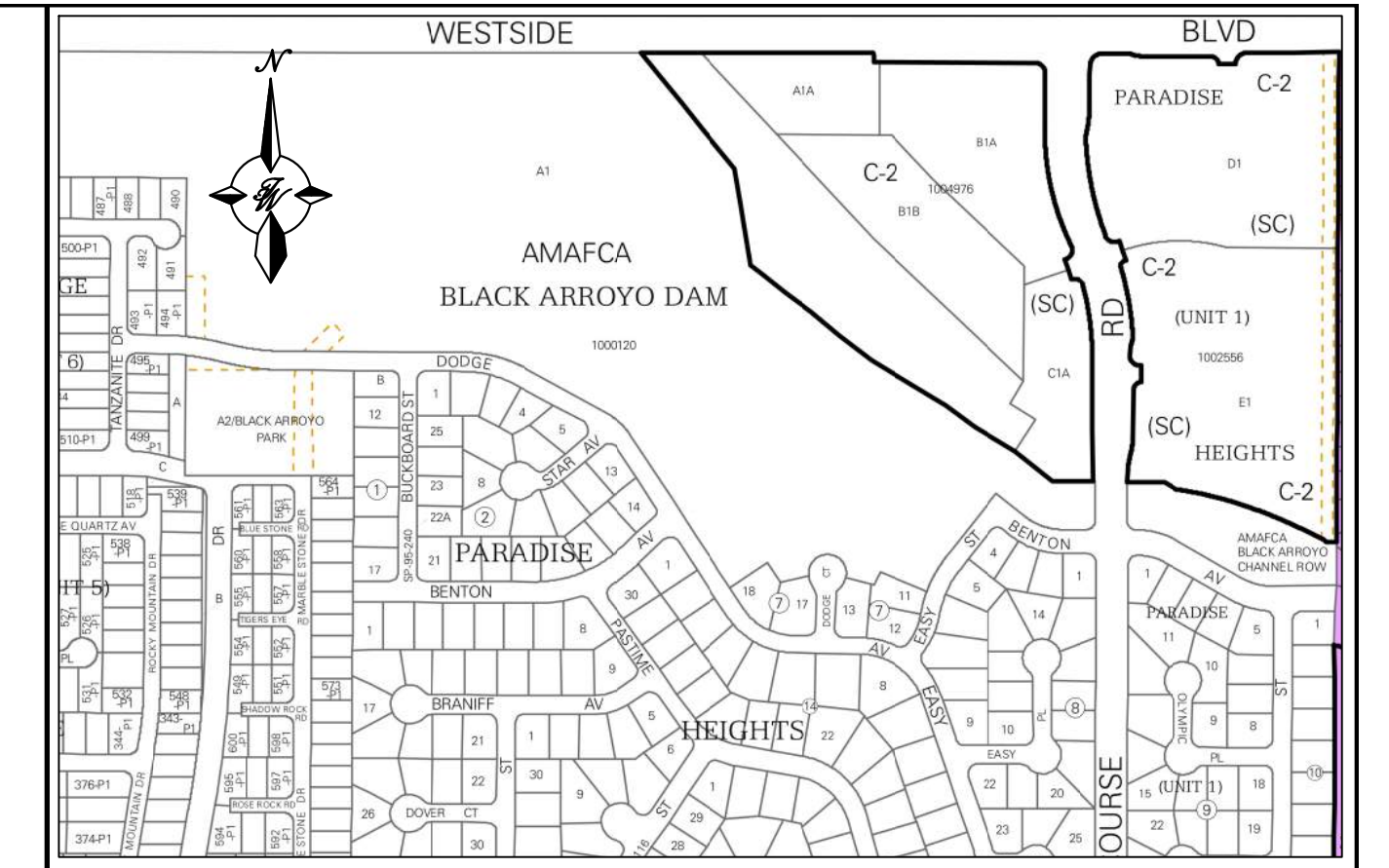
PROPOSED DRAINAGE:

THE SITE CONSISTS OF NINE BASINS. BASIN "A" AND "B" CONSISTS OF PARKING LOTS AND HALF OF THE INTERNAL ROADWAY DISCHARGING 3.63 CFS INTO BASIN "G". BASINS "C"-"F" CONSIST OF BUILDINGS AND PARKING LOTS AND WILL DISCHARGE 16.37 CFS INTO BASIN "G". BASIN "G" ALSO ACCEPTS 17.40 CFS FROM THE EXISTING DEVELOPMENT THAT'S PART OF THE ORIGINAL DRAINAGE PLAN. BASIN "G" AND "H" WILL DRAIN TO THE EXISTING CONCRETE CHANNEL FOR A COMBINED TOTAL OF 43.33 CFS. BASIN "I" DRAINS TO AN EXISTING CONCRETE CHANNEL ALONG THE SOUTH PROPERTY LINE THAT CONNECTS TO THE SAME DROP INLET AS THE MAIN CHANNEL AND WILL DISCHARGE 1.96 CFS. IN TOTAL, THIS PROJECT WILL DISCHARGE 27.89 CFS WHICH IS LESS THAN THE 34.00 CFS ALLOWED BY THE APPROVED DRAINAGE PLAN. THE TOTAL DISCHARGE TO THE WATER QUALITY INLET IS 45.29 CFS.

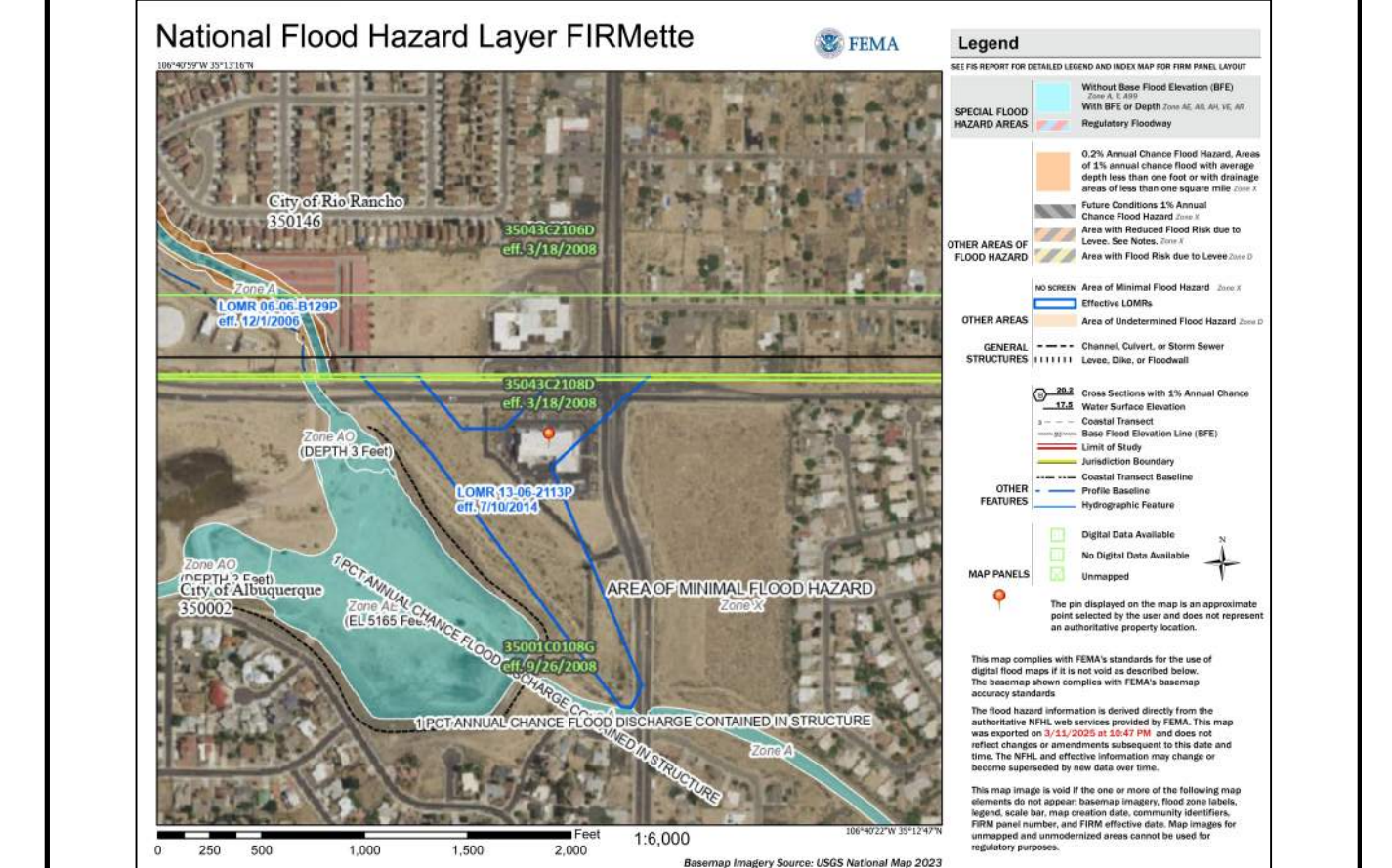
THE WATER QUALITY VOLUME IS CAPTURED IN SEVERAL DEPRESSED LANDSCAPED AREAS LOCATED THROUGHOUT THE PROJECT. THE REQUIRED SWQV VOLUME IS 8,172 CUBIC FEET AND THE DEPRESSED LANDSCAPED AREAS WILL RETAIN 8,326 TOTAL CUBIC FEET.



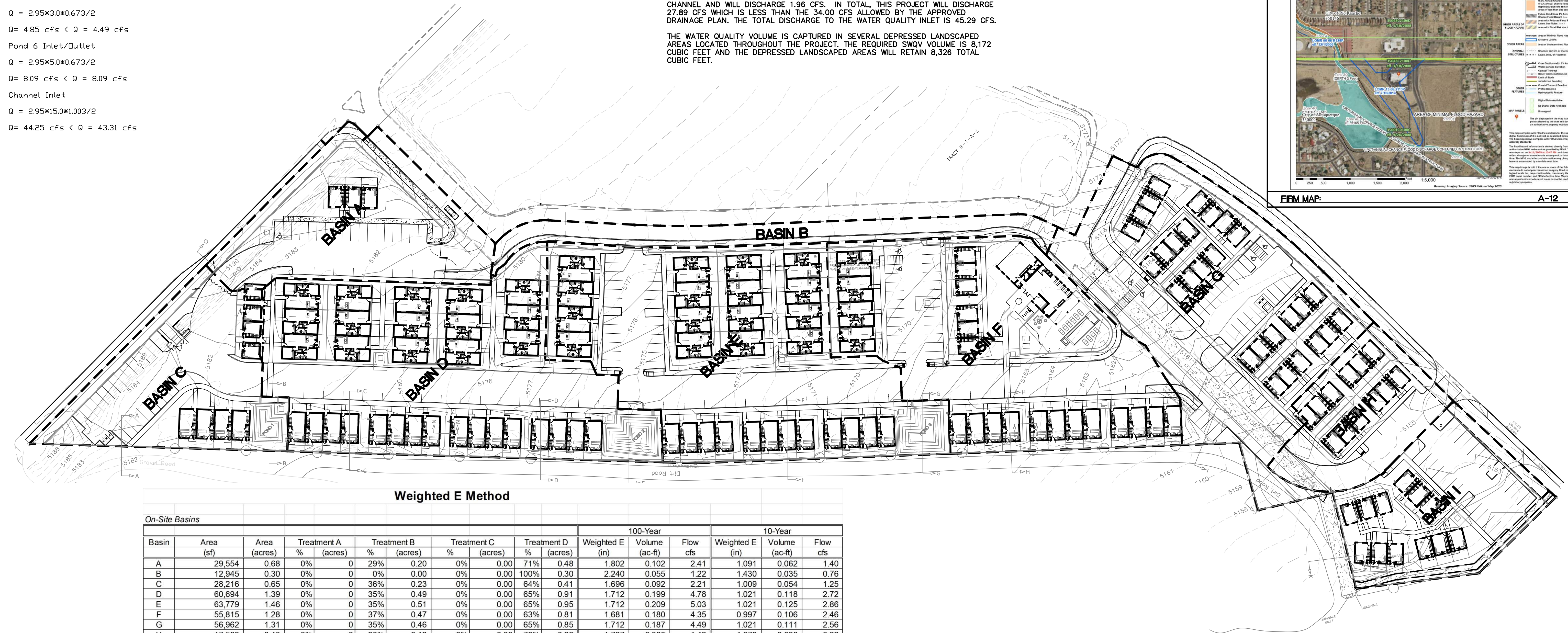
SCALE: 1"=50'



VICINITY MAP: A-12



FIRM MAP: A-12



Weighted E Method

On-Site Basins																								
Basin	Area (sf)	Area (acres)	Treatment A				Treatment B				Treatment C				Treatment D				100-Year			10-Year		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (in)	Volume (ac-ft)	Flow (cfs)	Weighted E (in)	Volume (ac-ft)	Flow (cfs)						
A	29,554	0.68	0%	0	29%	0.20	0%	0.00	71%	0.48	1.802	0.102	2.41	1.091	0.062	1.40								
B	12,945	0.30	0%	0	0%	0.00	0%	100%	0.30	2.240	0.055	1.22	1.430	0.035	0.76									
C	28,216	0.65	0%	0	36%	0.23	0%	0.00	64%	0.41	1.696	0.092	2.21	1.009	0.054	1.25								
D	60,694	1.39	0%	0	35%	0.49	0%	0.00	65%	0.91	1.712	0.199	4.78	1.021	0.118	2.72								
E	63,779	1.46	0%	0	35%	0.51	0%	0.00	65%	0.95	1.712	0.209	5.03	1.021	0.125	2.86								
F	55,815	1.28	0%	0	37%	0.47	0%	0.00	63%	0.81	1.681	0.180	4.35	0.997	0.106	2.46								
G	56,962	1.31	0%	0	35%	0.46	0%	0.00	65%	0.85	1.712	0.187	4.49	1.021	0.111	2.56								
H	17,569	0.40	0%	0	30%	0.12	0%	0.00	70%	0.28	1.787	0.060	1.42	1.079	0.036	0.82								
I	24,923	0.57	0%	0	35%	0.20	0%	0.00	65%	0.37	1.712	0.082	1.96	1.021	0.049	1.12								
		8.05								5.36			27.89											

Equations:

Weighted E = $E_a * A_a + E_b * A_b + E_c * A_c + E_d * A_d$ / (Total Area)

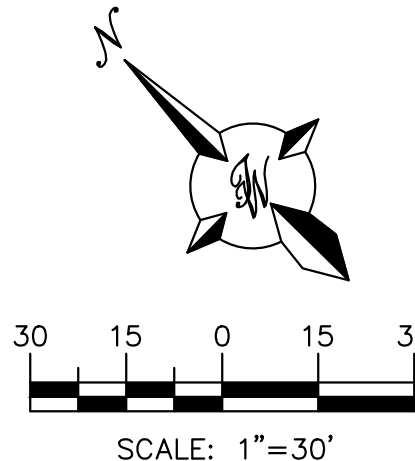
Volume = Weighted D * Total Area

Flow = $Q_a * A_a + Q_b * A_b + Q_c * A_c + Q_d * A_d$

Water Quality Calculation: $0.42" \times 5.36 \text{ ac} = 8,172 \text{ cubic feet (0.1876 ac-ft)}$

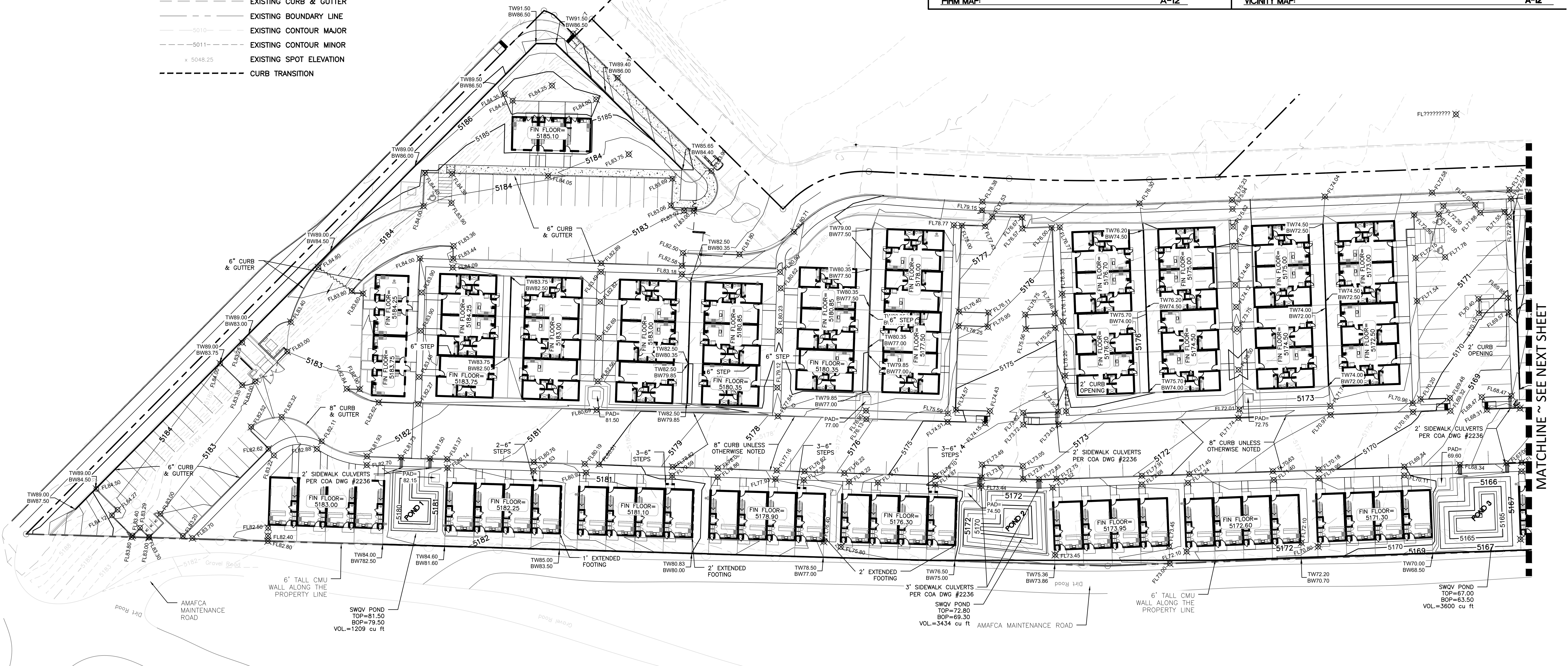
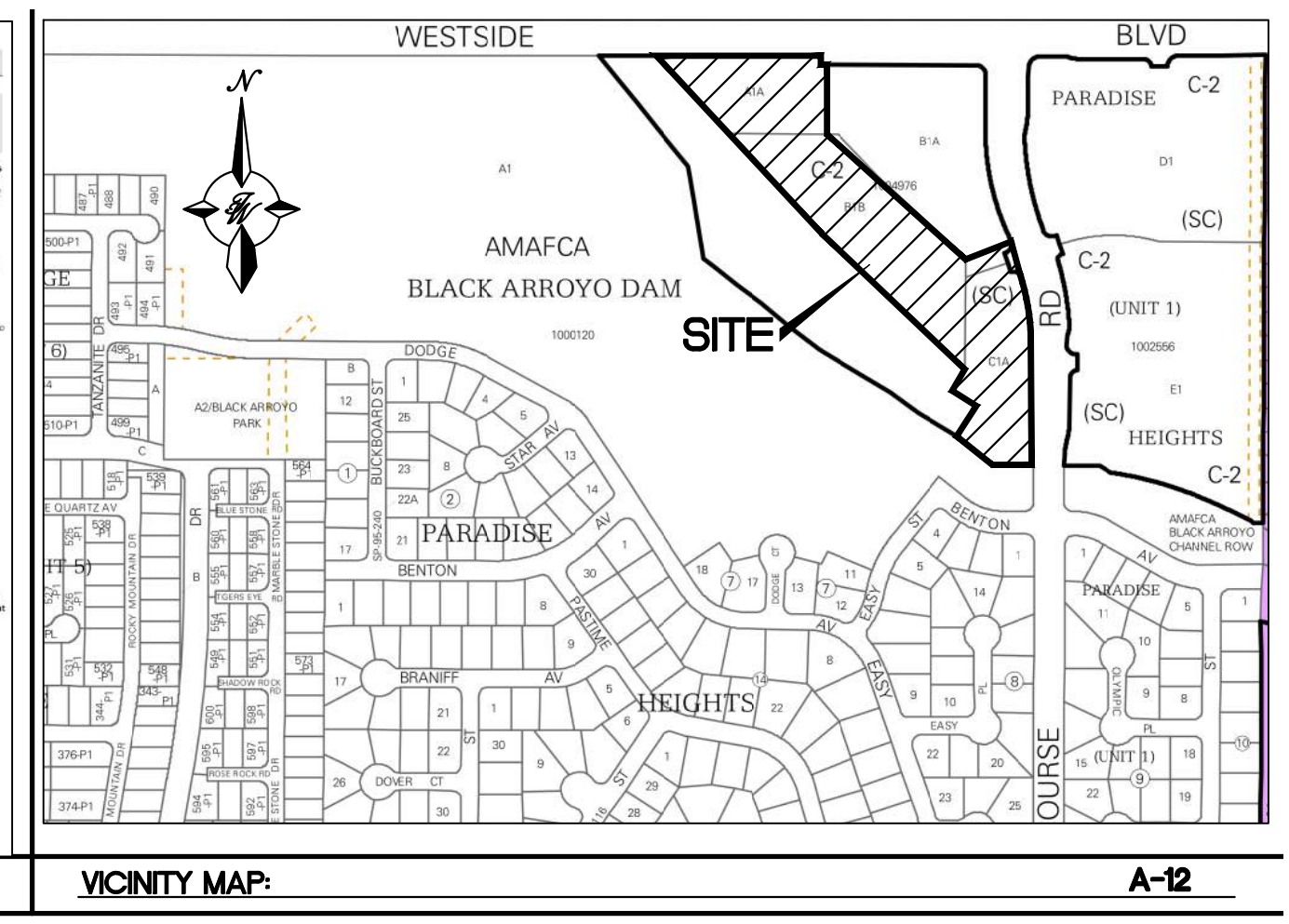
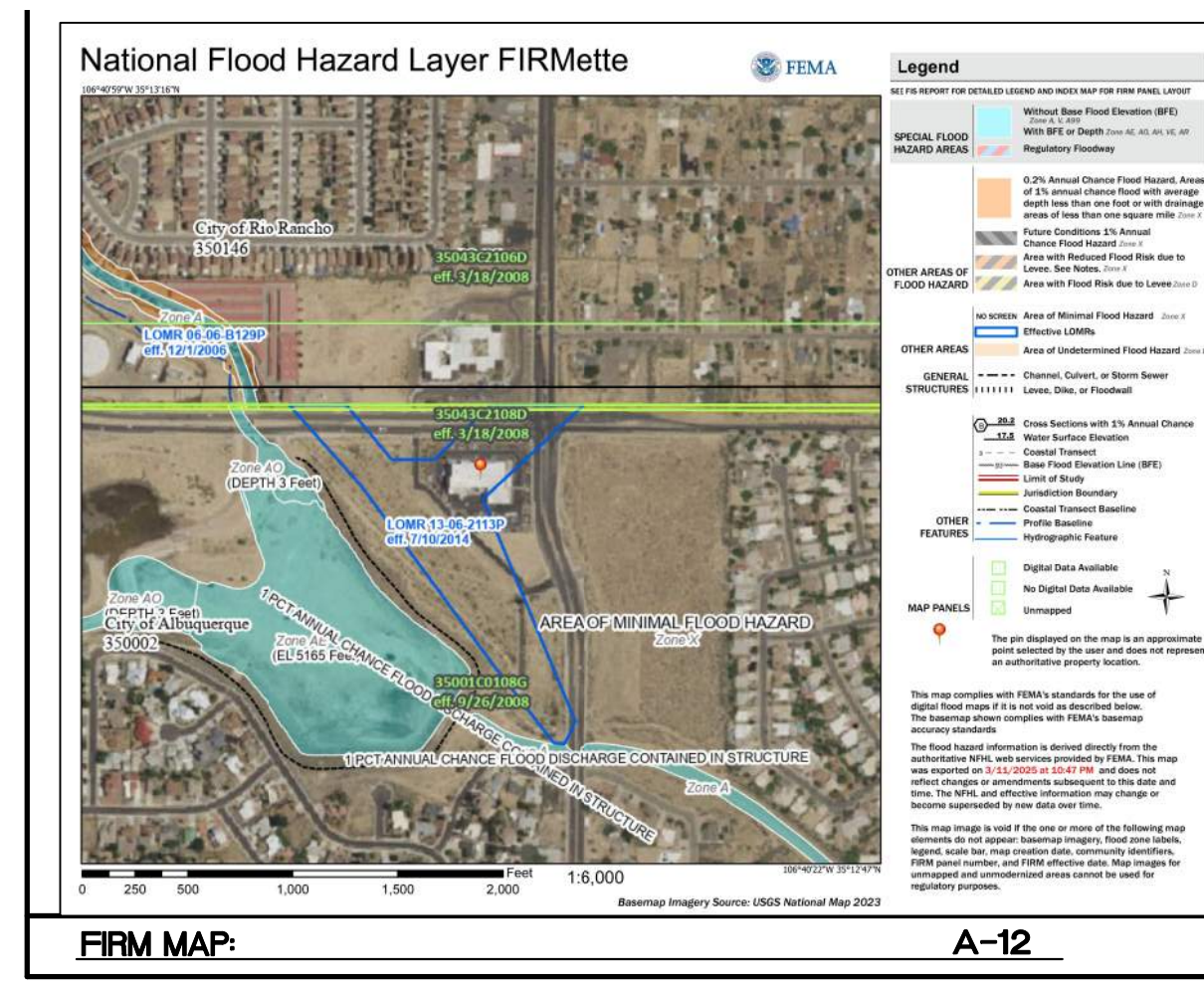
Excess Precipitation, E (inches)			Peak Discharge (cfs/acre)		
Zone 1	100-Year	10-Year	Zone 1	100-Year	10-Year
E_a	0.55	0.11	Q_a	1.54	0.3
E_b	0.73	0.26	Q_b	2.16	0.81
E_c	0.95	0.43	Q_c	2.87	1.46
E_d	2.24	1.43	Q_d	4.12	2.57

	ENGINEER'S SEAL JAY REMBE SUBDIVISION ALBUQUERQUE, NM	AS
	DRAINAGE PLAN	02-03-26
	SHEET # D1	2024054_GRE
02/03/2026 RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	JOB # 2024054



LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	CONTOUR MAJOR
	CONTOUR MINOR
	SPOT ELEVATION
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SPOT ELEVATION
	CURB TRANSITION

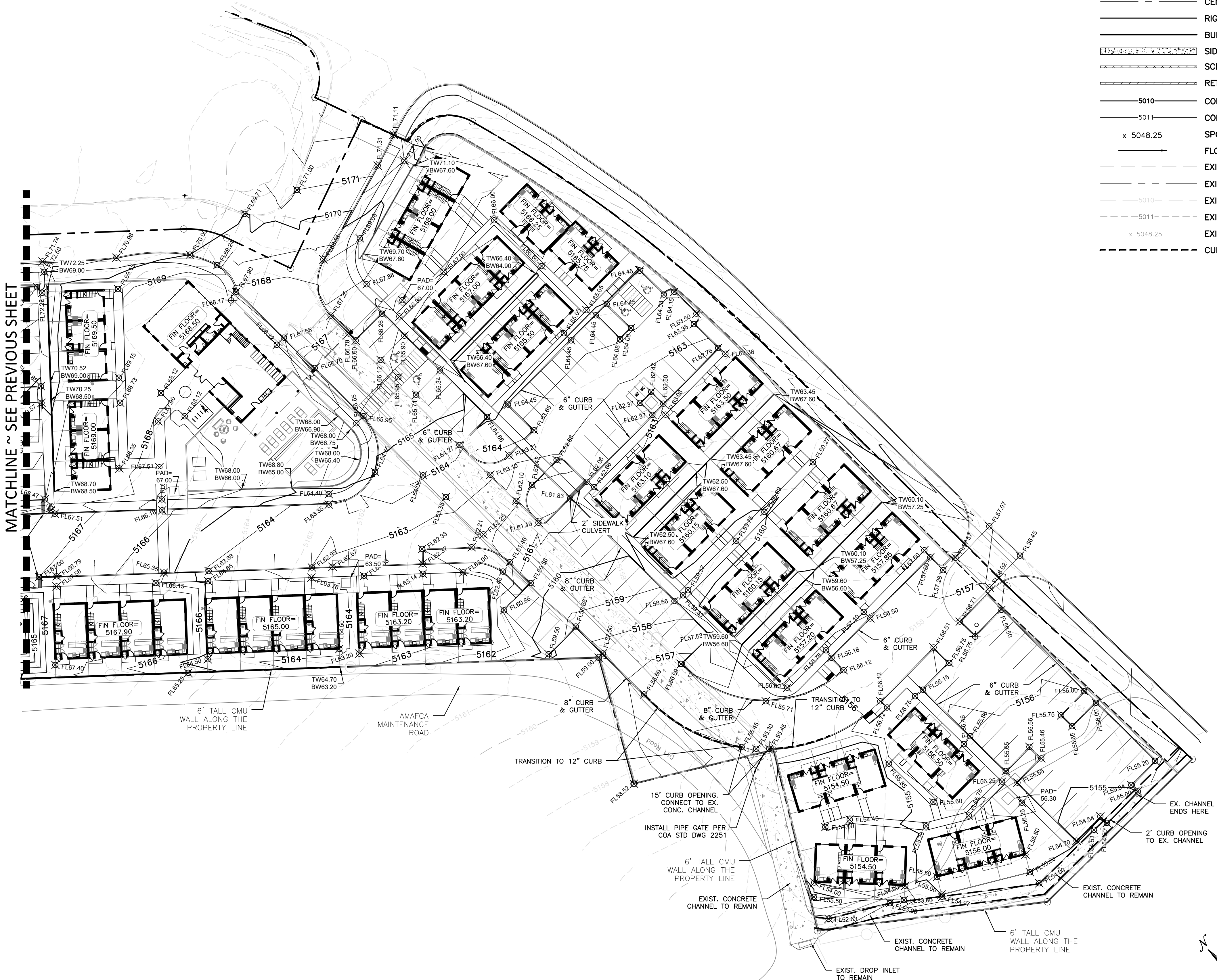


MATCHLINE ~ SEE NEXT SHEET

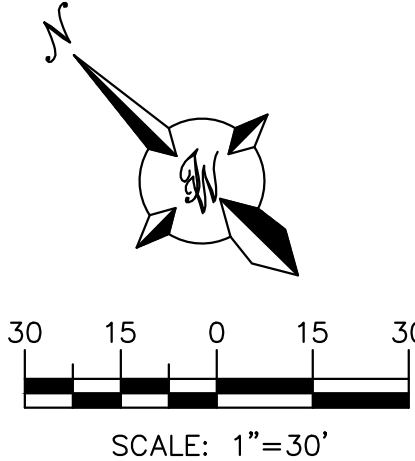
	ENGINEER'S SEAL	JAY REMBE SUBDIVISION ALBUQUERQUE, NM	AS
		GRADING & DRAINAGE PLAN	02-03-26
TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100		SHEET #	G1
RONALD R. BOHANNAN P.E. #7868		JOB #	2024054

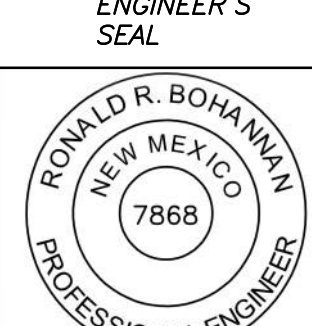

LEGEND

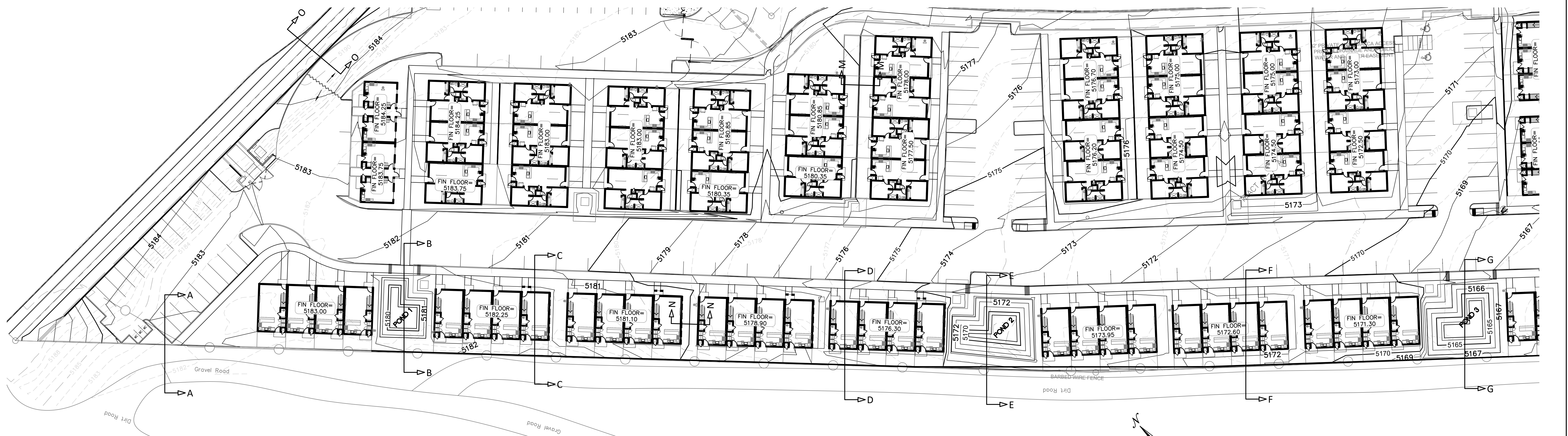
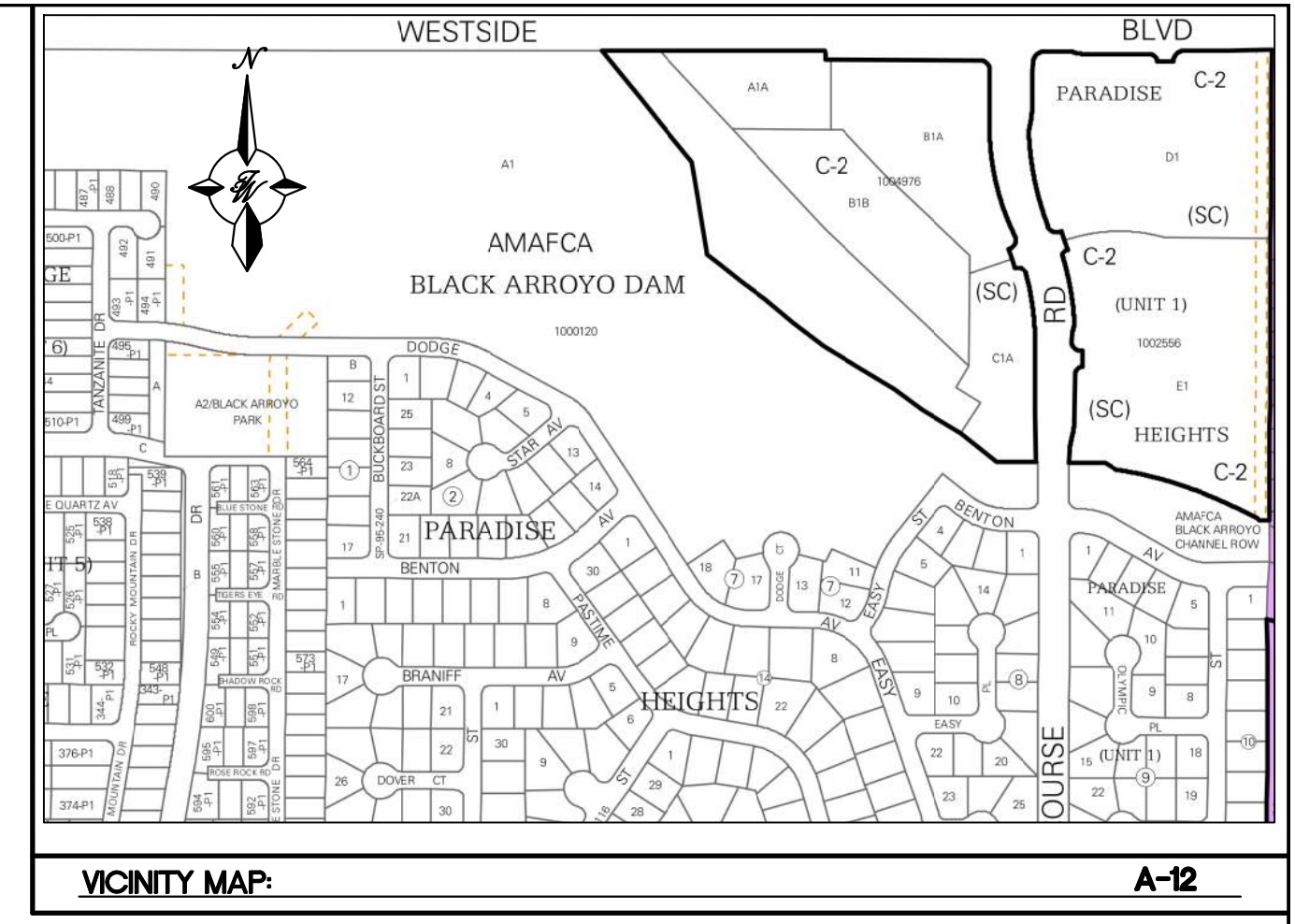
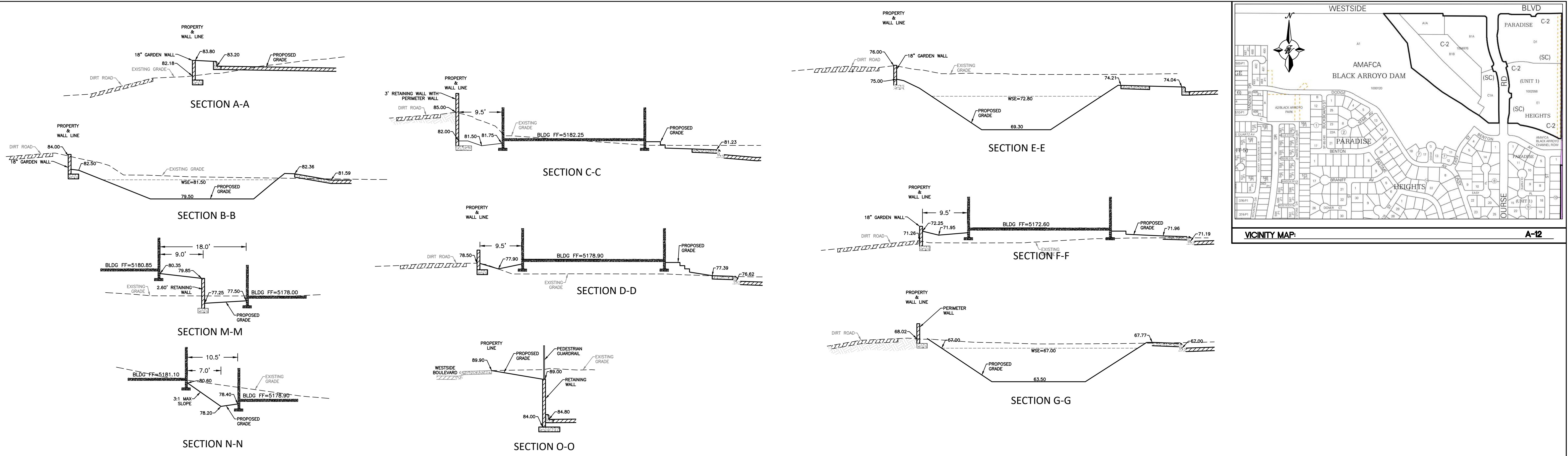
- CURB & GUTTER
- BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- 5010 CONTOUR MAJOR
- 5011 CONTOUR MINOR
- x 5048.25 SPOT ELEVATION
- FLOW ARROW
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- - - 5010 EXISTING CONTOUR MAJOR
- - - 5011 EXISTING CONTOUR MINOR
- - - x 5048.25 EXISTING SPOT ELEVATION
- - - CURB TRANSITION



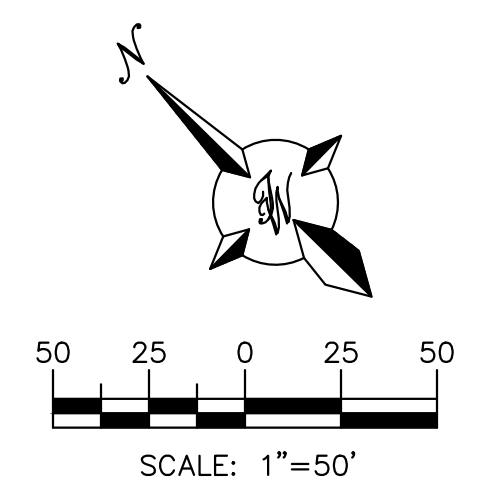
MATCHLINE ~ SEE PREVIOUS SHEET

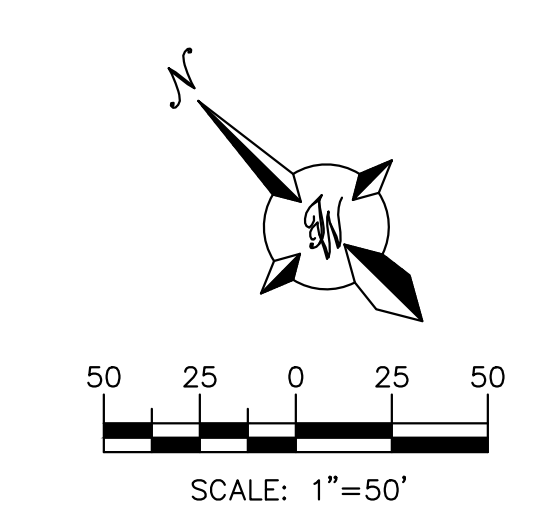
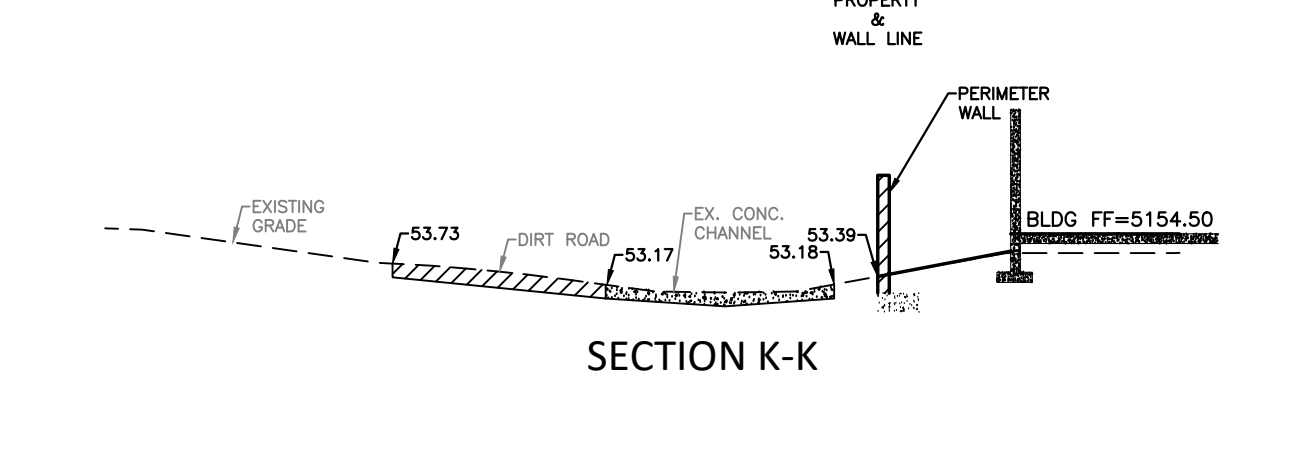
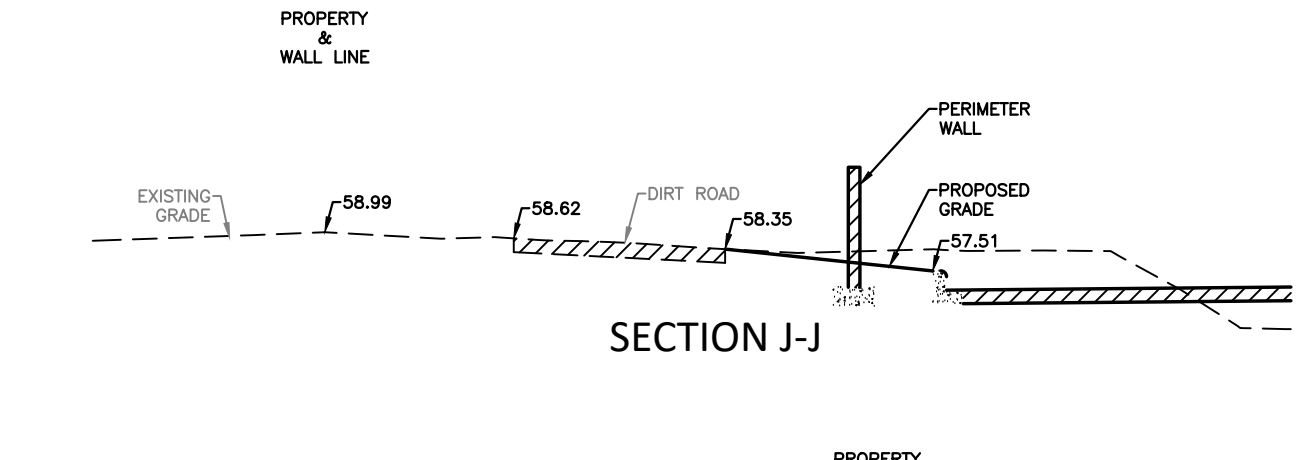
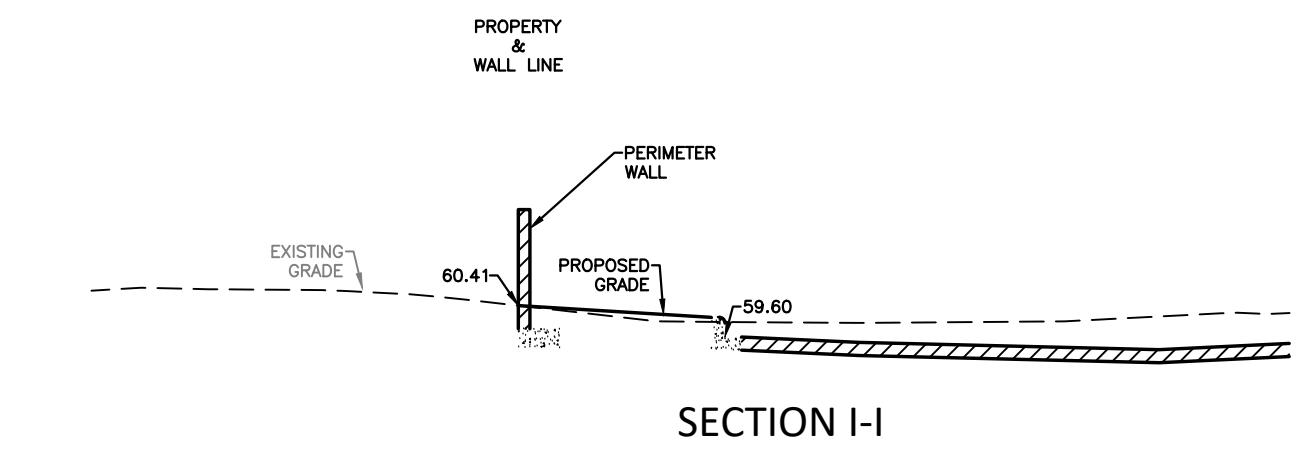
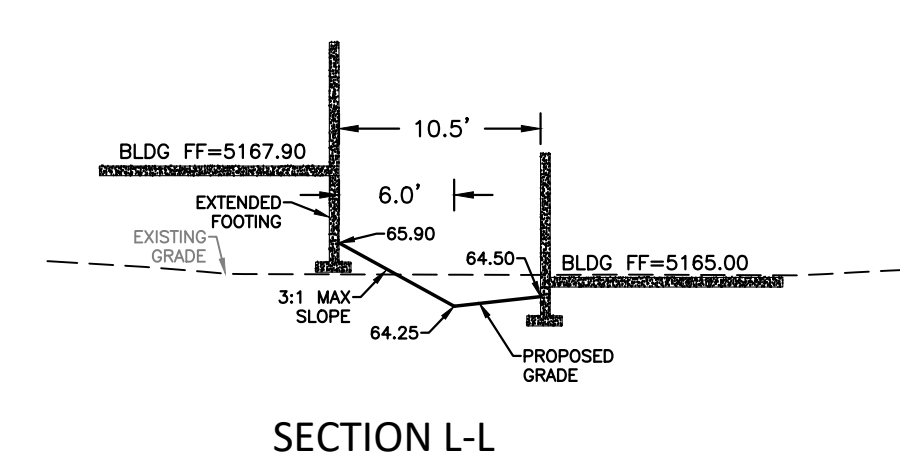
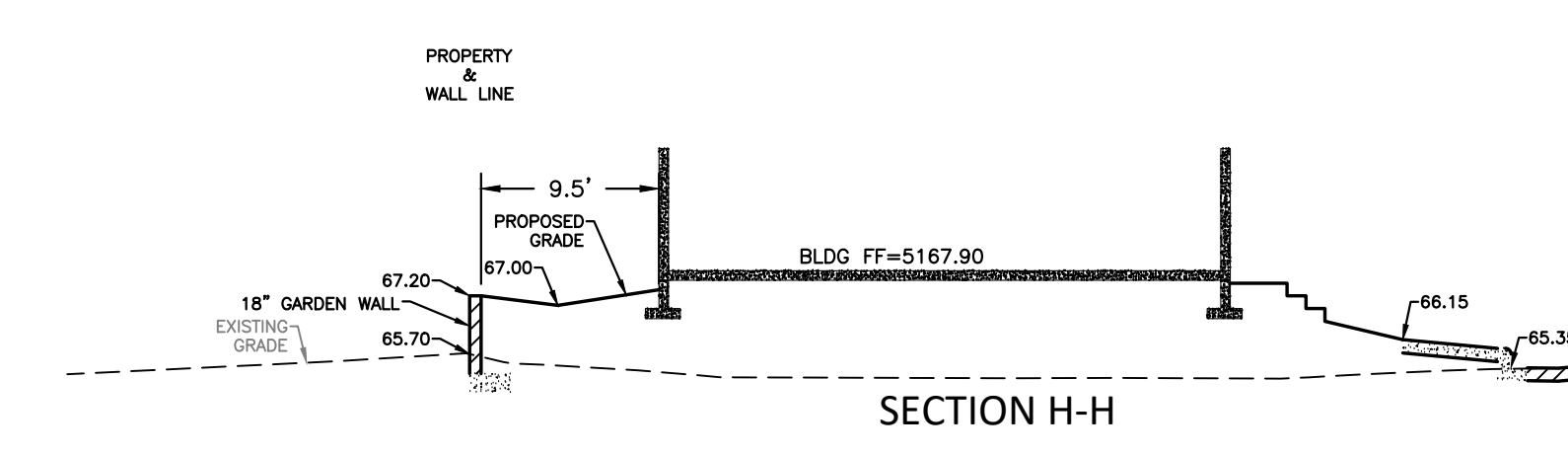
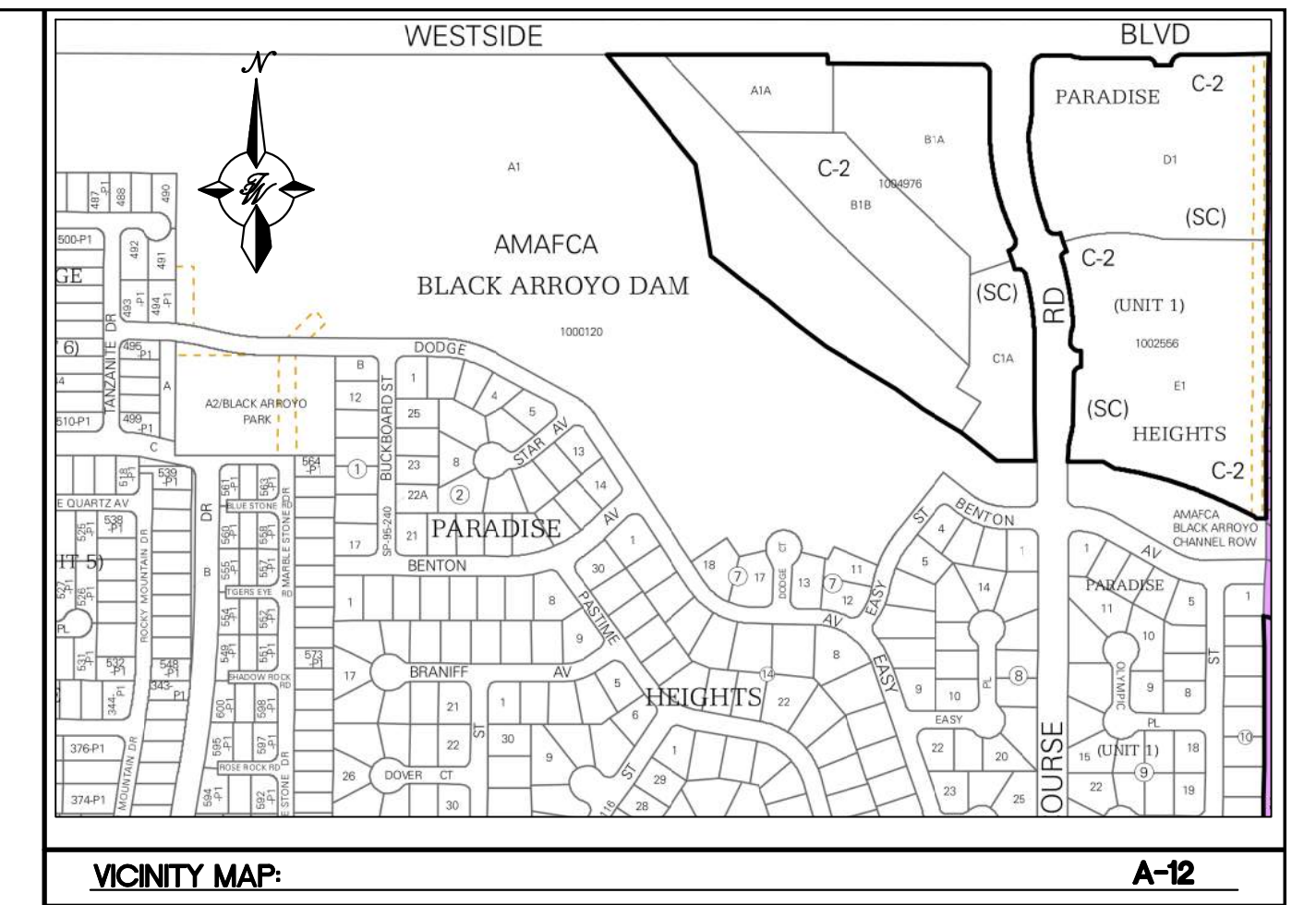


 RONALD R. BOHANNAN P.E. #7868	JAY REMBE SUBDIVISION ALBUQUERQUE, NM	AS
	GRADING & DRAINAGE PLAN	02-03-26
 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100		2024054_GRE
		SHEET #
		G2
		JOB #
		2024054



ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	JAY REMBE SUBDIVISION ALBUQUERQUE, NM	AS 02-03-26
	CROSS SECTIONS	2024054_GRE
TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	SHEET # C1	JOB # 2024054





	ENGINEER'S SEAL	JAY REMBE SUBDIVISION ALBUQUERQUE, NM	AS
		CROSS SECTIONS	02-03-26
			2024054_GRE
			SHEET #
			C2
			JOB #
			2024054
 RONALD R. BOHANNAN P.E. #7868		TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	
		02/03/2026	