

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 31, 2025

Donna Sandoval
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: 99999 Golf Course Rd NW
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 6/11/2025
Hydrology File: A12D008E
Case # HYDR-2025-00197**

Dear Ms. Sandoval:

PO Box 1293

Based upon the information provided in your submittal received 07/31/2025, the Conceptual Grading & Drainage Plan is preliminary approved for action by the Development Facilitation Team (DFT) / Development Hearing Officer (DHO) on Site Plan for Building Permit and platting action.

Albuquerque

PRIOR TO BUILDING PERMIT:

NM 87103

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval.

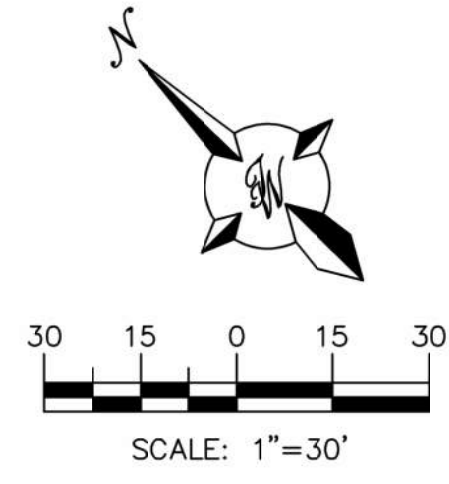
www.cabq.gov

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.

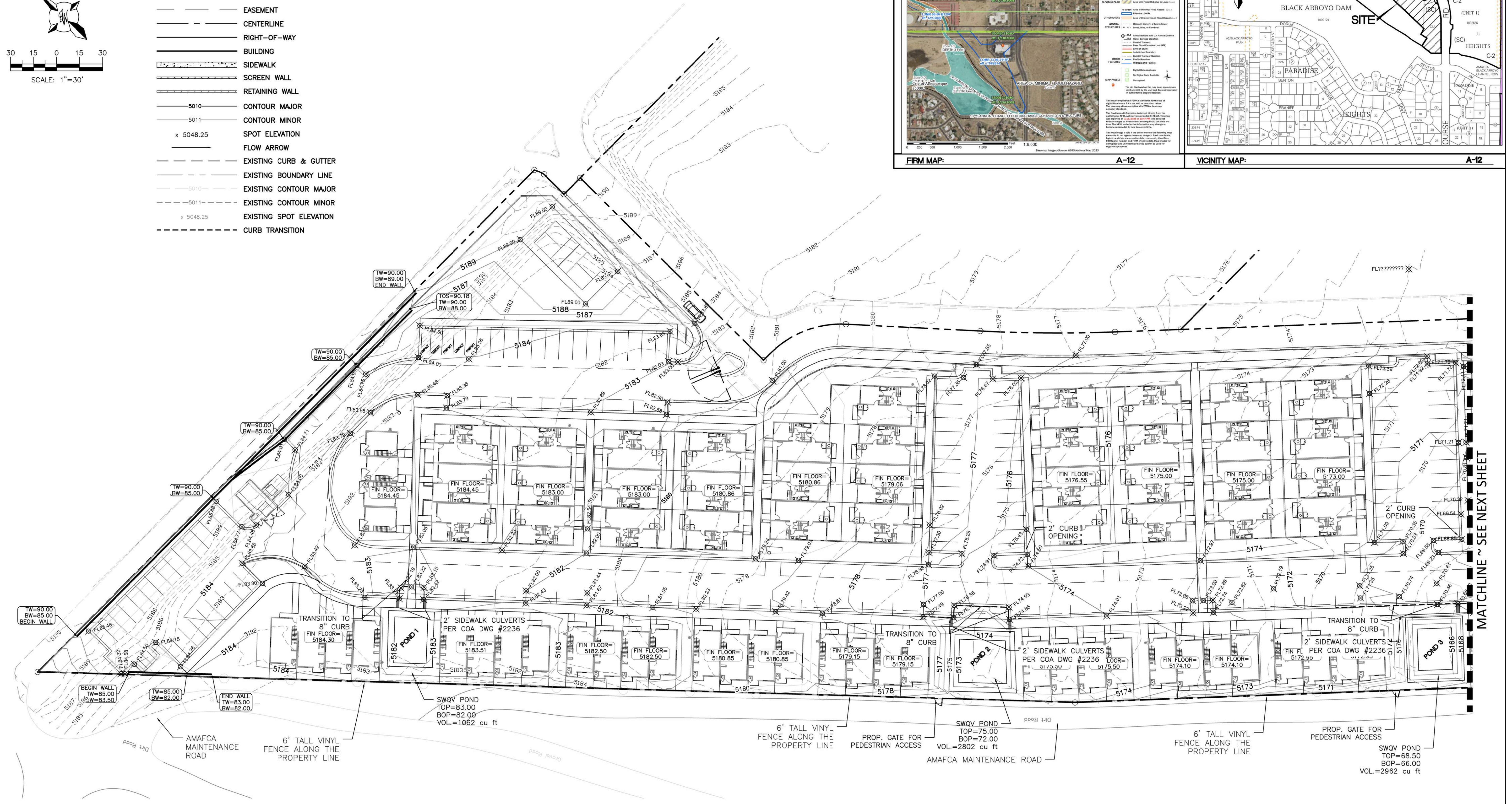
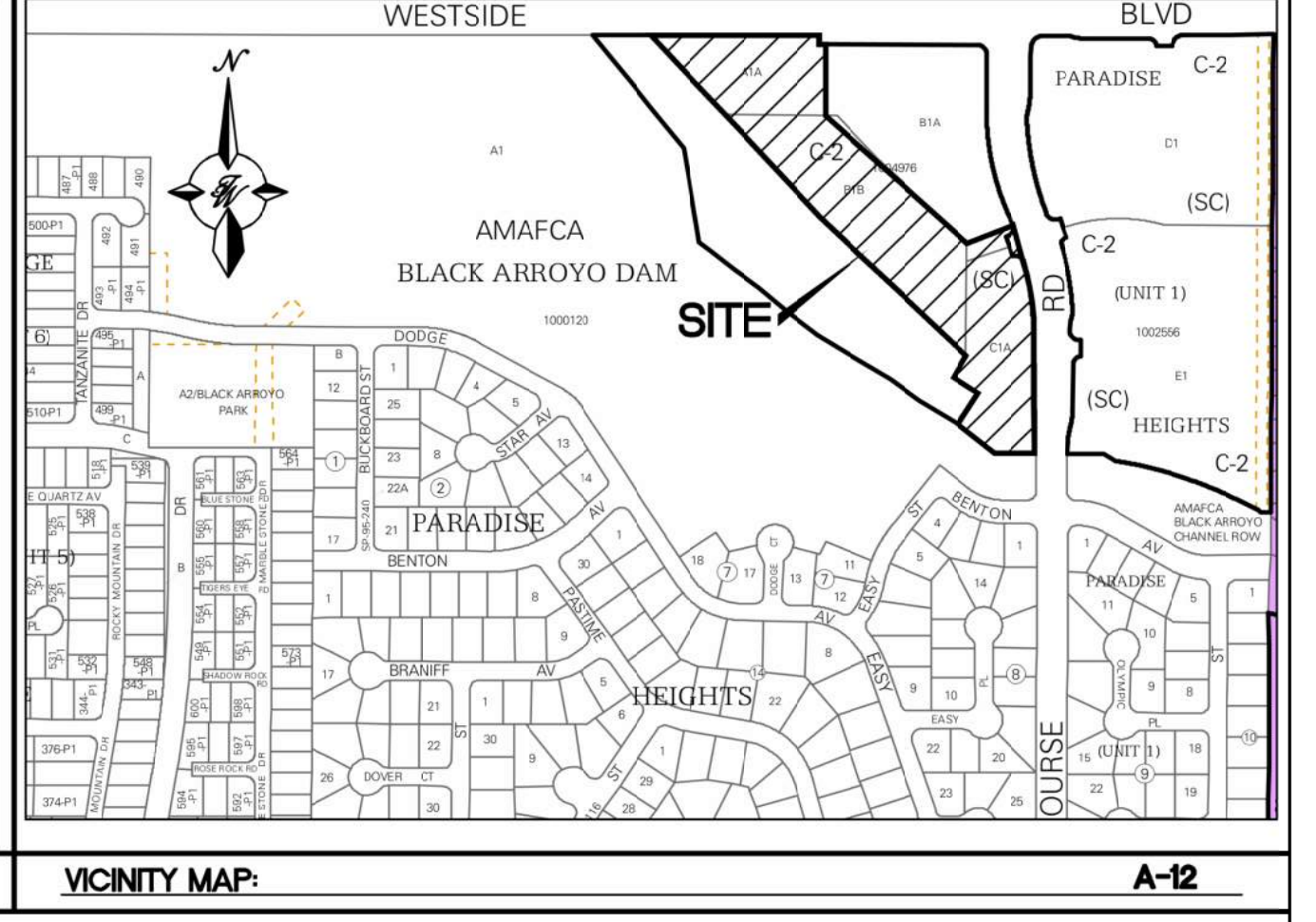
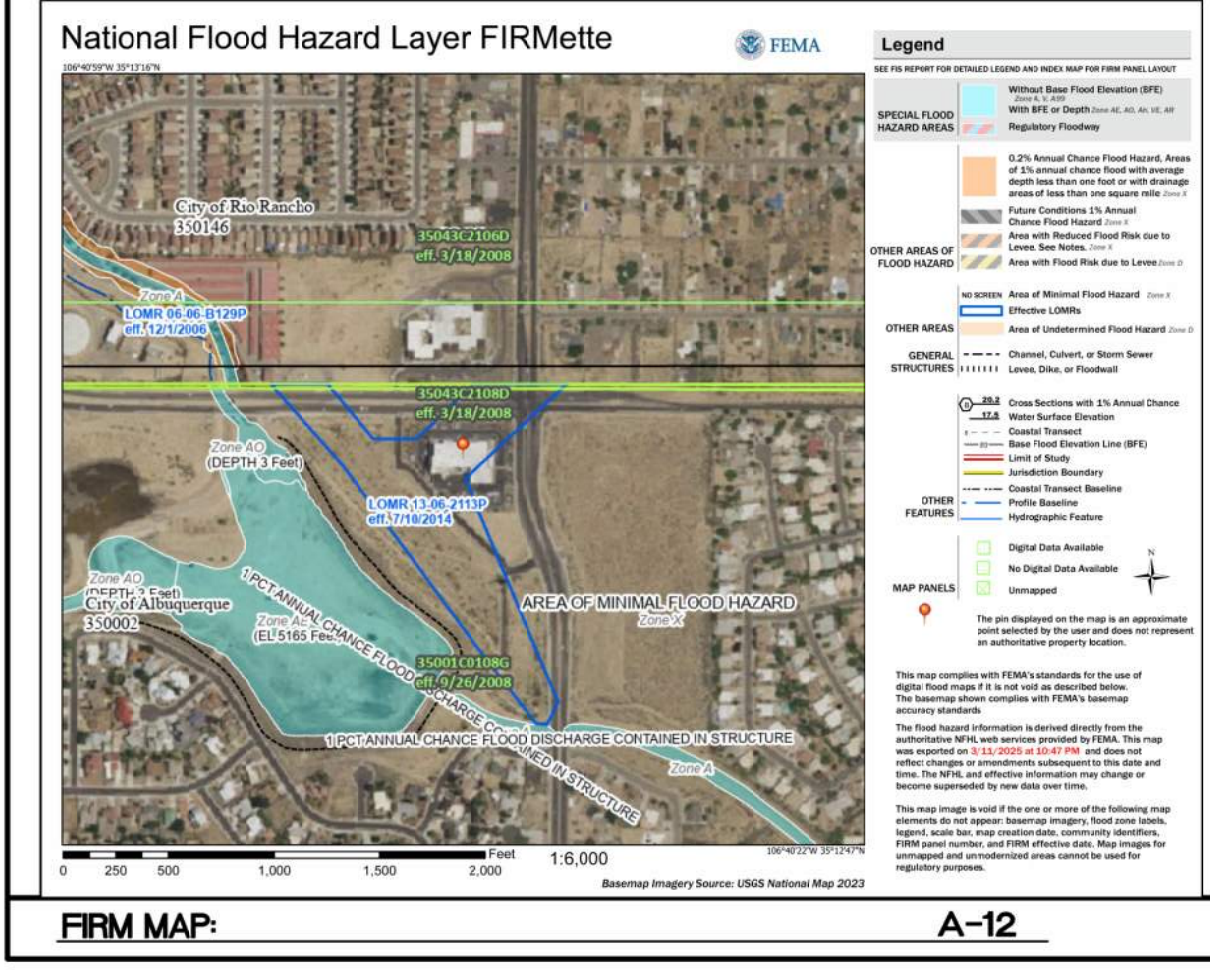
Sincerely,

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



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

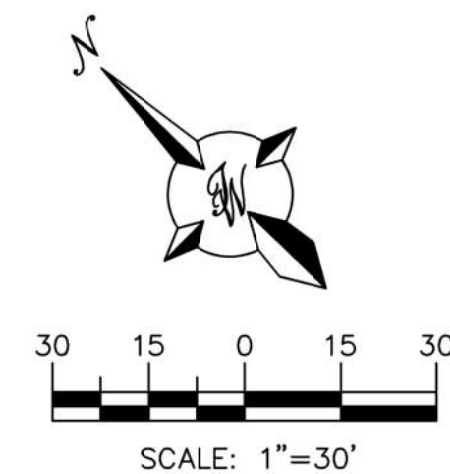
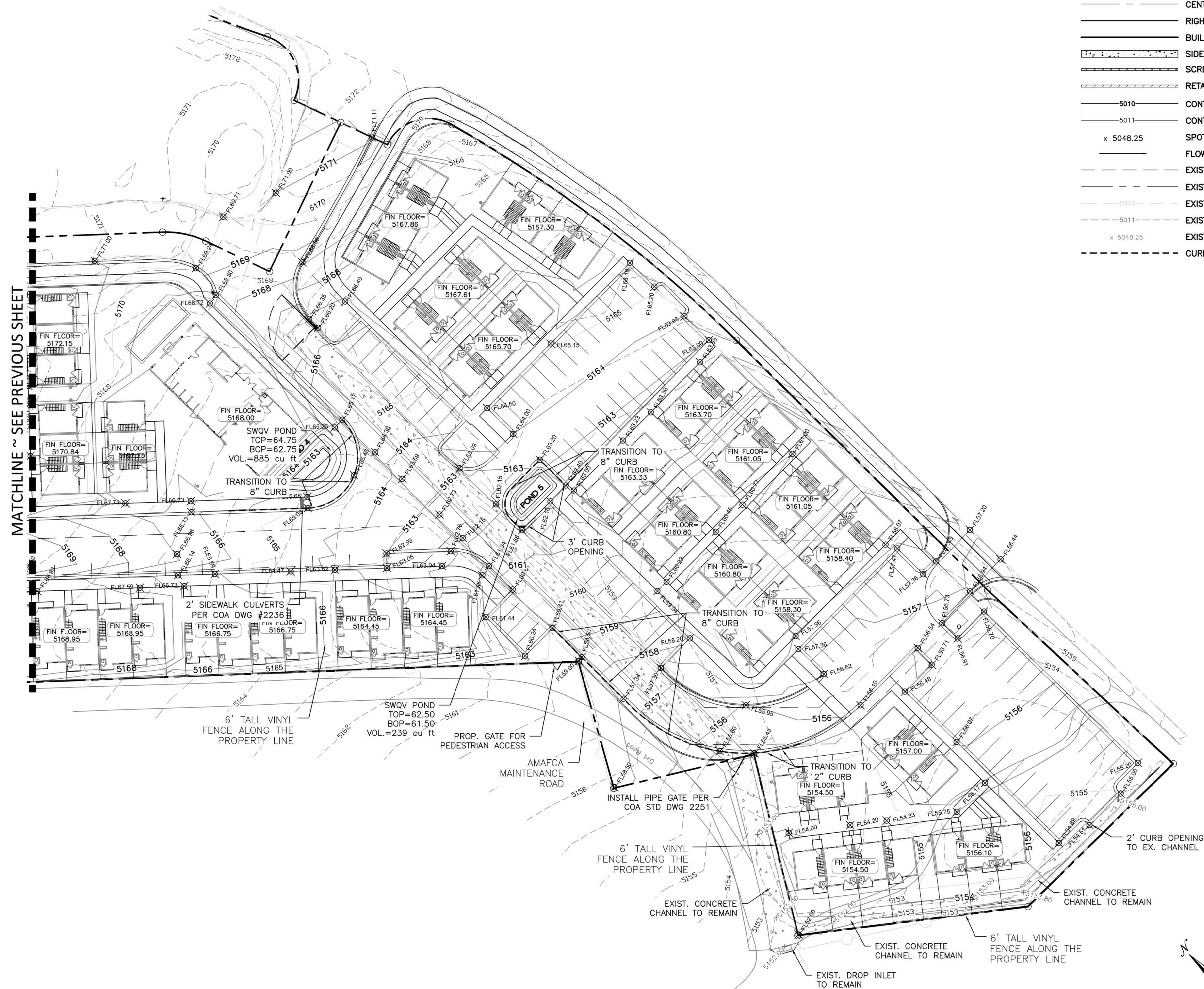


MATCHLINE ~ SEE NEXT SHEET

	JAY REMBE SUBDIVISION ALBUQUERQUE, NM	AS
	CONCEPTUAL GRADING & DRAINAGE PLAN	06-11-25
	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	2024054_GRE
		SHEET # G1
06/11/2025 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



	ENGINEER'S SEAL	JAY REMBE SUBDIVISION ALBUQUERQUE, NM	AS
		CONCEPTUAL GRADING & DRAINAGE PLAN	06-11-25
			2024054_GRE
	06/11/2025 RONALD R. BOHANNAN P.E. #7868	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	SHEET #
		JOB #	2024054

Z:\2024\2024054 Jay Rembe Subdivision on Golf Course\dwg\EPC\2024054_GRE.dwg Jul 14, 2025 -- 4:50pm

Weir Equation:
 $Q = C \sqrt{L} H^{3/2}$
 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:

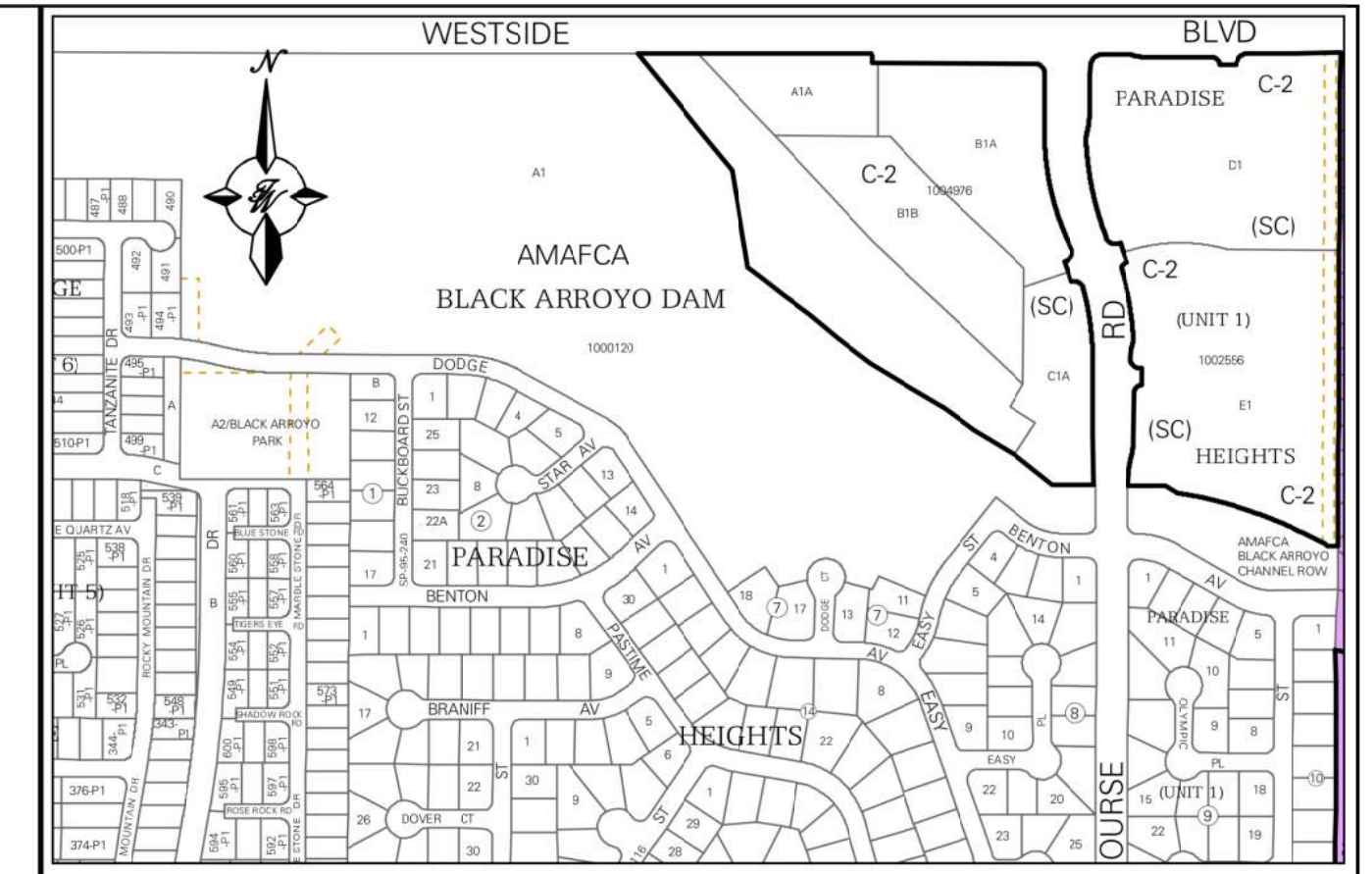
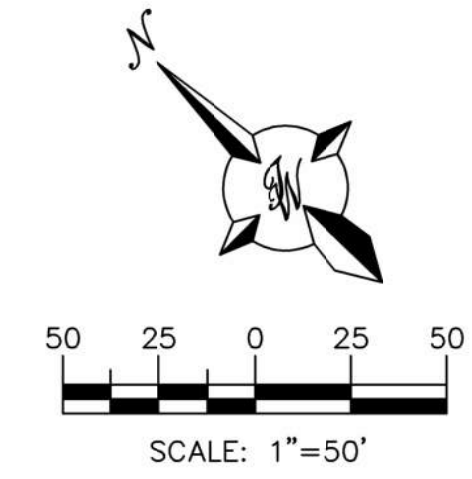
THIS SITE IS CURRENTLY VACANT AND IS BOUNDED BY A COMMERCIAL BUILDING TO THE EAST, THE BLACK ARROYO TO THE SOUTH, THE BLACK ARROYO DAM TO THE WEST AND WESTSIDE BOULEVARD TO THE NORTH CONTAINING APPROXIMATELY 8.05 ACRES. THE SITE IS WITHIN THE VJW STORAGE OVERALL DRAINAGE PLAN (A-12/DOOSA) COMPLETED BY 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.

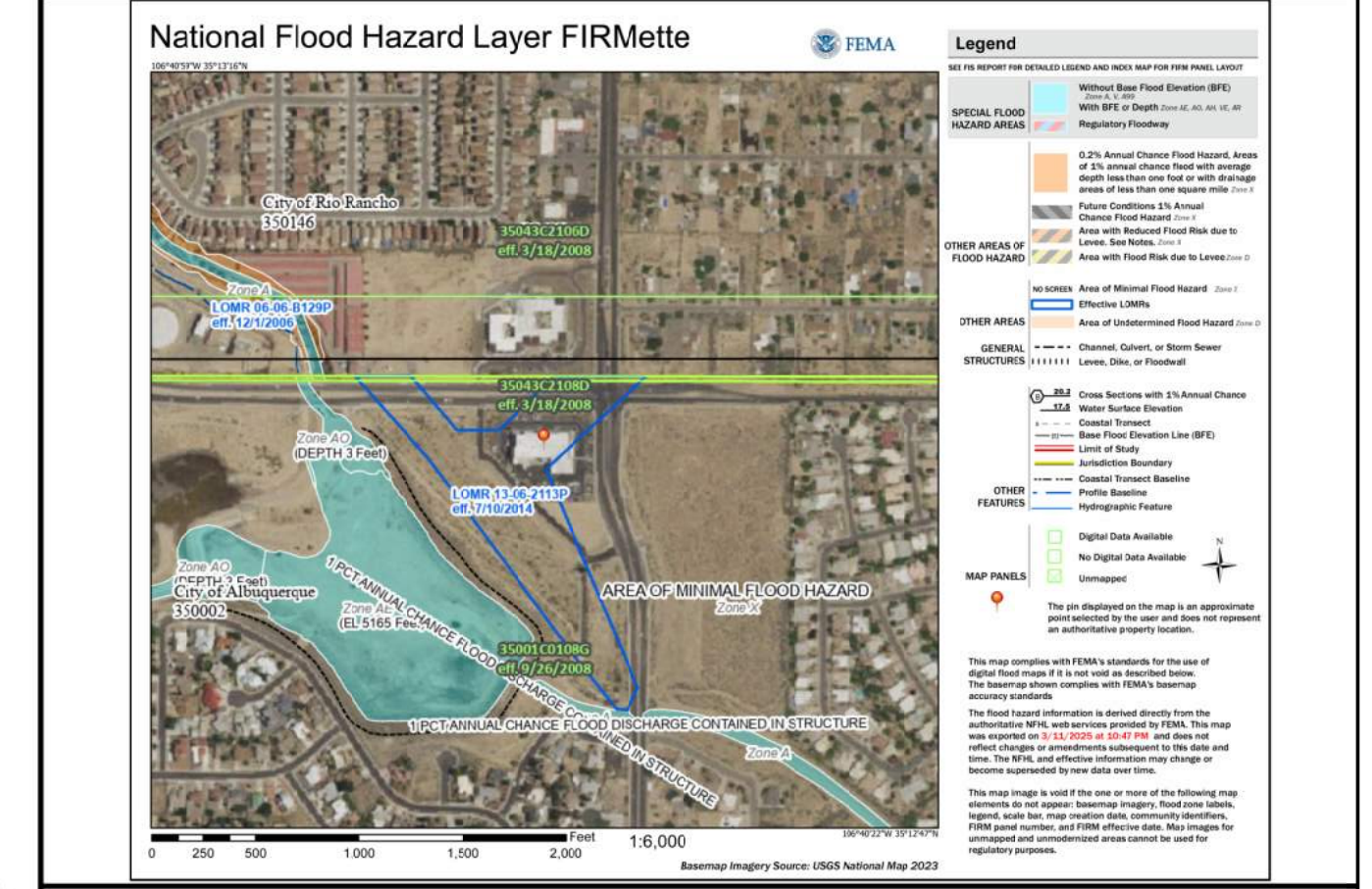
PROPOSED DRAINAGE:

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.

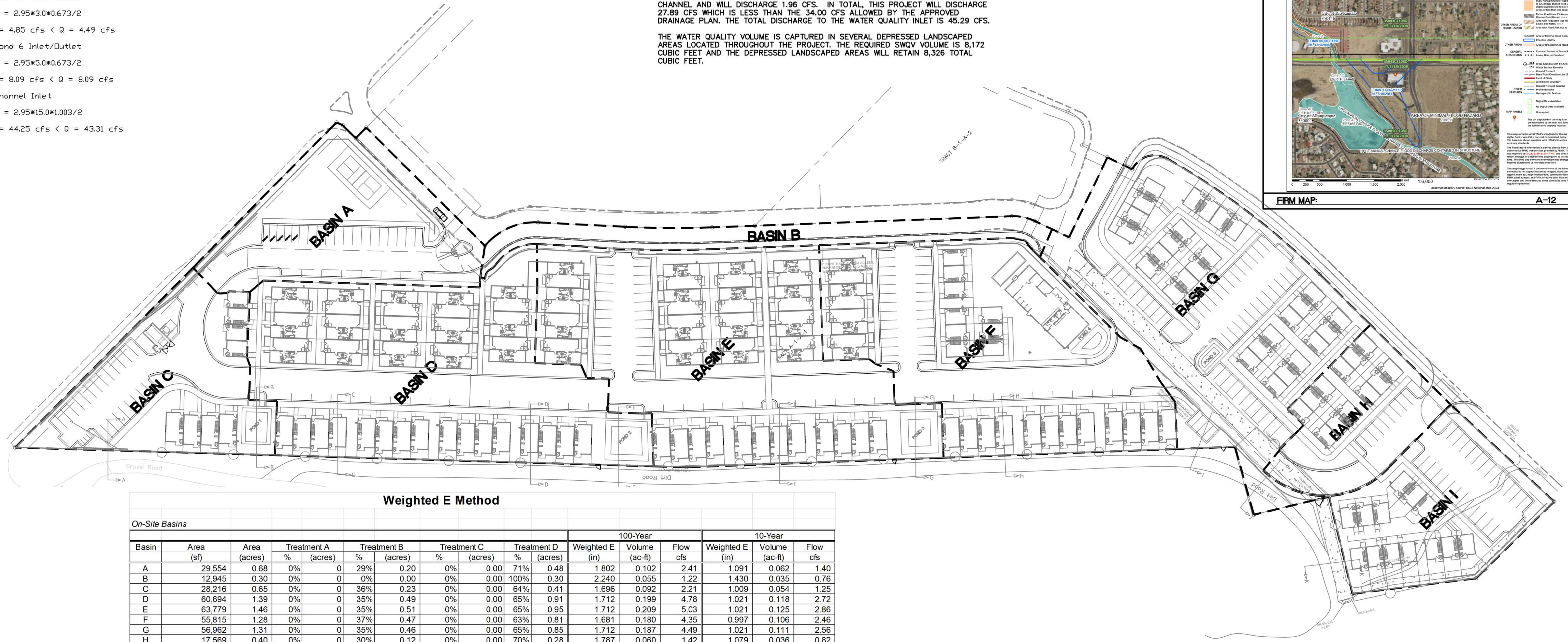
THE WATER QUALITY VOLUME IS CAPTURED IN SEVERAL DEPRESSED LANDSCAPED AREAS LOCATED THROUGHOUT THE PROJECT. THE REQUIRED SWQV VOLUME IS 8,172 CUBIC FEET AND THE DEPRESSED LANDSCAPED AREAS WILL RETAIN 8,326 TOTAL CUBIC FEET.



VICINITY MAP: A-12



FIRM MAP: A-12



Weighted E Method

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

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

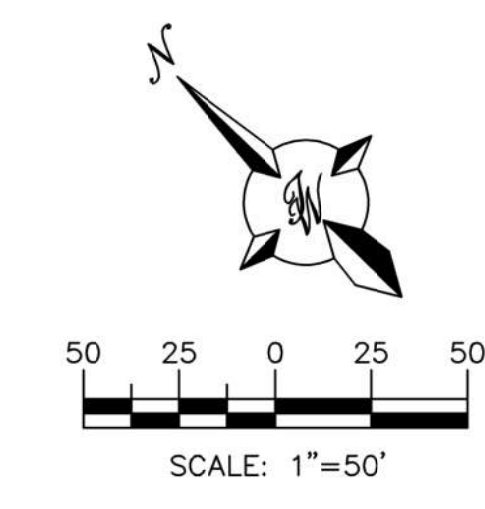
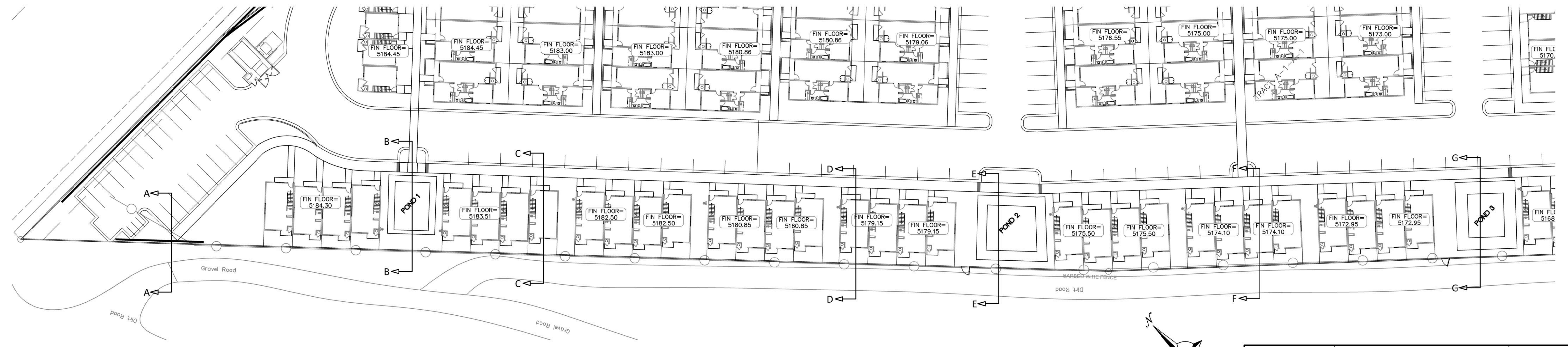
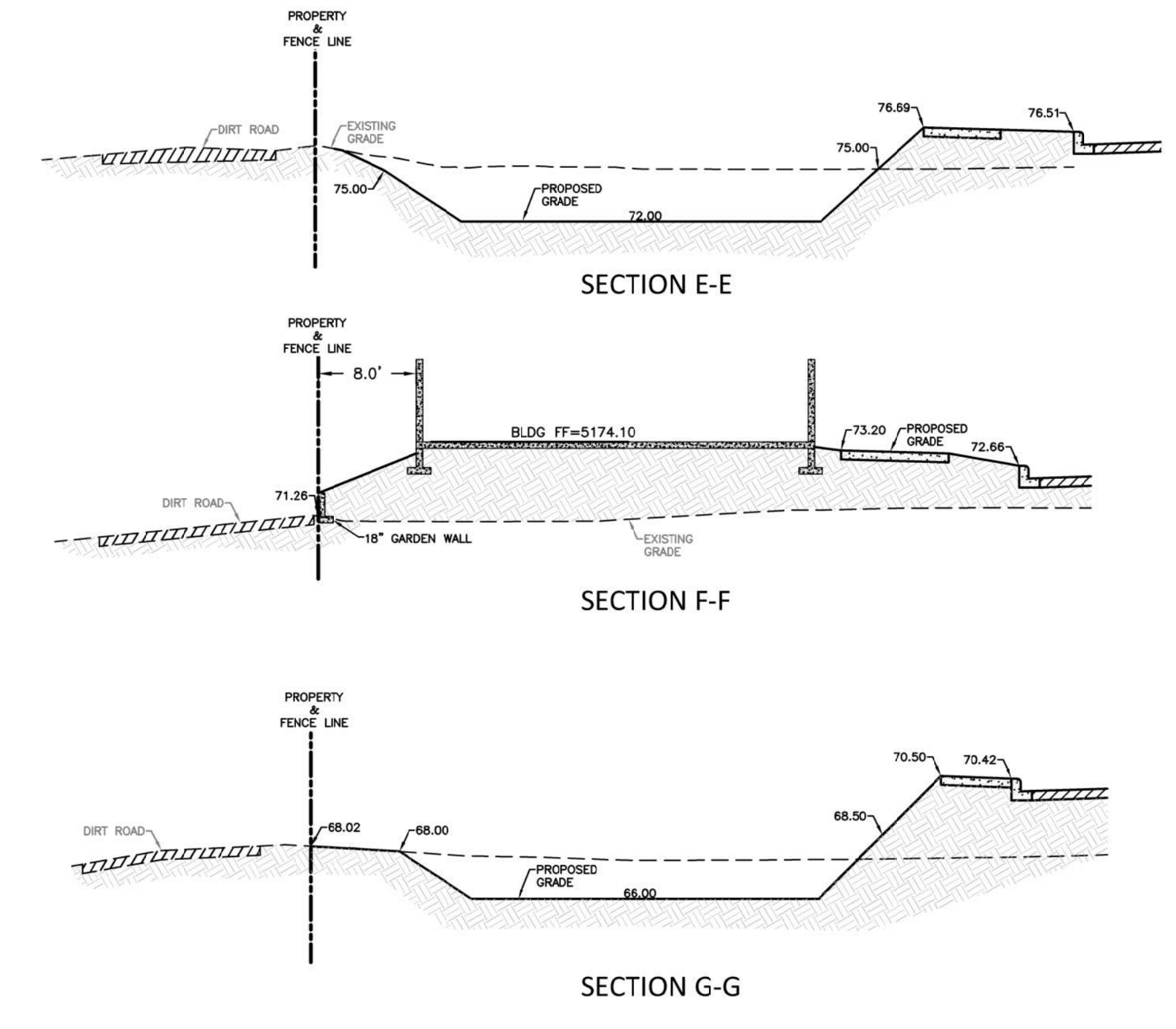
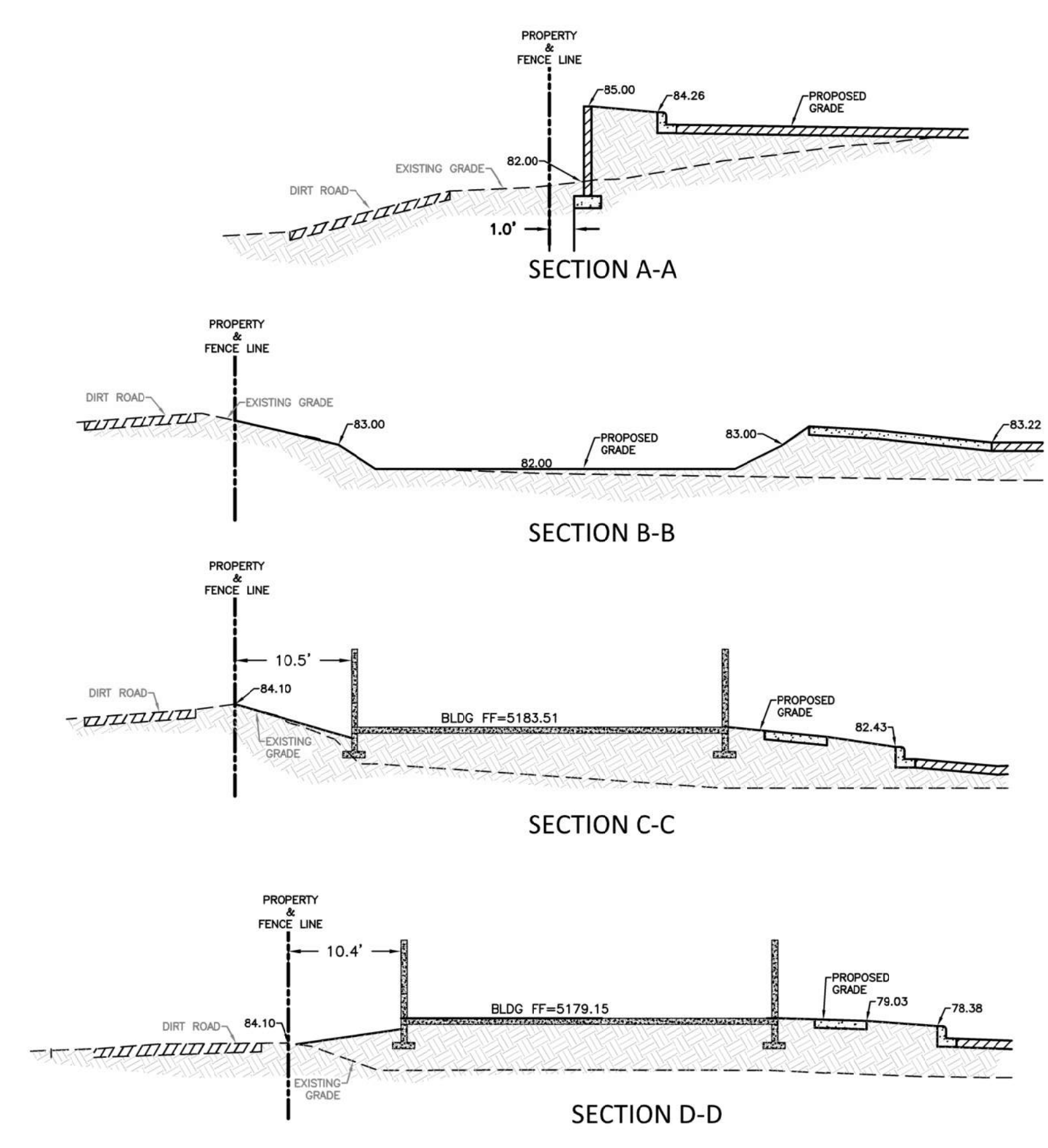
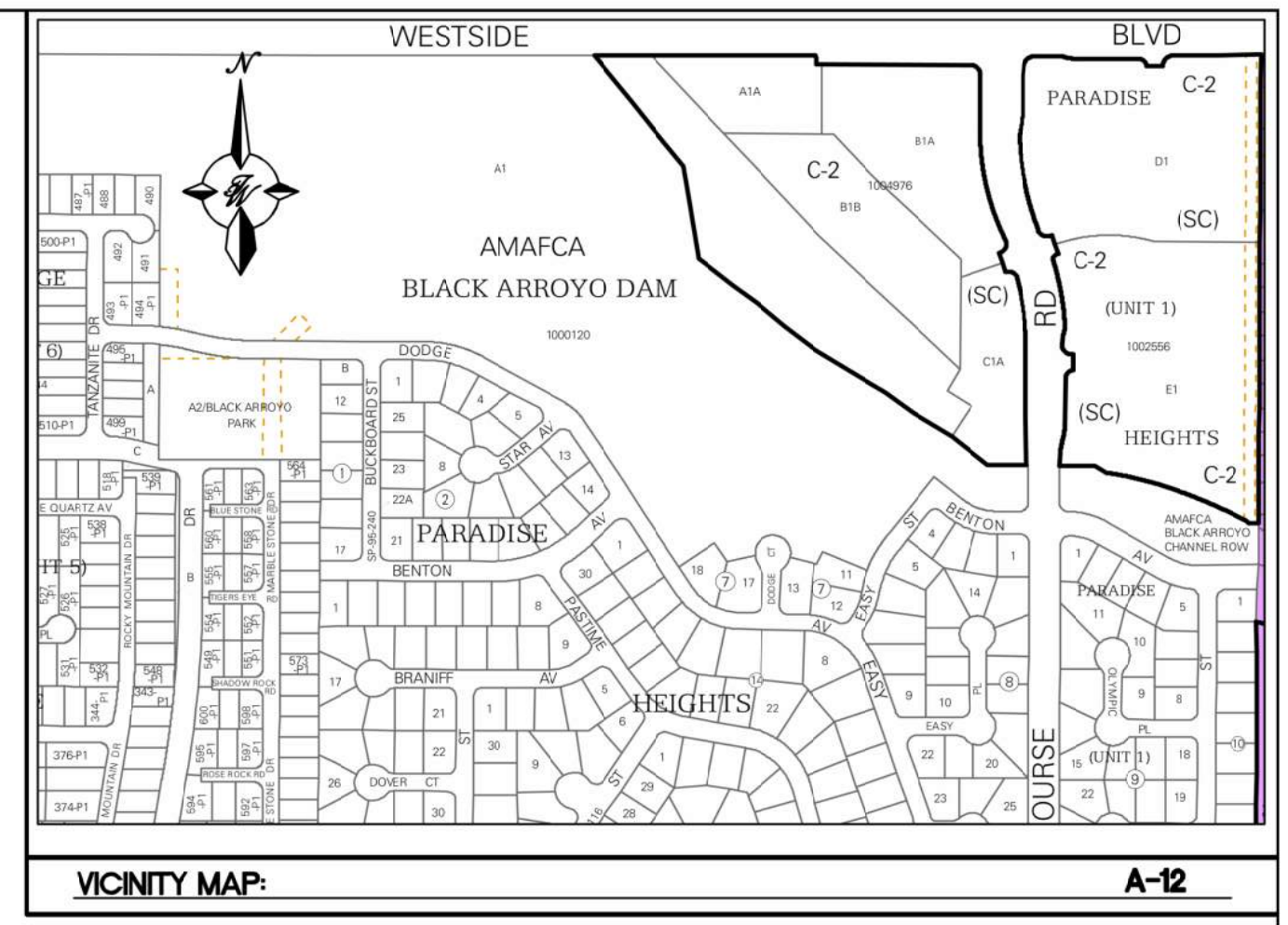
Water Quality Calculation: $0.42' \times 5.36 \text{ ac} = 8,172 \text{ cubic feet (0.1876 ac-ft)}$

Excess Precipitation, E (inches)		
Zone 1	100-Year	10-Year
E _a	0.55	0.11
E _b	0.73	0.26
E _c	0.95	0.43
E _d	2.24	1.43

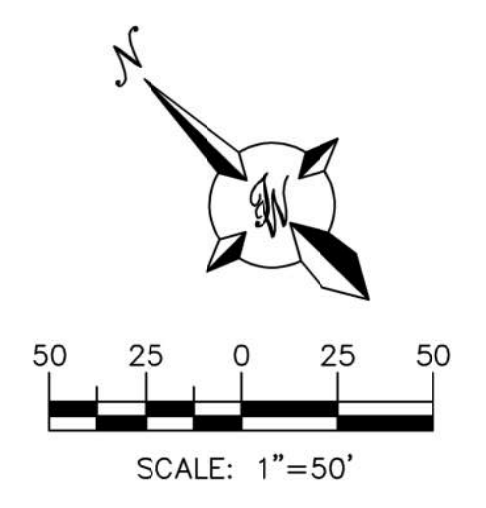
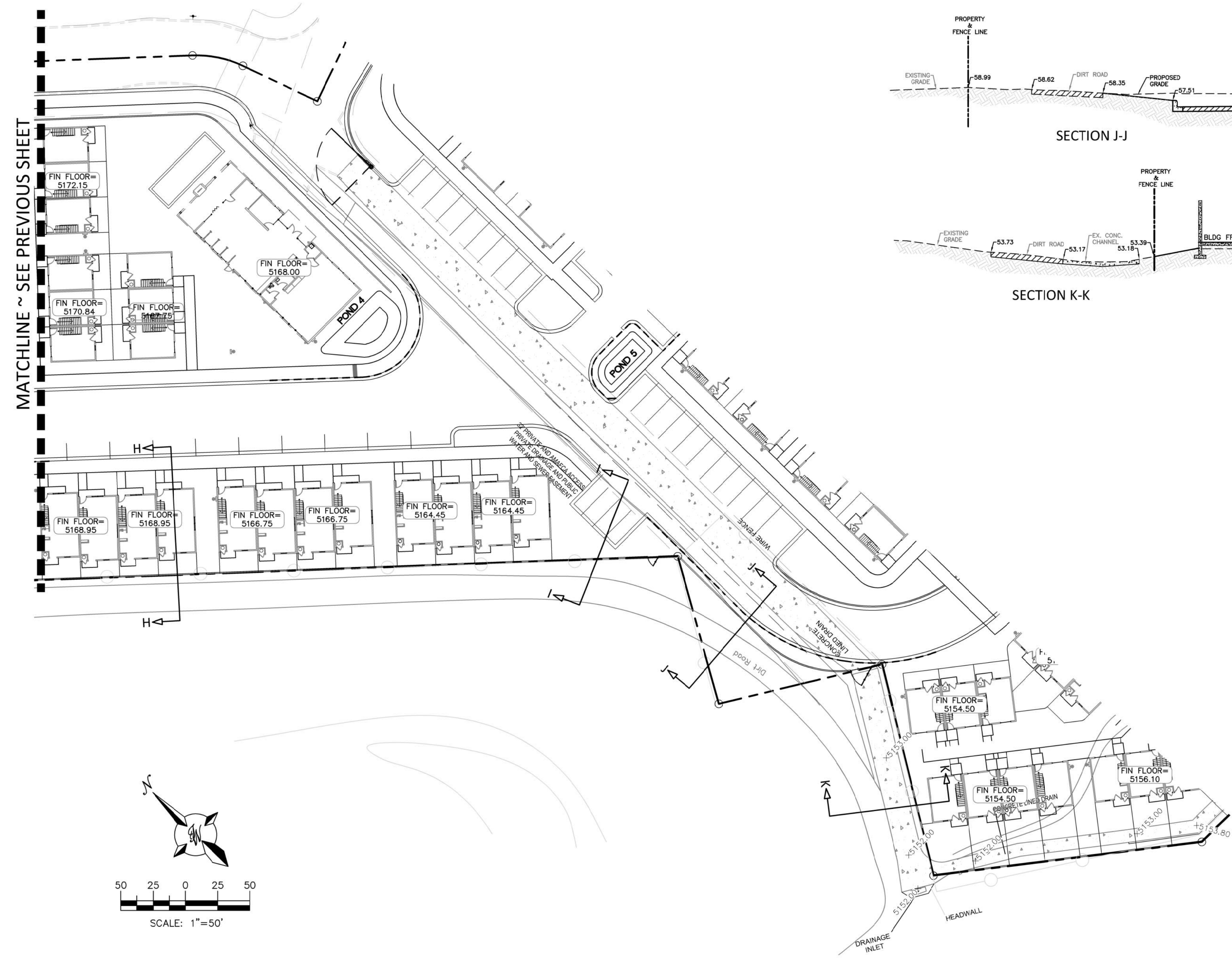
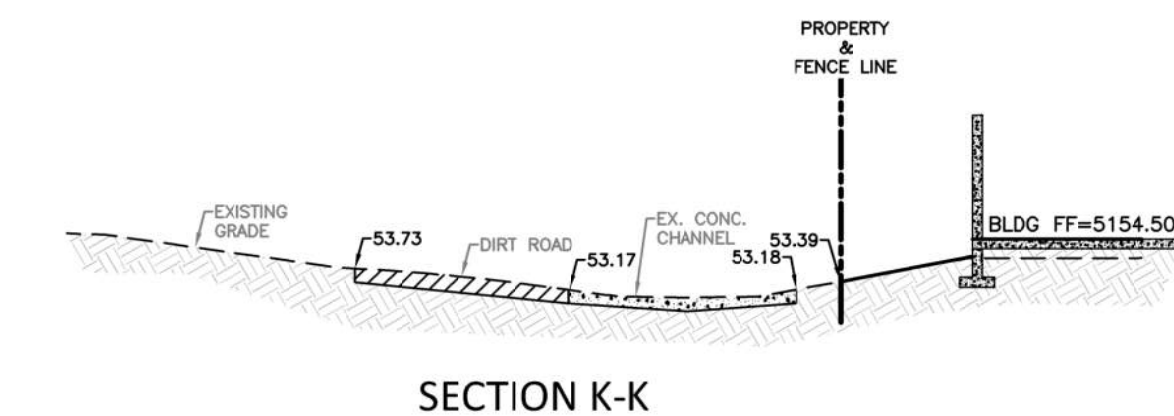
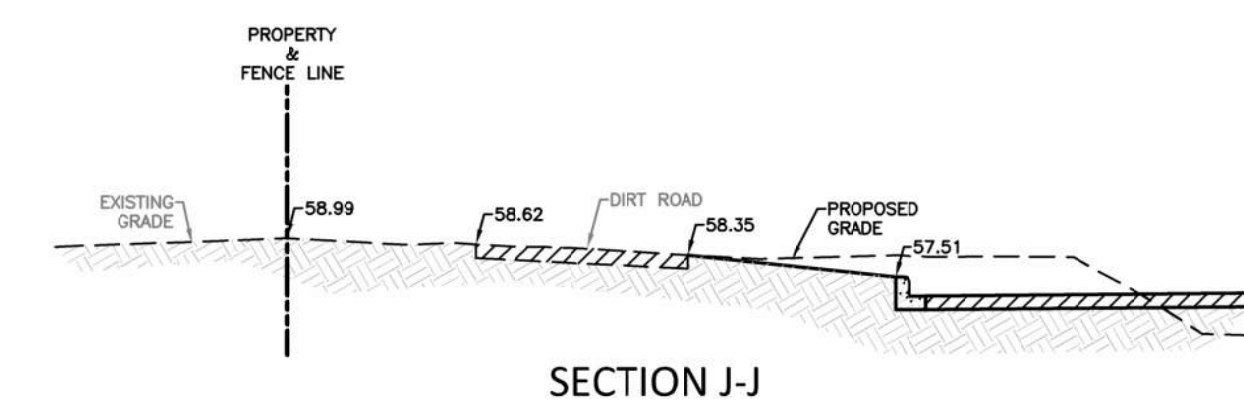
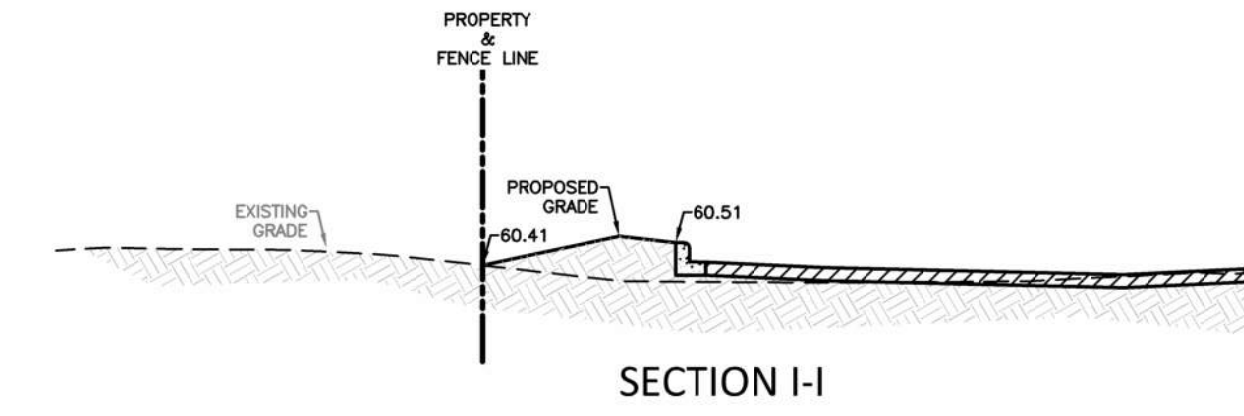
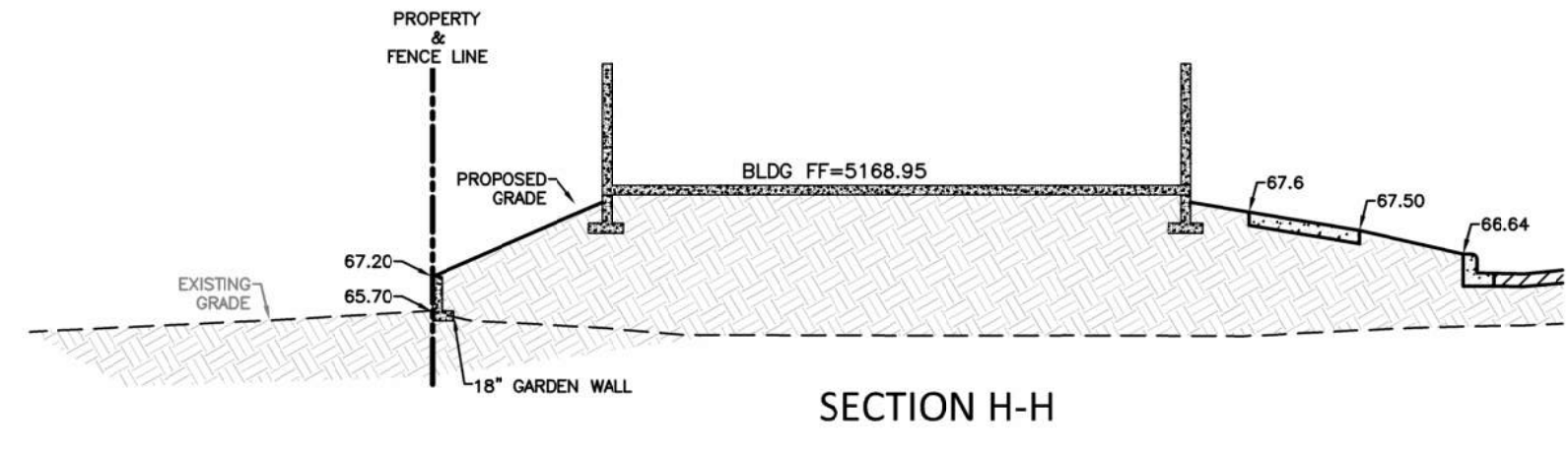
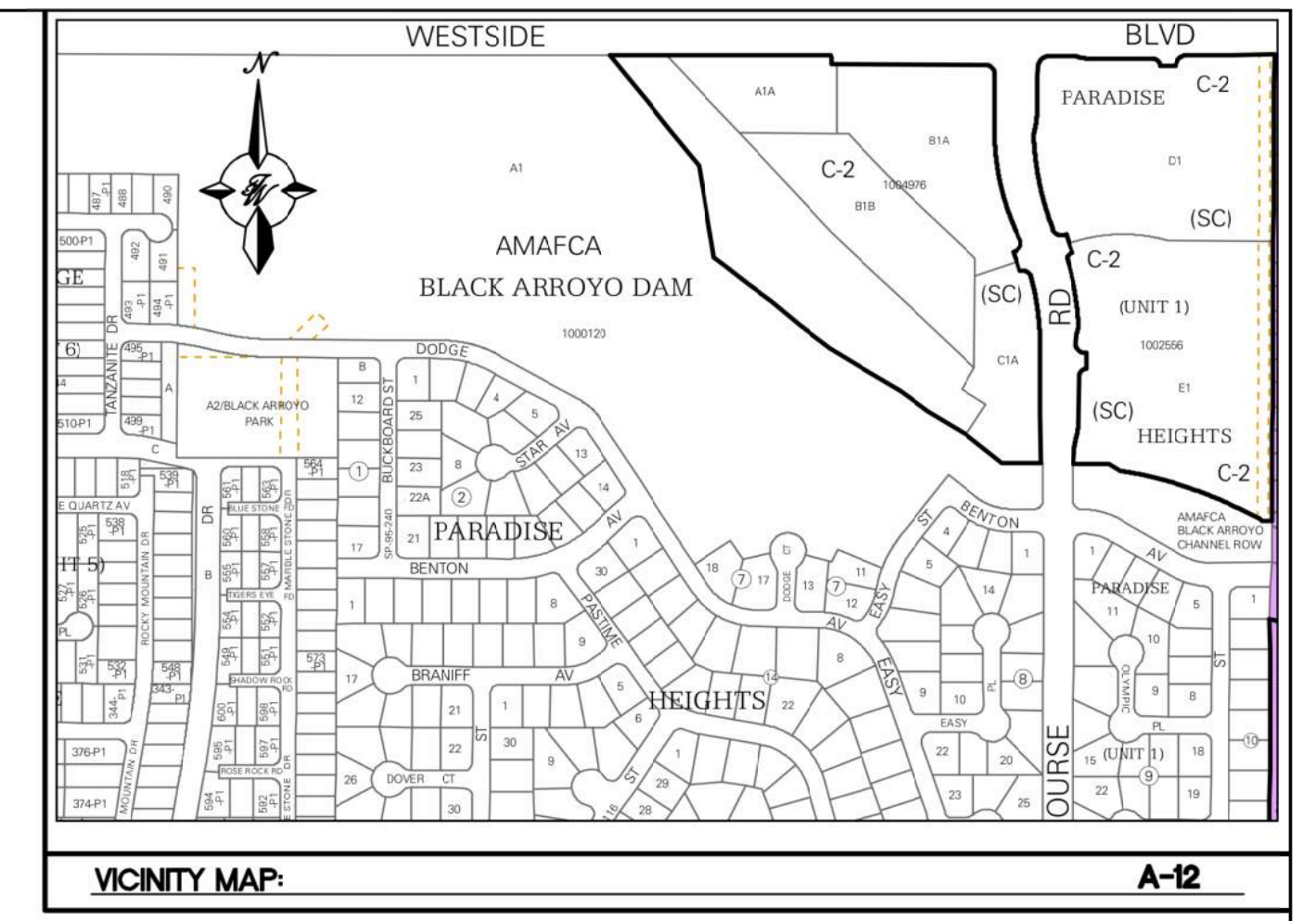
Peak Discharge (cfs/acre)		
Zone 1	100-Year	10-Year
Q _a	1.54	0.3
Q _b	2.16	0.81
Q _c	2.87	1.46
Q _d	4.12	2.57

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06/11/2025 RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC	SHEET # D1
		JOB # 2024054

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ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	JAY REMBE SUBDIVISION ALBUQUERQUE, NM	AS
	AMAFCA CROSS SECTIONS	06-11-25 2024054_GRE
06/11/2025 RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	SHEET # C1 JOB # 2024054



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	AMAFCA CROSS SECTIONS	06-11-25 2024054_GRE
	 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	SHEET # C2
		JOB # 2024054

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