

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 30, 2026

James Lopez, P.E.
Wilson & Company
4401 Masthead St NE, Suite 150
Albuquerque, NM 87109

RE: 3731 NM-528 NW
Grading and Drainage Plan
Engineer's Stamp Date: N/A
Hydrology File: A14D003E1
Case # HYDR-2025-00381

Dear Mr. Lopez:

Based upon the information provided in your submittal received 03/30/2026, the Grading and Drainage Plan **is not approved** for Grading Permit and Building Permit. The following comments need to be addressed for approval of the above referenced project.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Since this project modifies the runoff pattern to the New Mexico Department of Transportation's (NMDOT) Right of Way, written concurrence must be obtained from NMDOT D3 Drainage that this project can proceed. Please contact Tim Trujillo P.E (TimothyR.Trujillo@state.nm.us or 505-373-4987).
2. Please have plans reviewed by NMDOT and resubmit to the City after any NMDOT comments have been incorporated.

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision*, will be required to ensure the ponds remained intact following home construction.

If you have any questions, please contact me at 505-924-3995 or baileythompson@cabq.gov.

Sincerely,

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

Bailey Thompson, E.I.T.
Engineer Associate, Hydrology
Planning Department, Development Review Services

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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:

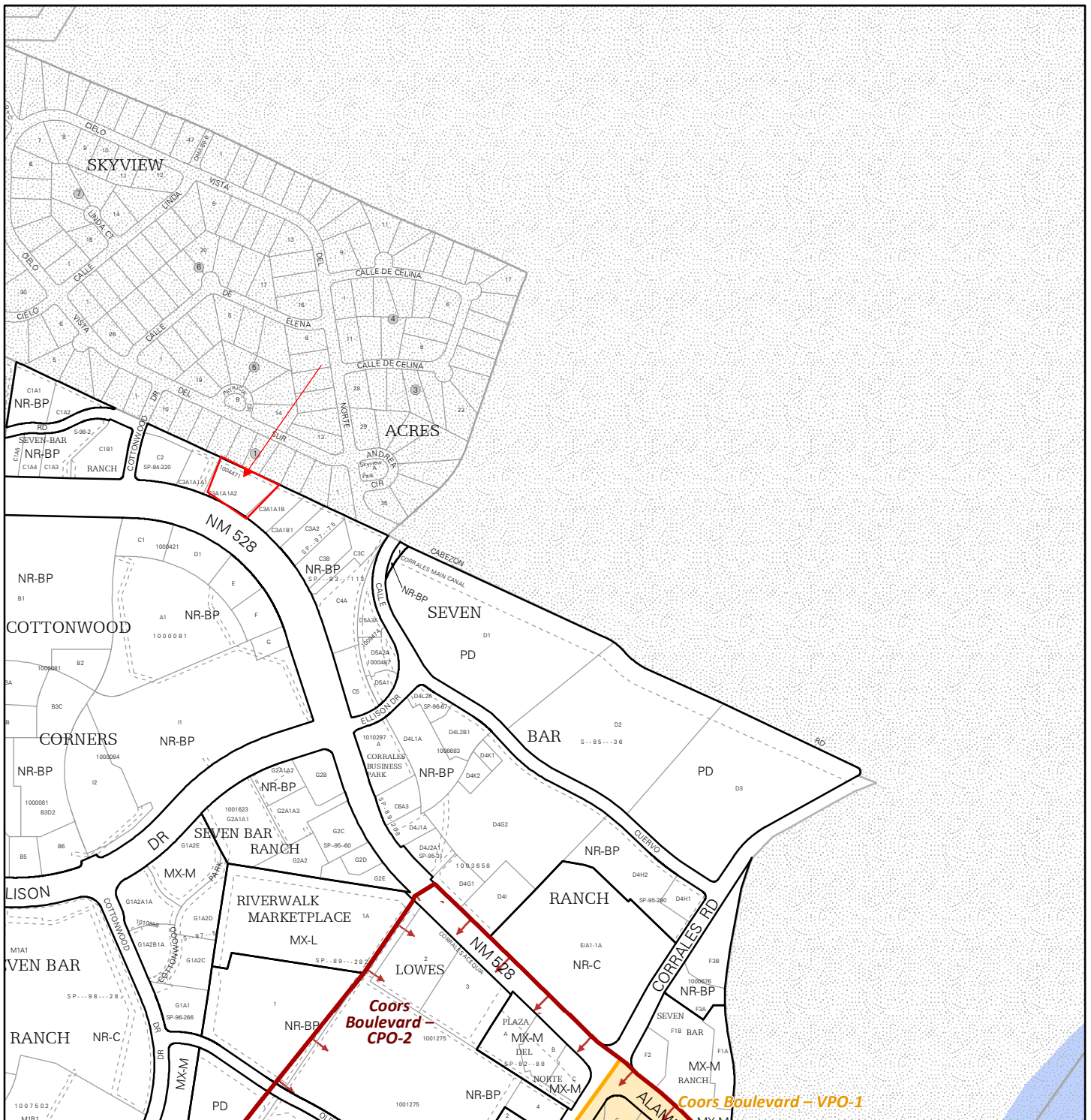
TYPE OF SUBMITTAL:

- 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:

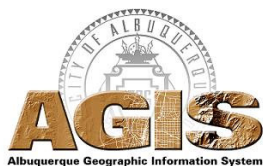
- Pad Certification
- Building Permit
- Grading Permit
- Paving Permit
- SO-19 Permit
- Foundation Permit
- Certificate of Occupancy - Temp Perm
- Preliminary / Final Plat
- Site Plan for Building Permit - DFT
- Work Order (DRC)
- Release of Financial Guarantee (ROFG)
- CLOMR / LOMR
- Conceptual TCL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

DATE SUBMITTED: _____

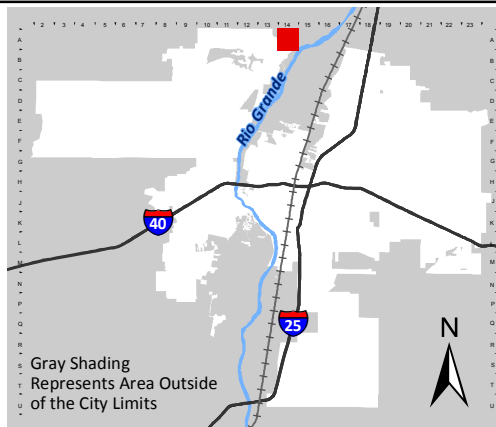


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

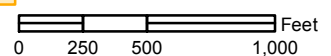


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



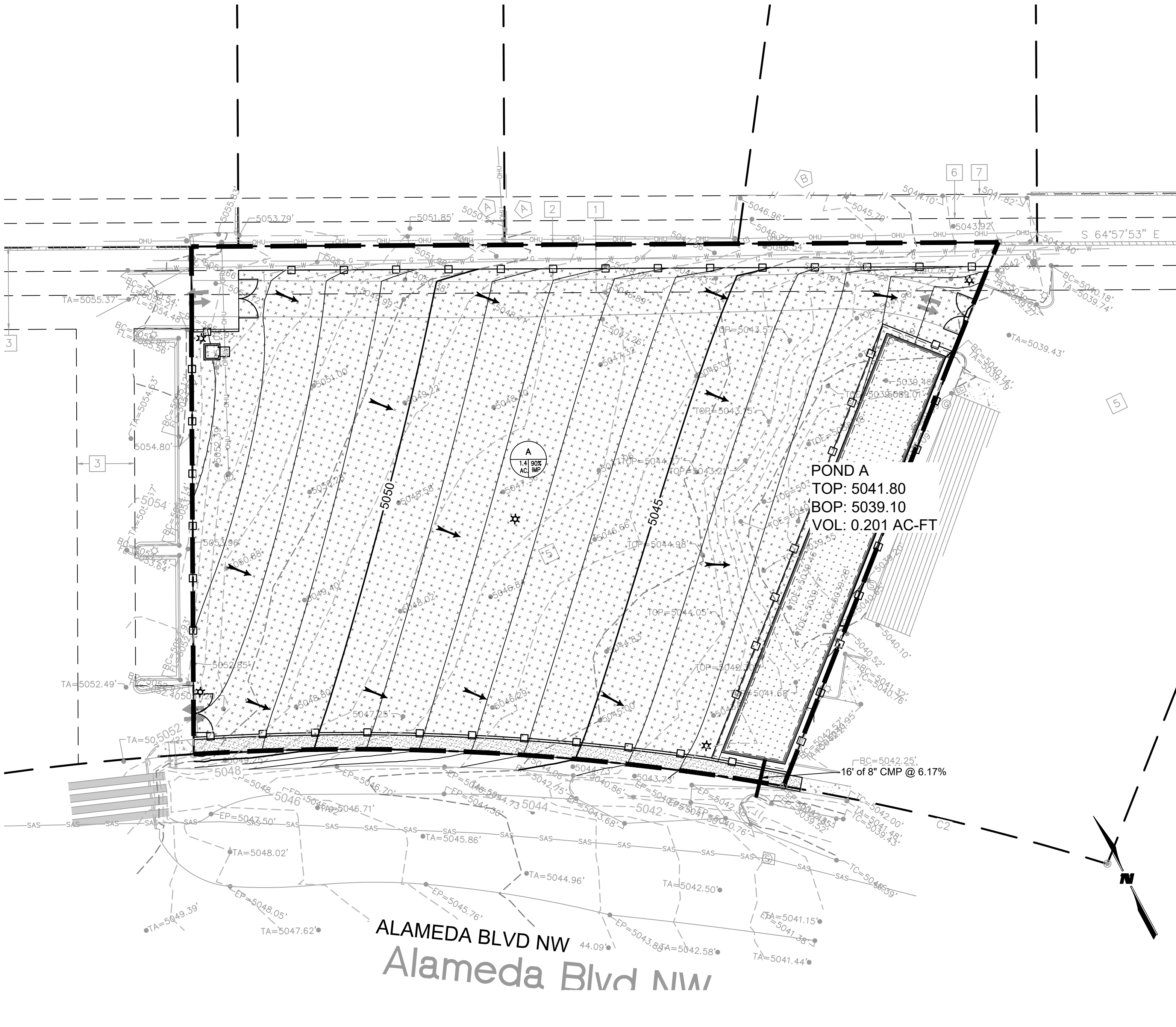
Zone Atlas Page:
A-14-Z

- 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



ID	Area		A	B	C	D	Weighted CN	Peak Discharge	Volume
	(ac.)	(sq. mi.)	%Ac	%Ac	%Ac	%Ac		(cfs)	(ac-ft)
Existing	1.4	0.002	0%	0%	100%	0%	86.000	2.70	0.11
Proposed	1.4	0.002	0%	0%	0%	100%	98.000	7.02	0.29

100YR 24HR Storm								
ID	Peak Inflow	Peak Discharge	Inflow Volume	Discharge Volume	Peak Storage	Peak Elevation	Pond Bottom Elevation	Pond top Elevation
	(cfs)	(cfs)	(ac-ft)	(ac-ft)	(ac-ft)	(ft)	(ft)	(cfs)
Pond A	7.024	1.440	0.288	0.251	0.167	5040.79	5039.10	5041.80



DRAINAGE NARRATIVE

LEGAL DESCRIPTION: TRACT C-3-A1-A1-A-2 OF SEVEN-BAR RANCH, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 28, 2006 IN PLAT BOOK 2006C, PAGE 98.

AREA: 1.44 ACRES

FLOOD HAZARD: FROM FEMA MAP PANEL 35001C0109H (EFFECTIVE 8/16/2012), THIS SITE IS WITHIN ZONE "X", WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A.

EXISTING CONDITIONS: THE SITE IS LOCATED ON THE NORTHEAST SIDE OF 528 HIGHWAY (ALAMEDA BLVD NW) AND ON THE SOUTH SIDE OF CIELO VISTA DEL SUR NW. EXISTING DRAINAGE IS FROM NORTHWEST TO SOUTHEAST WITH AN AVERAGE SLOPE OF ABOUT 3.5%.

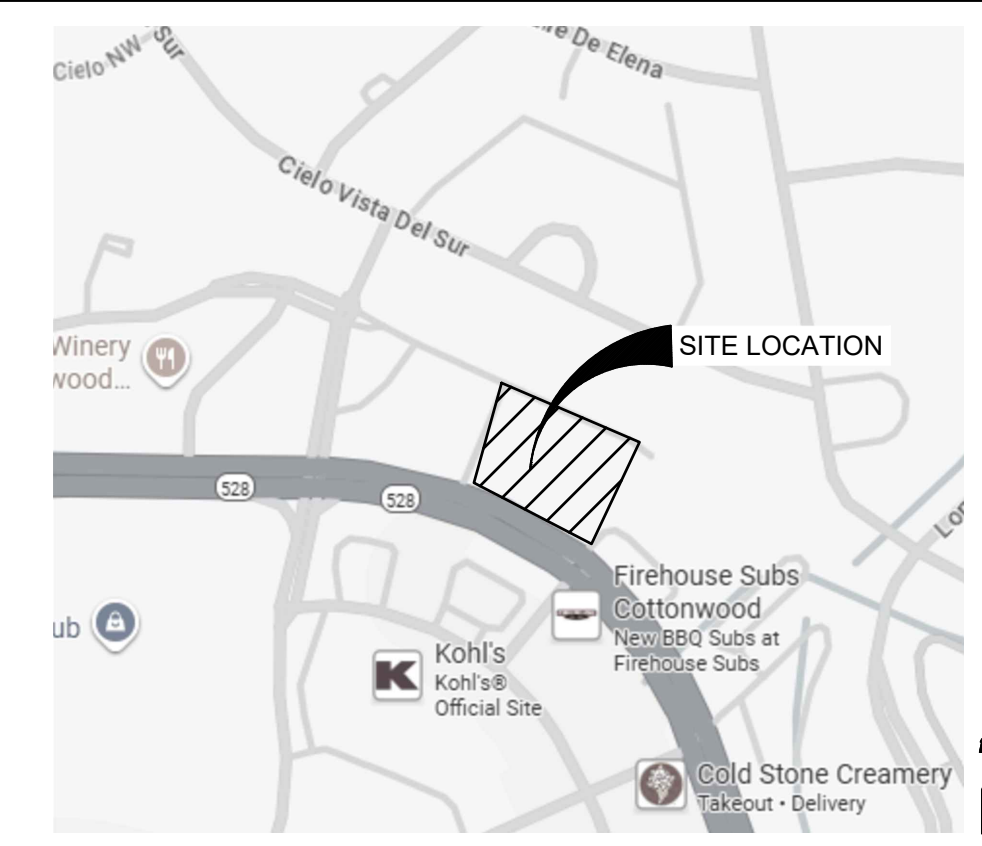
OFFSITE FLOW: NO OFFSITE FLOWS ENTER THE PROJECT SITE.

PROPOSED IMPROVEMENTS: THIS PROJECT WILL INCLUDE A PROPOSED PARKING ADDITION TO DON CHALMERS FORD. A DETENTION FACILITY (POND A) WILL BE CONSTRUCTED TO HANDLE THE INCREASED DISCHARGE FROM BASIN A. THE DRAINAGE CONCEPT WILL ALLOW FLOW TO TRAVEL SOUTHEAST TO THE PROPOSED DRAINAGE POND. THE PRIMARY SPILLWAY WILL BE AN 8" STEEL PIPE WITH AN INVERT AT 5039.5. THIS DISCHARGE CONDUIT WILL OUTFALL TO THE EXISTING DRAINAGE DITCH ON THE SOUTHERN BOUNDARY OF THE SITE. THERE IS ALSO AN EMERGENCY SPILLWAY ON THE SOUTHERN FACE OF THE POND. HYDRAULIC RESULTS FROM THIS POND ARE SHOWN IN THE OUTPUT ABOVE. THE DEAD STORAGE IN THE POND IS 0.03 AC-FT BASED ON THE ELEVATION OF THE PRIMARY SPILLWAY INVERT, WHICH PROVIDES RETENTION VOLUMES IN EXCESS OF THE MS4 REQUIREMENT. PER THE HYDRAULIC OUTPUT PROVIDED, THERE IS 1 FEET OF FREEBOARD PROVIDED FOR THE 100-YEAR 24-HOUR STORM EVENT.

LEGEND

- 4915 --- EXISTING CONTOUR MAJOR
- 4914 --- EXISTING CONTOUR MINOR
- 4915 --- PROPOSED CONTOUR MAJOR
- 4917 --- PROPOSED CONTOUR MINOR
- BASIN BOUNDARY
- CURB AND GUTTER
- PROPERTY BOUNDARY
- ▲ SURFACE FLOW DESIGN POINT
- BASIN IDENTIFIER (A)
- AREA IN ACRES (0.50 0.89 AC, 0.80 IMPERVIOUSNESS VALUE)
- SUB-BASIN ID
- 4" PCC SIDEWALK
- GRAVEL
- LANDSCAPING
- ☆ CAMERA / LIGHT POLE
- BW BOTTOM OF WALL ELEVATION
- FG FINISHED GRADE ELEVATION
- FL FLOWLINE ELEVATION
- ME MATCH EXISTING ELEVATION
- TW TOP OF WALL ELEVATION

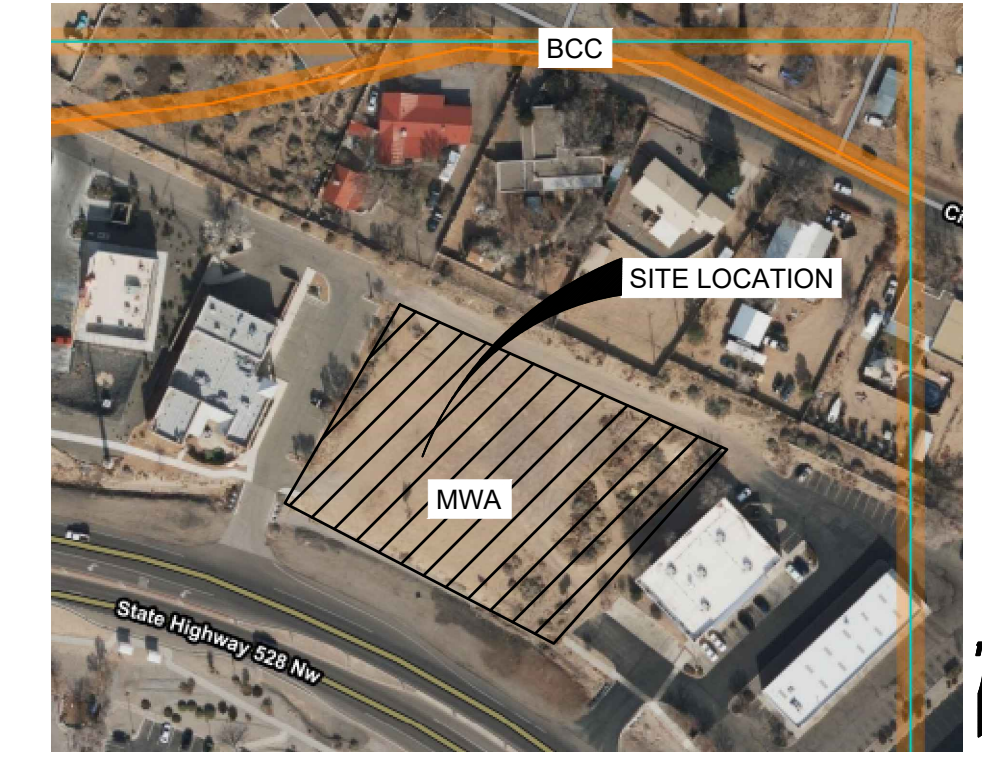
Reject and tell them to coordinate with DOT



LOCATION ZONE ATLAS MAP A-14-Z



FLOOD INSURANCE RATE MAP REFERENCE: FLOOD INSURANCE STUDY PANEL #335001C0109H



SOILS MAP REFERENCE: HTTP://WEBSOILSURVEY.NRCS.USDA.GOV

WILSON & COMPANY
 4401 WASTHEAD ST. NE, SUITE 150
 ALBUQUERQUE, NM 87109
 PHONE: 505-348-4000
 FAX: 505-348-4055
 www.wilsonco.com

CONSULTANTS
 SEAL

PROJECT NAME
**DON CHALMERS FORD
 PARKING ADDITION**

REV.	DATE	DESCRIPTION	BY

PROJECT NO: 2500015600
 DESIGNED BY: BDB
 DRAWN BY: MRH / TLC
 CHECKED BY: BDB
 DATE: MAR 2026
 SHEET TITLE

OVERALL GRADING AND DRAINAGE PLAN

SHEET NO:
C1.02

W:\Projects\2500015600\3_Disciplines\SHEETS\SHEET2_Sheets - civil\250156-GD01.dwg
 3/27/2026

A1
 SCALE: 1" = 30'