

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 6, 2026

Luis Noriega, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM, 87109

RE: Peaches Gym
4805 All Saints Rd NW
Grading and Drainage Plan
Engineer's Stamp Date: 01/21/06
Hydrology File: C13D016D
Case # HYDR-2026-00021

Dear Mr. Noriega:

Based upon the information provided in your submittal received 01/21/2026, the Grading & Drainage Plans are approved for Grading 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

PRIOR TO CERTIFICATE OF OCCUPANCY:

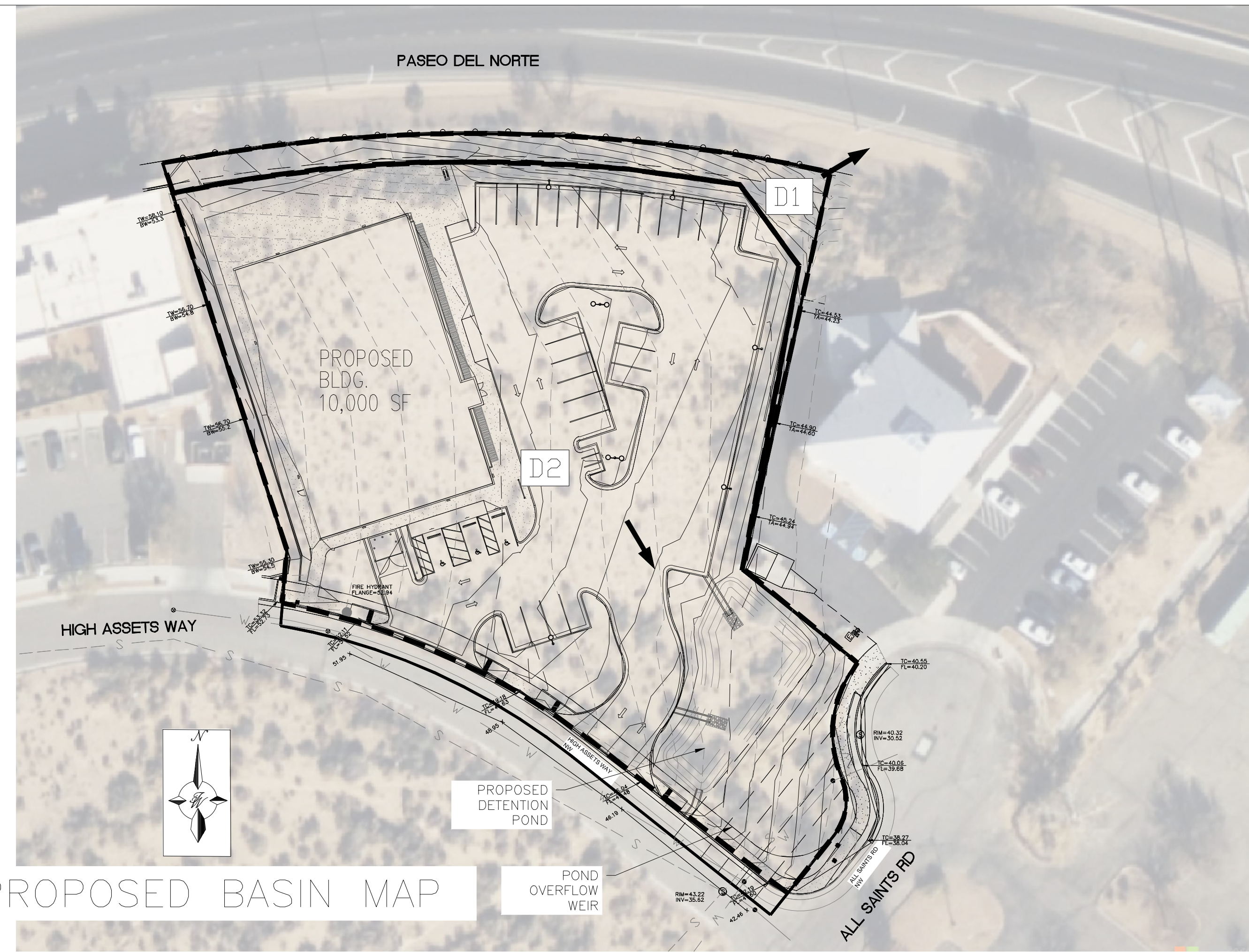
1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the **\$ 25.00** recording fee check made payable to Bernalillo County to the Hydrology Section of Development Review Services on the Ground floor of Plaza de Sol. An application for a Covenant in ABQ-PLAN is also required for the submission.

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.

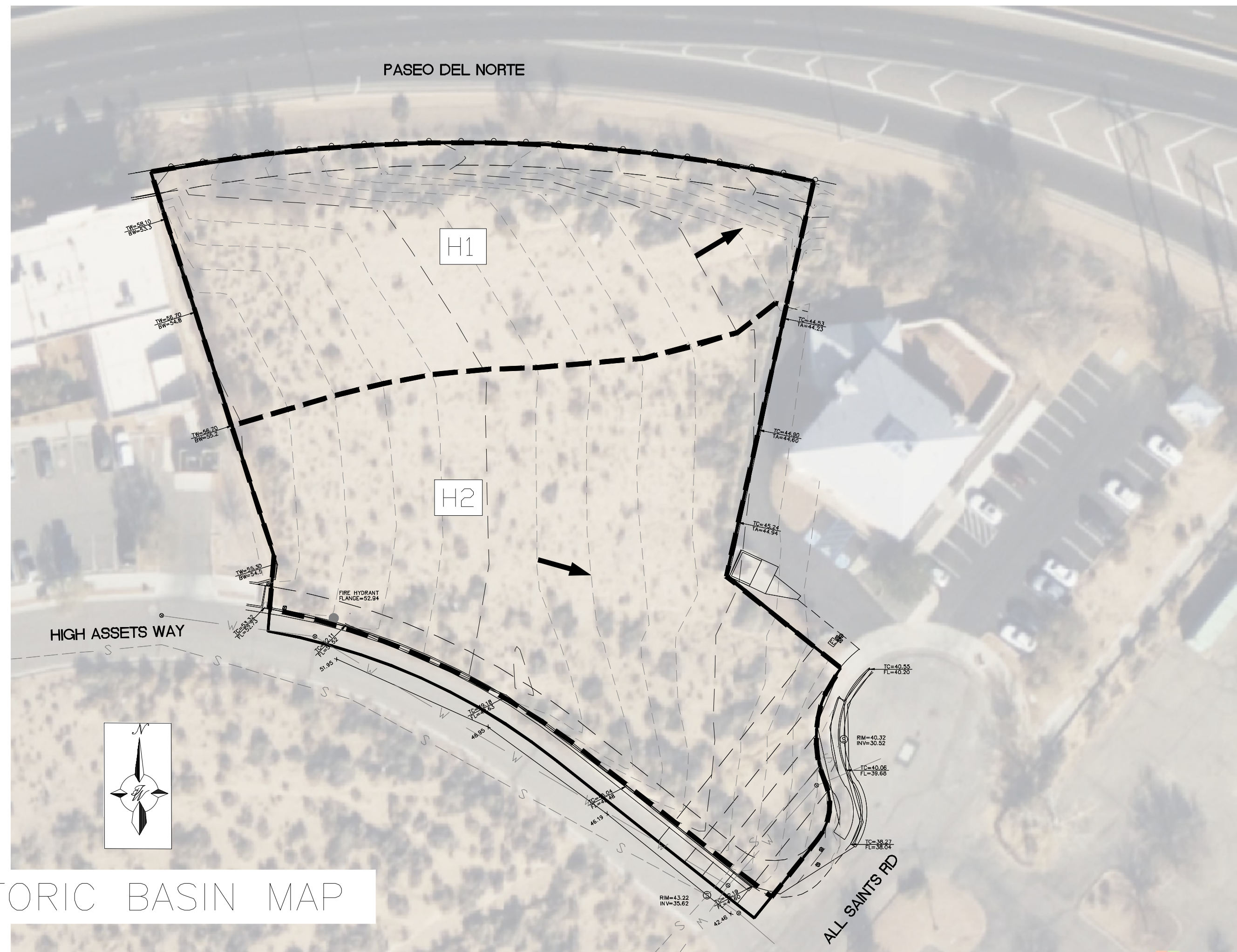
If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

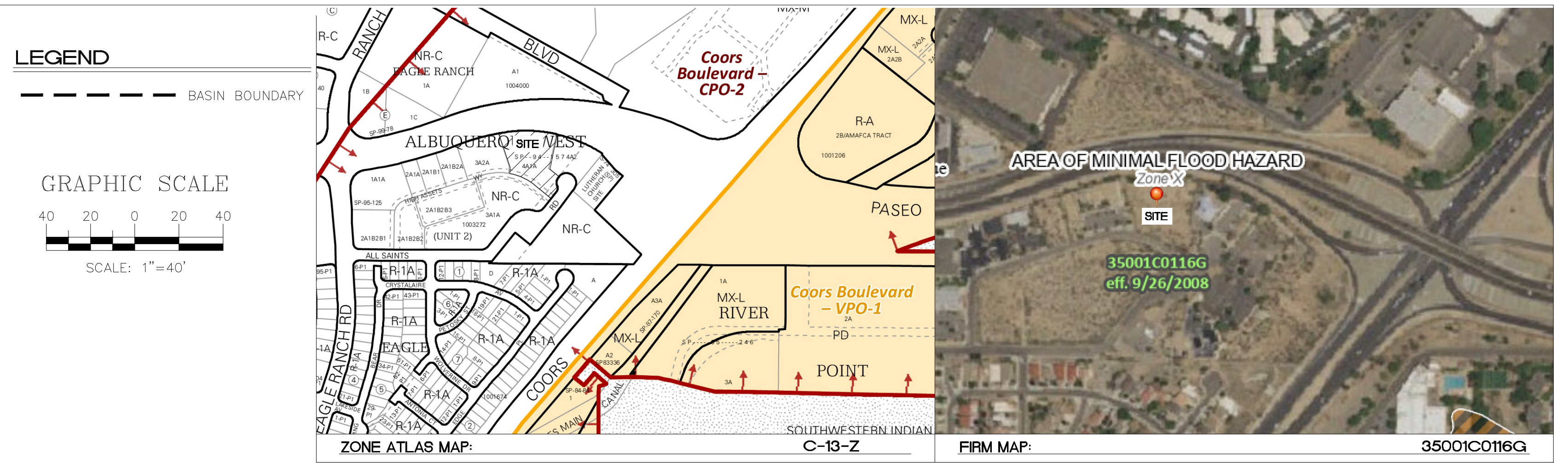
Anthony Montoya, Jr., P.E. CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services



PROPOSED BASIN MAP



HISTORIC BASIN MAP



DPM CH 6 Weighted E Method
Precipitation Zone 1
PEACHES GYM
4805 ALL SAINTS RD NW ALBUQUERQUE 87120
TWLLC Date: 11/24/2025

Equations:
 Weighted E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d$
 Volume = Weighted E * Total Area
 Flow = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

6 Hr Excess Precipitation, E (in.)		
Zone 1	100-Year	10-Year
Ea	0.55	0.08
Eb	0.73	0.22
Ec	0.95	0.44
Ed	2.24	1.24

Peak Discharge (cfs/acre)		
Zone 1	100-Year	10-Year
Qa	1.54	0.3
Qb	2.16	0.81
Qc	2.87	1.46
Qd	4.12	2.57

Existing Conditions

		Basin Descriptions							100-Year, 6-Hr				
Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Treatment A %	Treatment B %	Treatment C %	Treatment D %	Weighted E (in)	Volume (ac-ft)	Flow cfs		
H1	4A1A	26,800	0.62	0.00096	100%	0.615	0%	0.000	0%	0.000	0.550	0.028	0.95
H2	4A1A	37,757	0.87	0.00135	100%	0.867	0%	0.000	0%	0.000	0.550	0.040	1.33
Total		64,557	1.48	0.00232		1.482		0.000		0.000		0.068	2.28

Proposed Conditions

		Basin Descriptions							100-Year, 6-Hr					
Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Treatment A %	Treatment B %	Treatment C %	Treatment D %	Weighted E (in)	Volume (ac-ft)	Flow cfs			
D1	4A1A	4,789	0.11	0.00017	0%	0.000	0%	0.000	100%	0.110	0%	0.950	0.009	0.32
D2	4A1A	59,768	1.37	0.00214	0%	0.000	0%	0.000	30%	0.412	70%	0.960	0.212	5.14
Total		64,557	1.48	0.00232		0.000		0.000		0.522		0.960	0.221	5.454

Stormwater Quality Volume		
Total Impervious Area =	ΣArea in "Treatment D"	FT
Retainage depth = 0.42" Per DPM	0.0350	
Retention Volume =	0.035 x area D	CF
Area D (0.960) =	41,818	SF
Volume Required =	1464	CF
Volume Provided =	4075	CF

SURFACE POND VOLUME CALCULATIONS			
ELEVATION (ft)	AREA (sf)	VOLUME (cf)	CUMULATIVE VOLUME (cf)
43	1406	0	0
44	2022	1714	1714
45	2700	2361	4075
45.5	3060	1440	5515

DETENTION POND STORAGE				
ACTUAL ELEV.	H (FT)	VOLUME (CF)	Q (CFS)	VOLUME (AC-FT)
43	0.00	0	0.00	0.0000
44	0.00	1714	0.00	0.0393
45	0.00	4075	0.00	0.0935
45.5	0.50	5515	1.91	0.1266

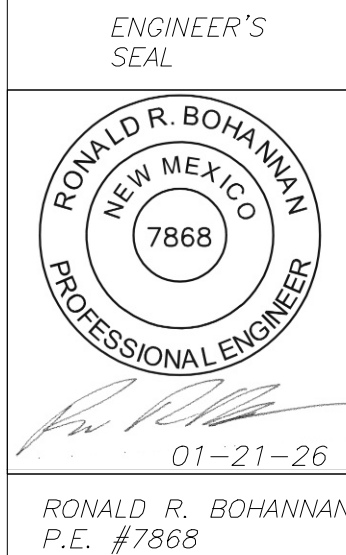
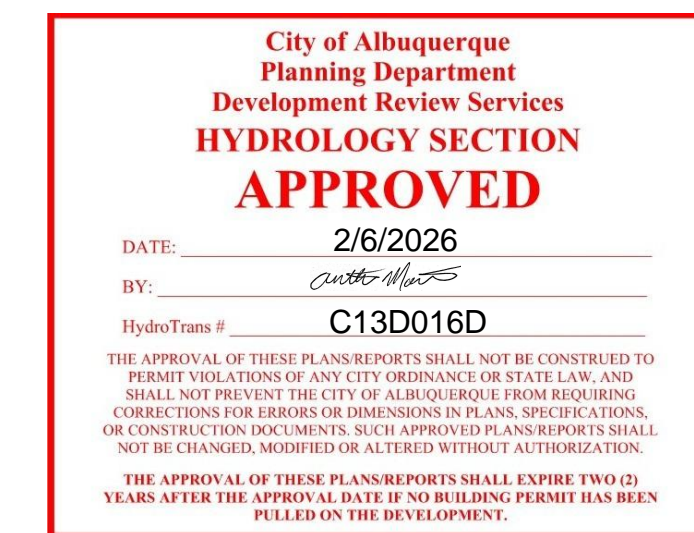
Weir Equation	
Q =	$CLH^{3/2}$
C =	2.7 Discharge Coefficient
L (feet) =	2 Effective Length of Crest
H (feet) =	0.500 Depth of Flow
Q (CFS) =	Flow

EXISTING CONDITIONS

THE SUBJECT SITE IS CURRENTLY VACANT WITH GROWING VEGETATION. BASED ON THE TOPOGRAPHY, RUNOFF SURFACE FLOWS WEST TO EAST, WHILE A PORTION FLOWS TOWARDS THE NORTHEAST TO PASEO DEL NORTE AND THE OTHER THE SOUTHEAST TO ALL SAINTS RD. PER THE ALBUQUERQUE WEST MASTER DRAINAGE STUDY THE SUBJECT SITE DRAINAGE IS TO BE CONTROLLED WITH A DETENTION PONDING.

PROPOSED CONDITIONS

THE DEVELOPED FLOWS WILL SURFACE FLOW INTO THE PROPOSED STORM WATER DETENTION POND LOCATED ON THE SOUTHEAST CORNER OF THE PROJECT SITE. WITHOUT DRAINAGE CONTROLS THE DEVELOPED PROJECT DISCHARGES AT A RATE OF 5.454 CFS. PER THE AHYMO CALCULATIONS ATTACHED THE PROPOSED DETENTION POND AND WEIR STRUCTURE THE DISCHARGE RATE IS REDUCED TO 1.71 CFS PLUS THE ADDITIONAL 0.32 CFS FLOWING TOWARDS PASEO DEL NORTE ADDS UP TO A TOTAL OF 2.03 CFS WHICH IS LESS THAN THE HISTORIC DISCHARGE RATE.



PEACHES GYM
ALBUQUERQUE, NM
GRADING AND DRAINAGE
Basin Plan (FOR INFO)

TERRA WEST, LLC
 5571 MIDWAY PARK PLACE NE
 ALBUQUERQUE, NM 87109
 (505) 858-3100
 www.tierrowestllc.com

ENGINEER'S SEAL
 RONALD R. BOHANNAN
 P.E. #7868

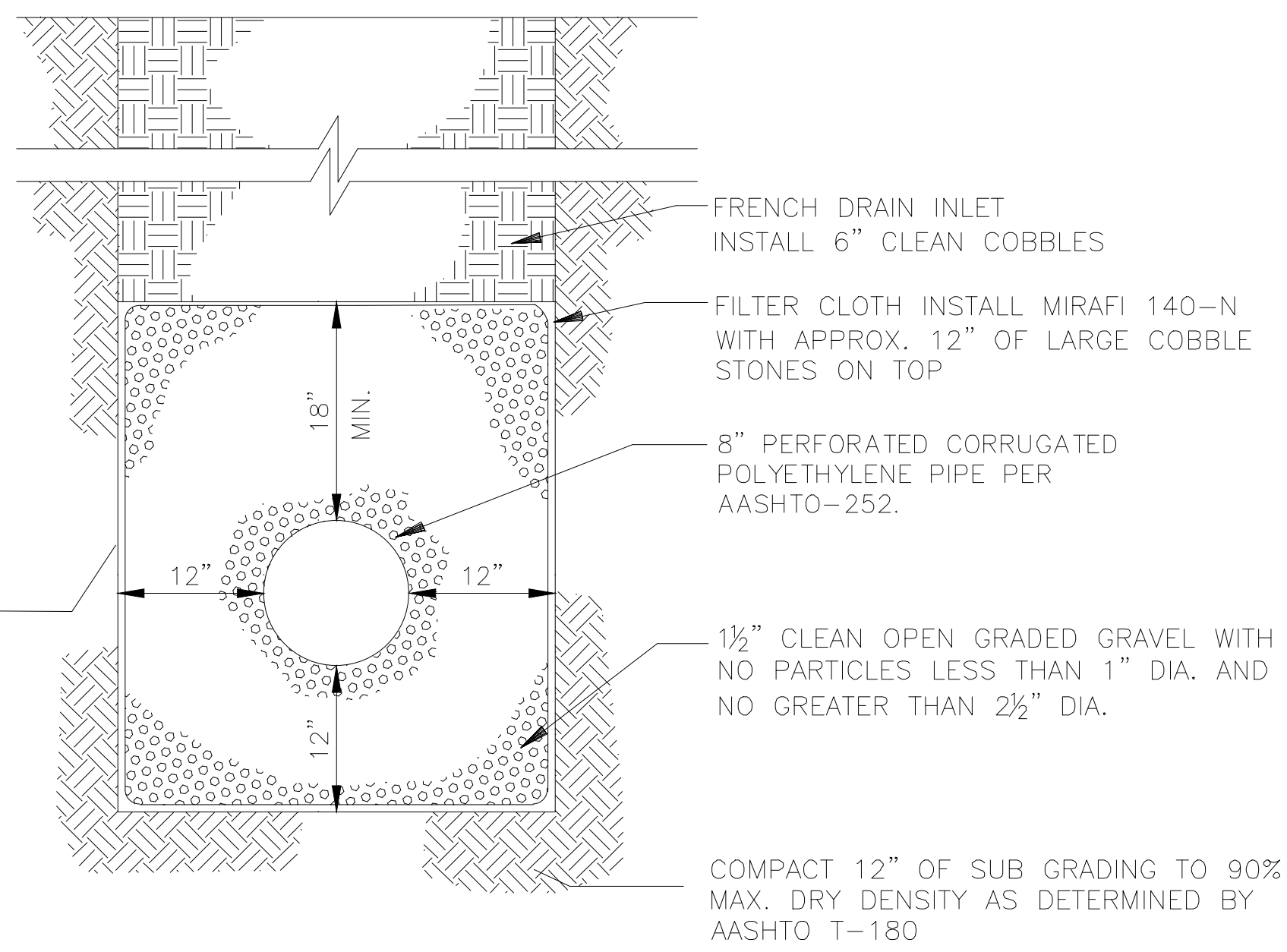
DATE: 01-21-26

DRAWN BY: BF
 DATE: 01/21/2026
 2025105_BASINS

SHEET # **GR-0**
 JOB # 2025105

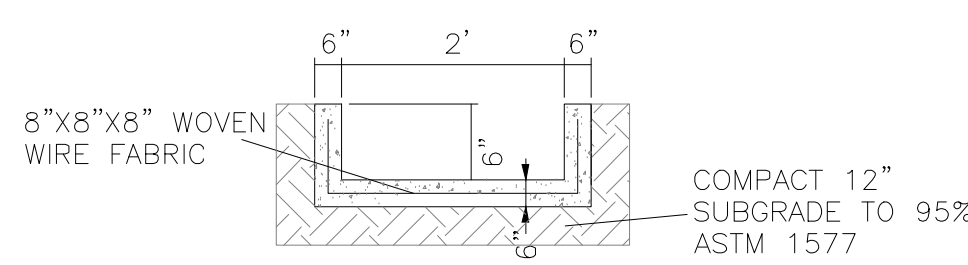
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\\TWNASVZ_Drive\2025\2025105\Construction\2025105-GRE.dwg Jan 21, 2026 - 4:00pm

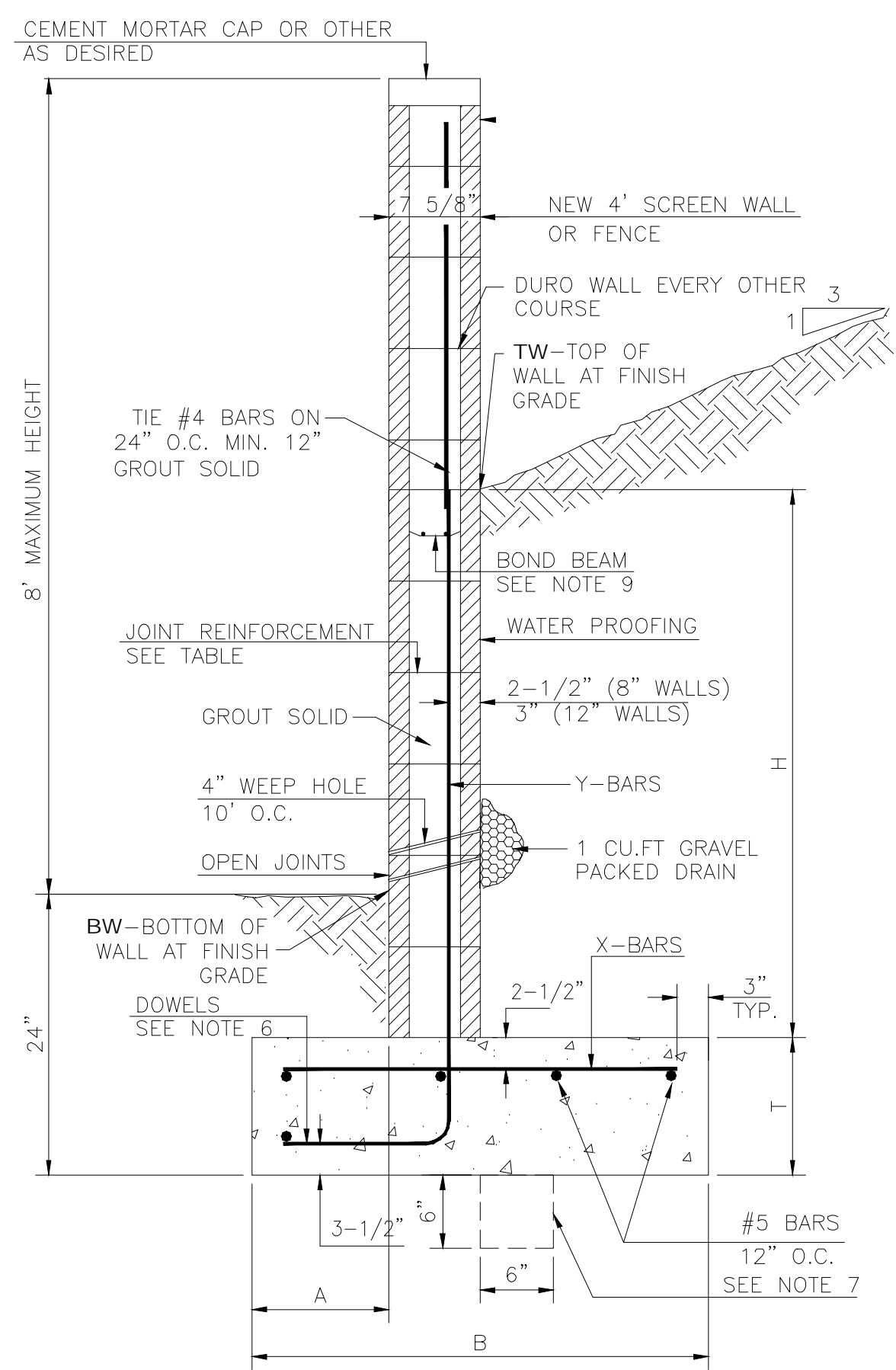


FRENCH DRAIN DETAIL
NTS

NOTE: COVER FRENCH DRAIN WITH PLASTIC TO PROTECT DRAIN DURING CONSTRUCTION.



CONCRETE RUNDOWN (4000 psi)
NTS



RETAINING WALL DETAIL
NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
2'-0"	8"	2'-0"	9"	#4 @32" O.C.	
2'-8"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
3'-4"	8"	2'-4"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-0"	10"	2'-8"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-8"	12"	3'-4"	10"	#5 @32" O.C.	#4 @18" O.C.
5'-4"	14"	3'-10"	10"	#6 @16" O.C.	#4 @18" O.C.
6'-0"	16"	4'-8"	12"	#6 @ 8" O.C.	#4 @12" O.C.

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO Y-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 2/6/2026
BY: *[Signature]*
HydroTrans # C13D016D

THE APPROVAL OF THESE PLANS REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATION OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING 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 PERMIT HAS BEEN FILED ON THE DEVELOPMENT.

 RONALD R. BOHANNAN P.E. #7868	PEACHES GYM ALBUQUERQUE, NM GRADING AND DRAINAGE DETAILS	DRAWN BY BF DATE 01/21/2026 2025105-GRE
	 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # GR-2 JOB # 2025105