

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 3, 2026

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

**RE: 5151 Journal Center Blvd NE
Grading and Drainage Plan
Engineer's Stamp Date: 09/03/25
Hydrology File: D18D061
Case # HYDR-2026-00071**

Dear Mr. Soule:

Based upon the information provided in your submittal received 02/26/2025, 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. Payment in Lieu (Amount = 780 CF x \$8/CF = \$6,240, per the Grading and Drainage Plan) of onsite management of the SWQV must be made. Take three copies of the treasury deposit slip to the Treasury and then include one copy of the paid deposit slip when resubmitting.
2. Hydraulic calculations were performed using Zone 3 constants. Please update using Zone 2 as the property is located between the Rio Grande and San Mateo Blvd.

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.

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

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Sincerely,

A handwritten signature in black ink, appearing to read 'Bailey Thompson', followed by a long horizontal flourish.

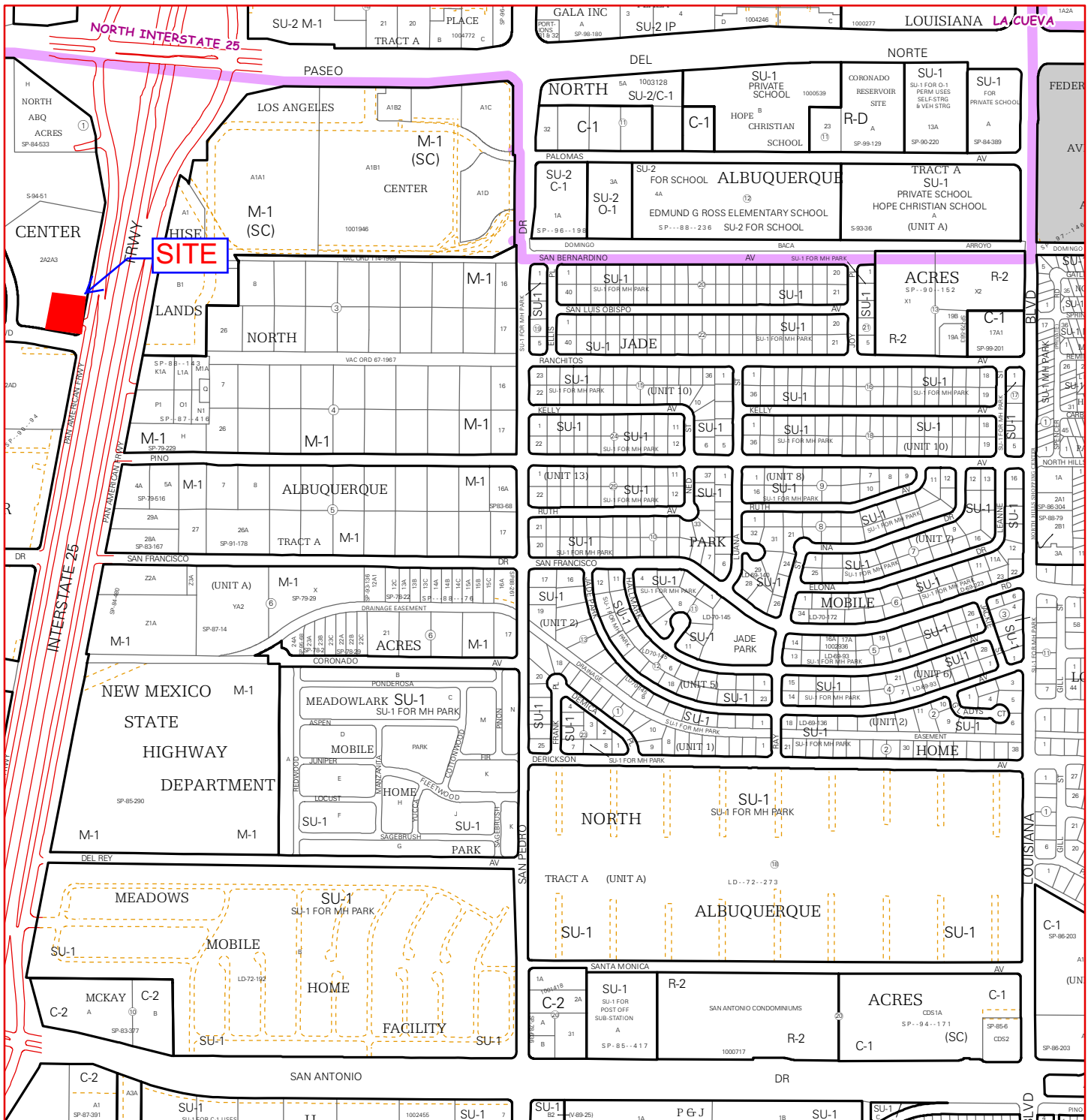
Bailey Thompson, E.I.T.
Engineer Associate, Hydrology
Planning Department, Development Review Services

PO Box 1293

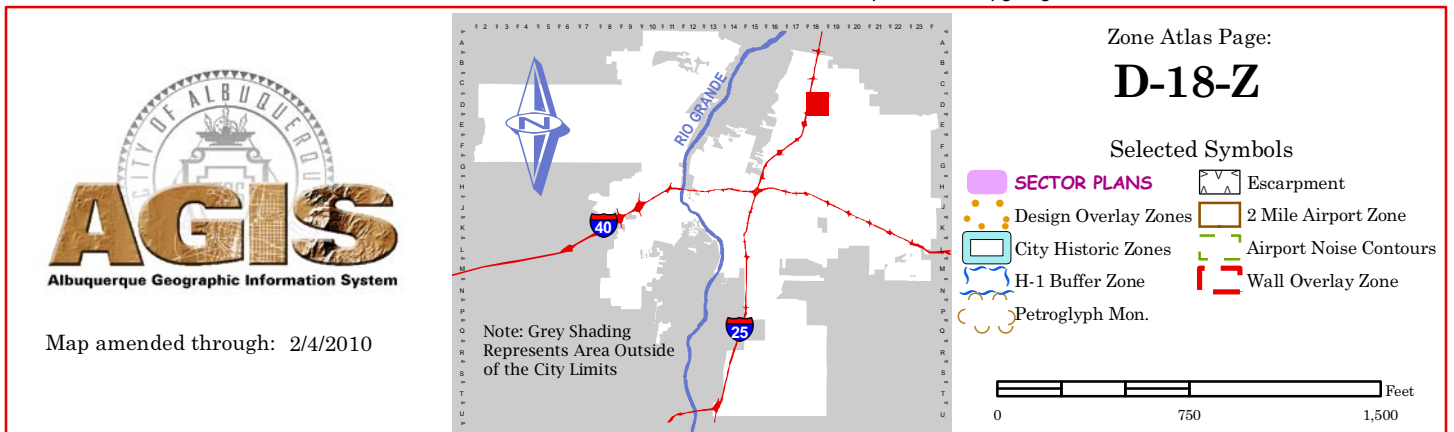
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For more current information and more details visit: <http://www.cabq.gov/gis>



Weighted E Method

Basin	Area (sf)	Area (acres)	Treatment				100-Year, 6-hr.			10-day			
			A	B	C	D	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)	Volume (ac-ft)	Flow cfs	
EXISTING	35943	0.825	0%	71.0%	0.586	24.0%	0.19803	5%	0.041	1.001	0.069	2.27	0.074
PROPOSED	35943	0.825	0%	10.0%	0.083	28.0%	0.23104	62%	0.512	1.991	0.137	3.23	0.205
COMPARISON			0.000	-5.03		0.033		0.470			0.068	0.963	0.131

Equations:
 Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)
 Volume = Weighted D * Total Area
 Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm (zone 3)
 Ea= 0.67 Qa= 1.84
 Eb= 0.86 Qb= 2.49
 Ec= 1.09 Qc= 3.17
 Ed= 2.58 Qd= 4.49

Pond volume required to reduce to below master plan assumption water quality: 0.00 cf / 779,963 cf

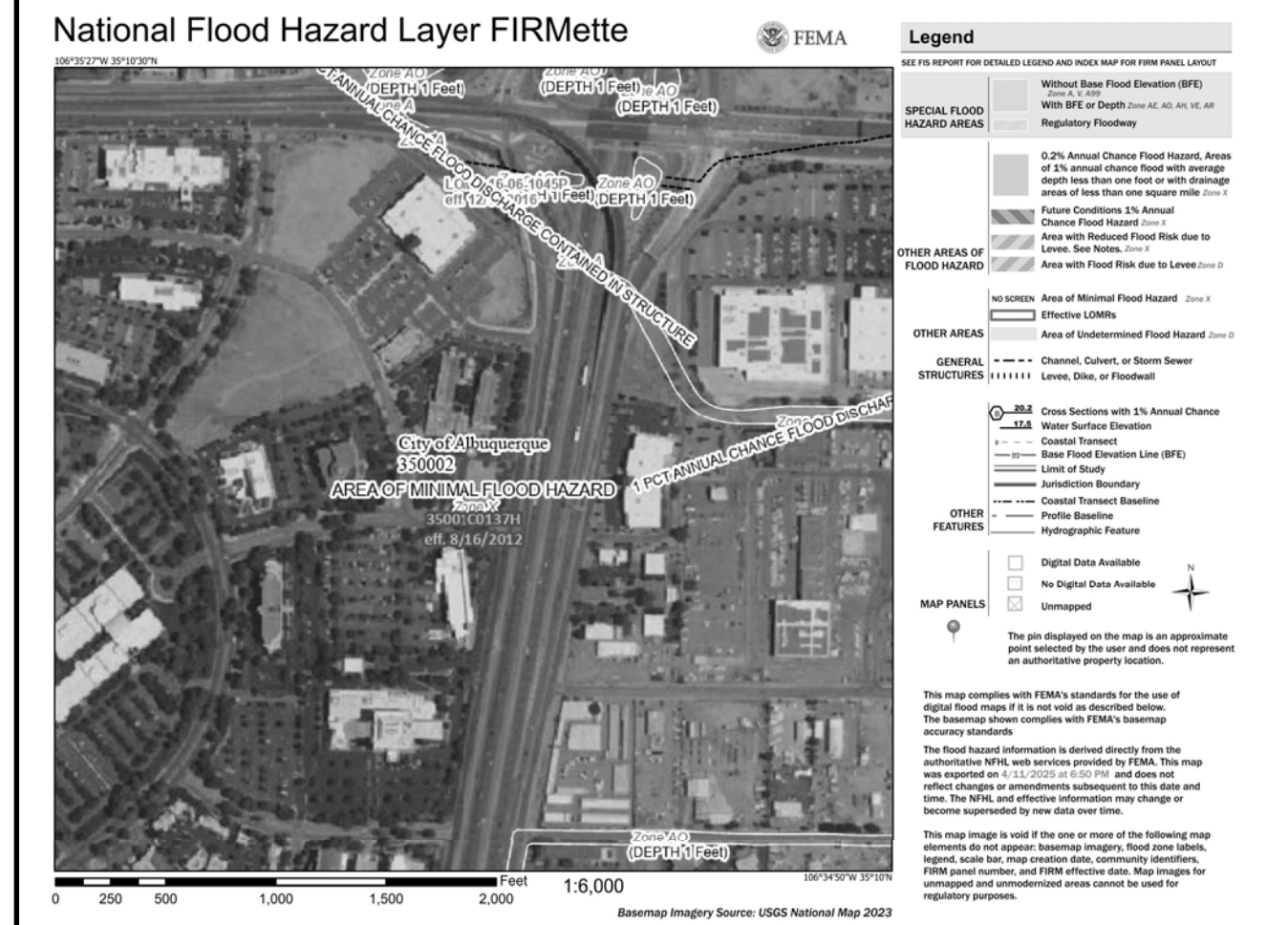
Narrative
 The subject property is a pad site located within the boundaries of the courtyard by marriot(D18-D31). The site is allowed free discharge to an existing storm drain located north of site. The storm drain conveys water to the public storm drain in Journal Center Drive. The soils report specified no ponding near building due to soil conditions. Due to this limitation, a fee in lieu payment for the 780 cf water quality volume is request

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



VICINITY MAP: D-18-Z



FIRM MAP:

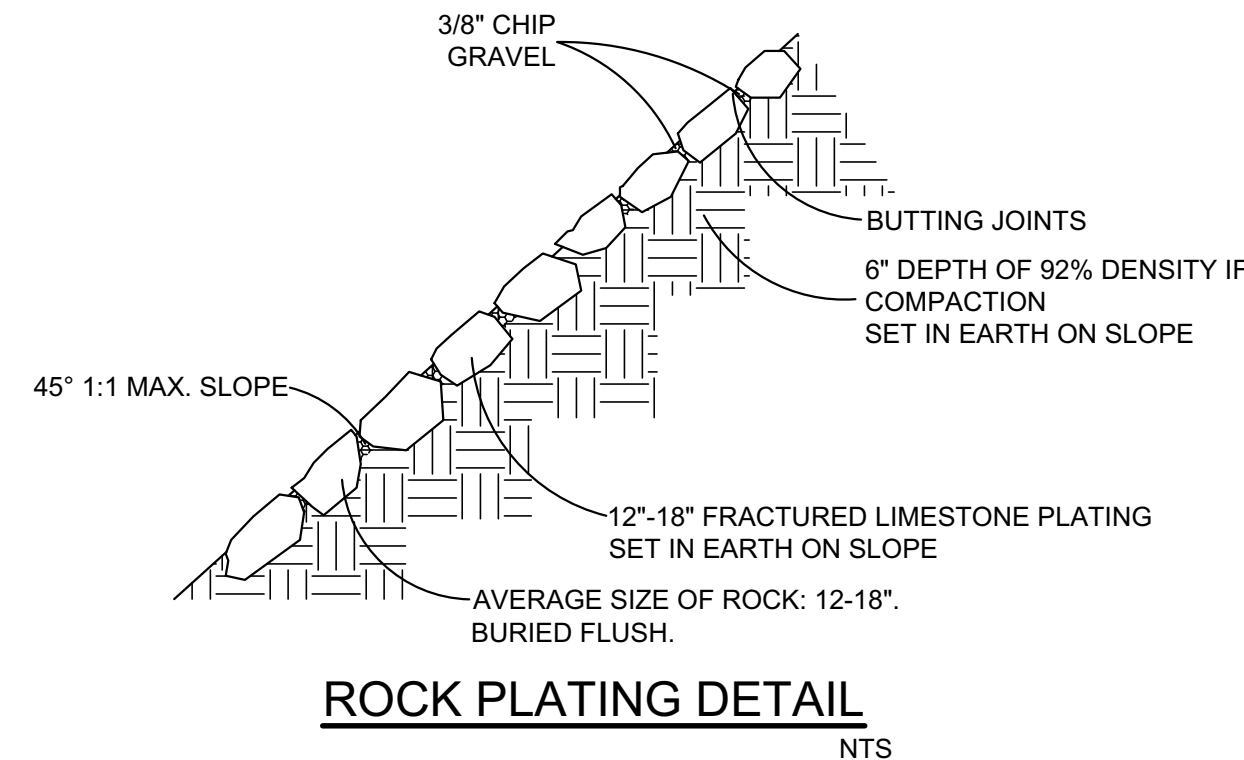
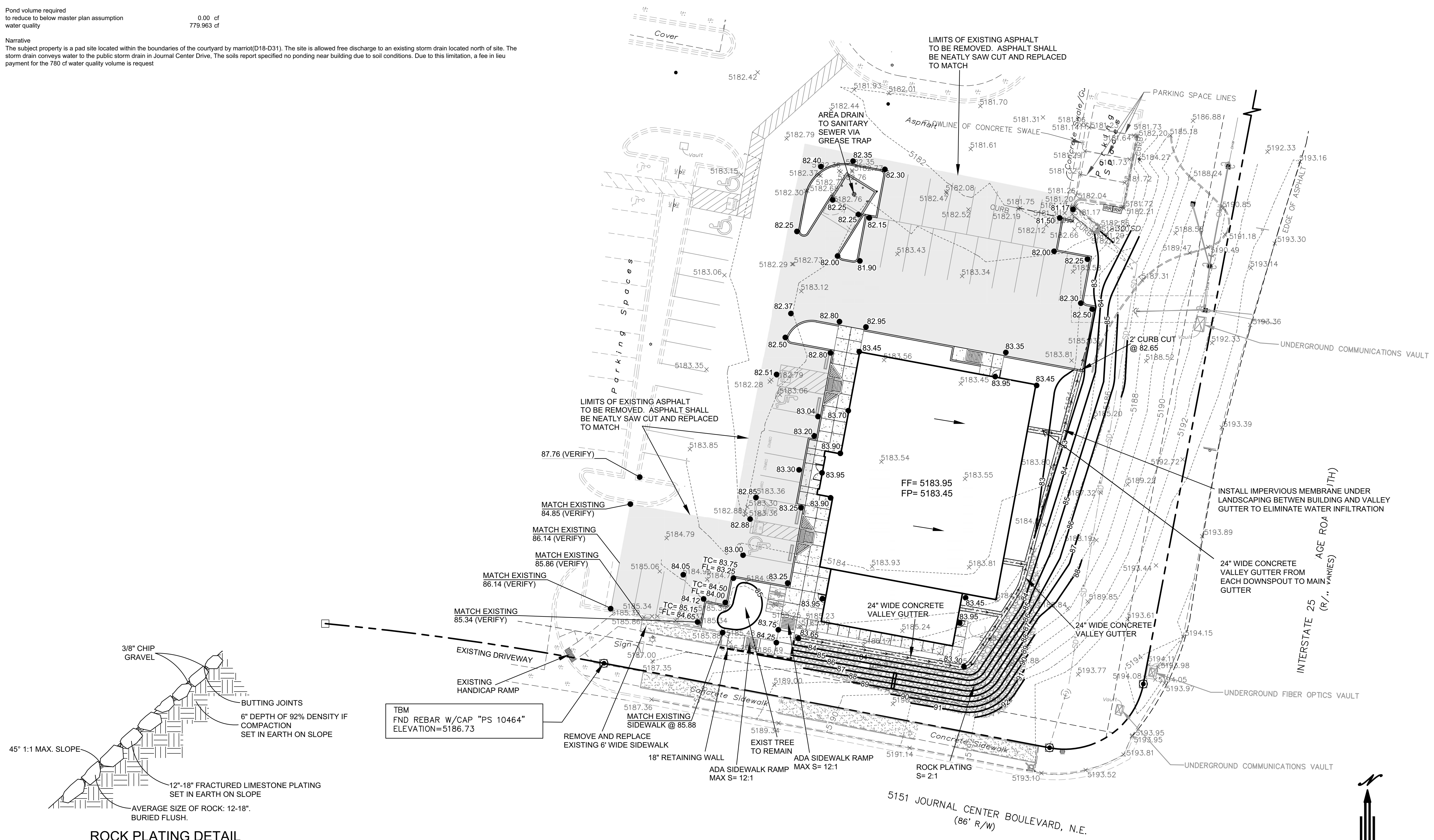
LEGAL DESCRIPTION:
 SOUTH EAST PORTION OF TRACT 2A-2A-3 JOURNAL CENTER CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO

NOTES:

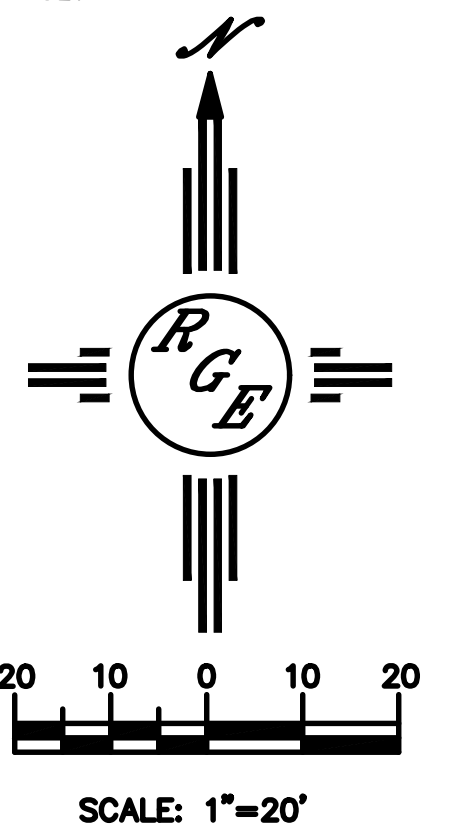
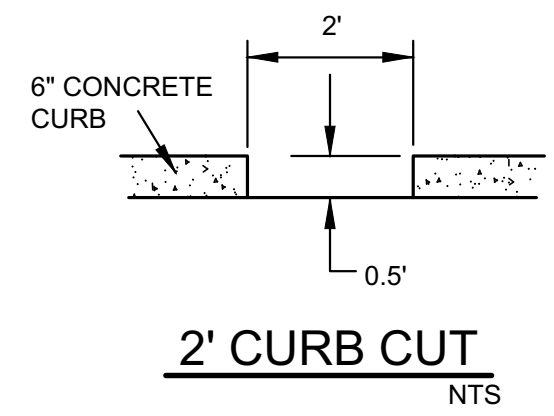
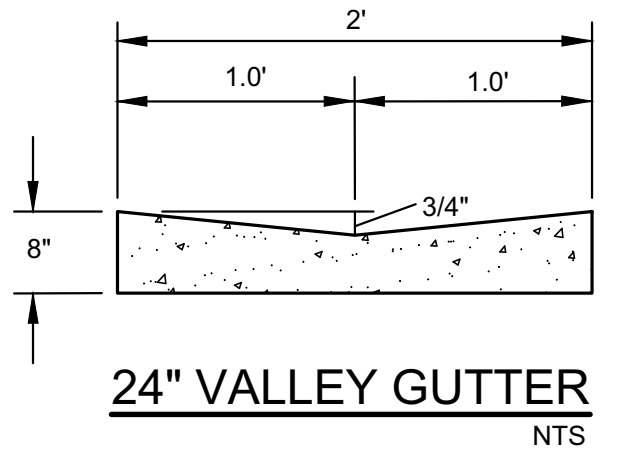
- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
- ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
- ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
- SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.
- LONG TERM MAINTAINANCE OF ALL PONDS, SWALES AND OVERFLOWS IS REQUIRED

LEGEND

-----XXXX-----	EXISTING CONTOUR
-----XXXX-----	EXISTING INDEX CONTOUR
-----XXXX-----	PROPOSED CONTOUR
-----XXXX-----	PROPOSED INDEX CONTOUR
• XXXX	EXISTING SPOT ELEVATION
• XXXX	PROPOSED SPOT ELEVATION
-----	BOUNDARY
-----	ADJACENT BOUNDARY
=====	EXISTING CURB AND GUTTER
-----	PROPOSED RETAINING WALL
-----	PROPOSED CONCRETE
-----	PROPOSED 18" WIDE CONCRETE SWALE
-----	PROPOSED ASPHALT
-----	PROPOSED PONDING



CAUTION:
 EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



ENGINEER'S SEAL DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER	5151 JOURNAL CENTER BLVD NE GRADING AND DRAINAGE PLAN	DRAWN BY DEM
9/3/25	<i>Rio Grande Engineering</i> P.O. BOX 53294 ALBUQUERQUE, NM 87199 (505) 321-8099	DATE 5-12-25
		SHEET # C1
		JOB #