

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

January 21, 2026

Sam Coulter  
Isaacson & Arfman, Inc.  
128 Monroe Street NE  
Albuquerque, NM 87108

**RE: 4741 Pan American Fwy NE  
Conceptual Grading & Drainage Plan  
Engineer's Stamp Date: 01/09/26  
Hydrology File: F16D019  
Case # HYDR-2026-00008**

Dear Mr. Coulter:

Based upon the information provided in your submittal received 01/09/2026, the Conceptual Grading & Drainage Plan **is approved** for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit or for action by the Development Hearing Officer (DHO) on Preliminary Plat.

PO Box 1293

**PRIOR TO BUILDING PERMIT:**

Albuquerque

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

NM 87103

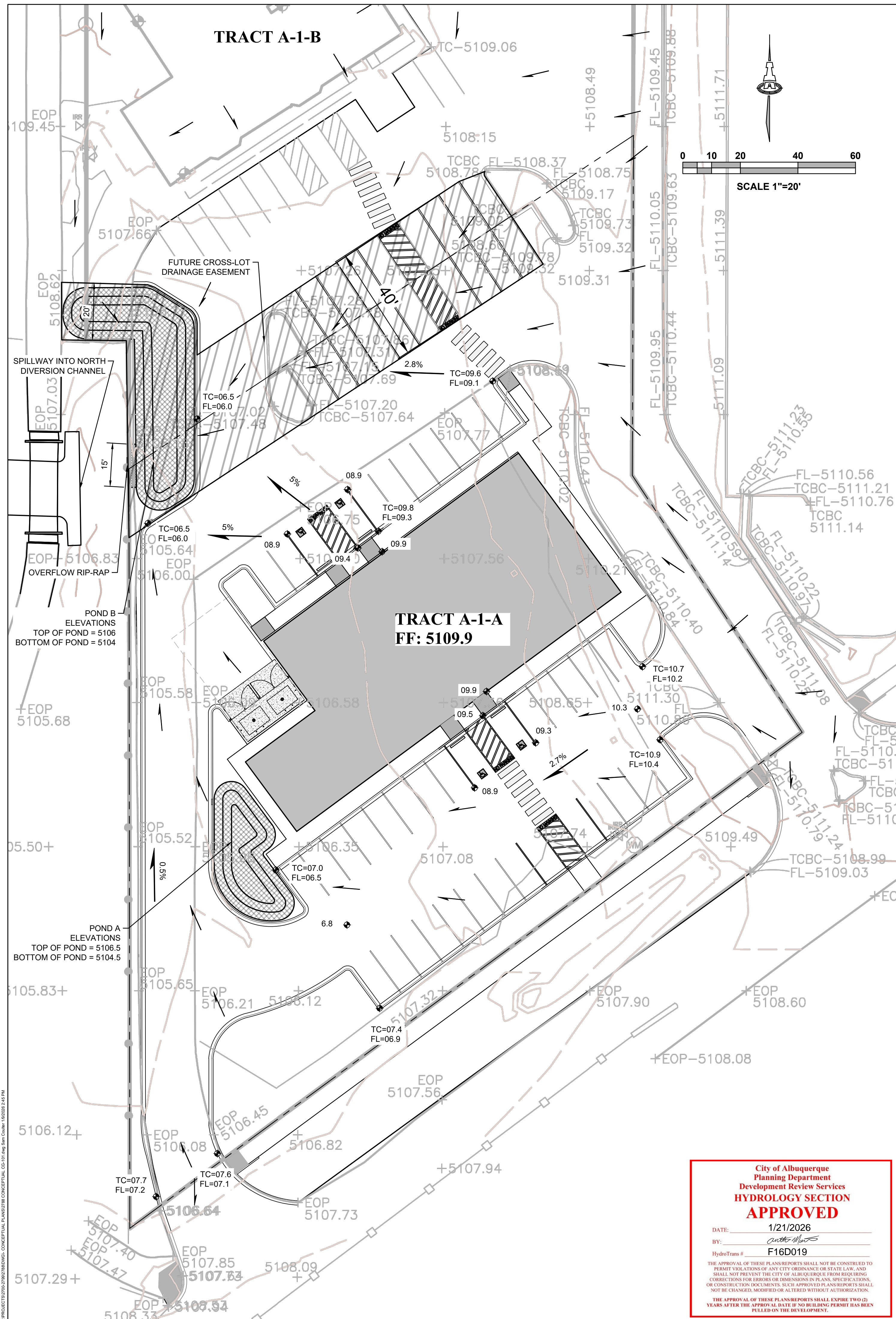
As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 505-924-3420) 14 days prior to any earth disturbance.

[www.cabq.gov](http://www.cabq.gov)

If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Sincerely,

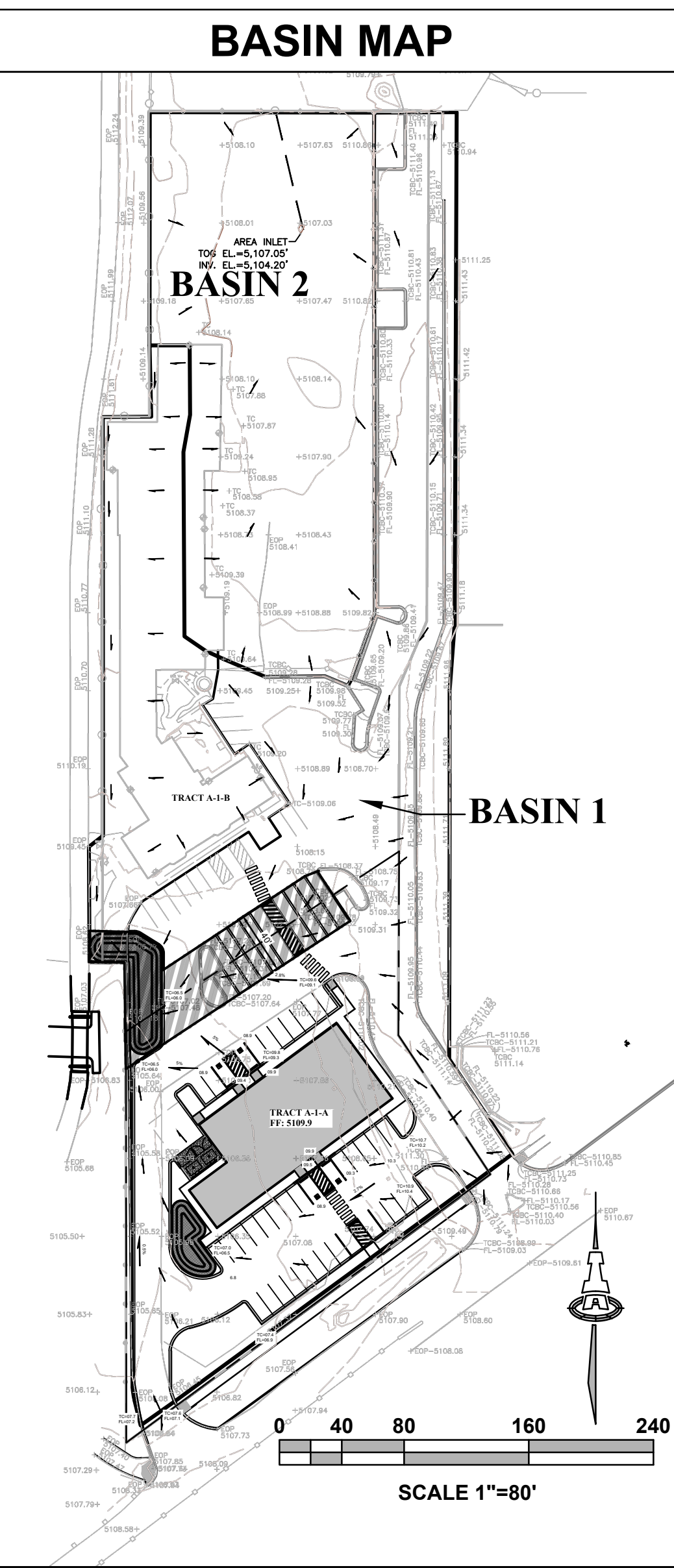
Anthony Montoya, Jr., P.E., CFM  
Senior Engineer, Hydrology  
Planning Department, Development Review Services



**City of Albuquerque  
Planning Department  
Development Review Services  
HYDROLOGY SECTION  
APPROVED**

DATE: 1/21/2026  
BY: [Signature]  
HydroTrans # F16D019

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSIDERED TO PREVENT VIOLATIONS OF ANY CITY ORDINANCES OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM RECORDING CORRECTIONS FOR ERRORS OR OMISSIONS IN THESE SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE DEEMED 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.



### DRAINAGE PLAN

**INTRODUCTION AND SUMMARY:** THE SITE IS LOCATED IN CENTRAL ALBUQUERQUE NORTH OF INTERSTATE 25 AND EAST OF THE AMAFCA NORTH DIVERSION CHANNEL. THIS SUBMITTAL IS MADE TO SUPPORT A REPLAT OF THE EXISTING PLOT A-1 INTO TWO LOTS A-1-A AND A-1-B. THE EXISTING TRACT A-1 (3.64 ACRES) IS COMPRISED OF TWO BASINS AS SHOWN ON THE BASIN MAP. BASIN 2 DRAINS TO THE NORTH AND IS UNAFFECTED BY THE REPLAT. THE PROPOSED REPLAT WOULD SUBDIVIDE THE OUTLINED AREA TO THE SOUTH INTO A SEPARATE TRACT A-1-B. THIS PORTION OF THE PROPERTY IS CURRENTLY A COMPACTED DIRT LOT USED FOR STORAGE.

**PROJECT DESCRIPTION:** AS SHOWN BY THE VICINITY MAP F-16, THE REPLAT WOULD INCORPORATE PROPOSED DEVELOPMENT OF EXISTING DIRT LOT ON THE SOUTHERN END OF THE PROPERTY INTO A SEPARATE LOT.

**OFFSITE FLOWS (OUTSIDE OF TRACT A-1) MINORLY IMPACT THIS SITE. THE REPLAT WILL NOT AFFECT THE CURRENT BOUNDARY OF BASIN 1. THE CURRENT PORTION OF TRACT A-1-B AND THE ENTIRETY OF TRACT A-1-A WILL CONTINUE TO DISCHARGE INTO THE AMAFCA NORTH DIVERSION CHANNEL AT THE EXISTING OUTLET POINT.**

**EXISTING CONDITIONS:** THE NORTHWEST PORTION OF THE OVERALL PROPERTY LABELED BASIN 2 IS IN A LOW AREA OF THE SITE AND RUNOFF DRAINS TO A STORM DRAIN INLET LOCATED NEAR THE CENTER OF THE BASIN. THIS STORM DRAIN OUTLET COLLECTS SITE DEVELOPED STORM RUNOFF AND DIRECTS IT TO THE AMAFCA NORTH DIVERSION CHANNEL NORTHWEST OF THE PROPERTY.

**BASIN 1 (2.74 AC) SLOPES TO THE WEST AND DISCHARGES RUNOFF TO AN AMAFCA NORTH DIVERSION RUNDOWN. ALL CALCULATIONS SHOWN ARE FOR BASIN 1 ONLY.**

**DRAINAGE PLAN CONCEPT:** RUNOFF WILL DRAIN FROM EAST TO WEST. THE SOUTHERN PORTION OF THE LOT WILL FLOW INTO A STORMWATER QUALITY POND. THE REMAINING NORTHERN PORTION OF LOT A-1-A AND THE SOUTHERN PORTION OF LOT A-1-B WILL FLOW TO A STORMWATER QUALITY POND BEFORE DISCHARGING TO THE AMAFCA NORTH DIVERSION CHANNEL. A DRAINAGE EASEMENT WILL BE PROVIDED AS PART OF A FUTURE GRADING AND DRAINAGE SUBMITTAL.

**PRIOR DOCUMENTS:** GRADING AND DRAINAGE PLAN FOR ROCKY MOUNTAIN STONE DATED 12/08/04 PREPARED BY MOLZEN-CORBIN AND ASSOCIATES. RUNOFF FLOWS FROM THIS PLAN INCLUDED THE OLD DICKEY'S LOT (HYDROTRANS # F17D102) OF 1.21 ACRES. THE NEW DEVELOPMENT OF THE LEXUS PARKING LOT HAS ELIMINATED THIS HISTORIC FLOW, BUT THE ORIGINAL PLAN DID NOT INCLUDE THE 1.5 ACRE DIRT LOT LOCATED IN THE SOUTHWEST PORTION OF THE PROPERTY. THESE CHANGES DECREASED TOTAL FLOWS FROM 13.7 CFS TO 11.2 CFS.

**GRADING AND DRAINAGE PLAN FOR THE DEVELOPMENT OF LEXUS PARKING LOT DATED 3/15/2019 PREPARED BY HIGH MESA CONSULTING GROUP. THIS PROJECT REDIRECTED FLOWS FROM THE PROJECT PROPERTY AND DIVERTED THEM TO THE INTERSTATE 25 FRONTAGE ROAD DITCH.**

### STORMWATER QUALITY

FOR REDEVELOPMENT SITES, THE CABO STORMWATER QUALITY VOLUME (SQOV) IS BASED ON THE 80TH PERCENTILE STORM EVENT OR 0.26".

THE IMPERVIOUS AREA FOR BASIN 1 IS CALCULATED AS 83% OF TOTAL AREA: 99258 SF. THE TOTAL REQUIRED S.Q. RETENTION VOLUME = 0.26" \* TYPE 'D' AREA = **2151 CFS**.

### CALCULATIONS

**CALCULATIONS: 4741 Pan American Commercial :**  
Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020

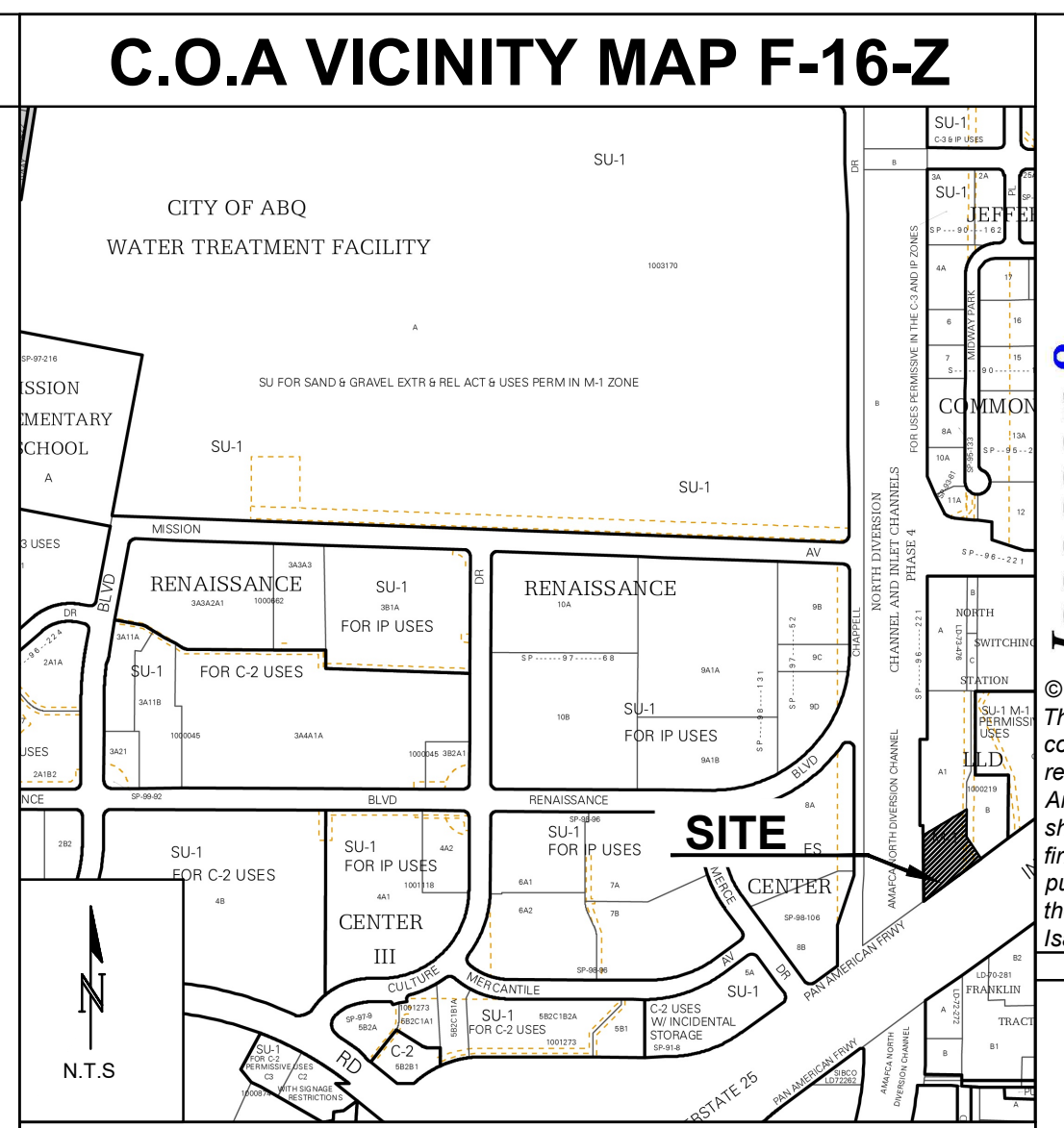
100-YEAR, 6-HOUR CALCULATIONS			
AREA OF SITE:	119,300	SF	2.74 ACRE
<b>HISTORIC FLOWS:</b>			
Area A	2386	2%	
Area B	0	0%	
Area C	42590	36%	
Area D	74324	62%	
Total Area	119300	100%	
<b>DEVELOPED FLOWS:</b>			
Area A	2386	2%	
Area B	0	0%	
Area C	17656	15%	
Area D	99258	83%	
Total Area	119300	100%	
<b>EXCESS PRECIP:</b>			
Area A	0.62		
Area B	0.80		
Area C	1.03		
Area D	2.33		
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)	Weighted E = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$		
Historic E	1.83 in.	Developed E	2.10 in.
On-Site Volume of Runoff: V <sub>360</sub>	= $E * A / 12$		
Historic V <sub>360</sub>	18210 CF	Developed V <sub>360</sub>	20911 CF
On-Site Peak Discharge Rate: Q <sub>p</sub>	= $Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D / 43,560$		
For Precipitation Zone 2			
Q <sub>pA</sub>	1.71	Q <sub>pC</sub>	3.05
Q <sub>pB</sub>	2.36	Q <sub>pD</sub>	4.34
Historic Q <sub>p</sub>	10.5 CFS	Developed Q <sub>p</sub>	11.2 CFS

POND A		
Contour	Area	Volume
5.0	213	
6.5	882	821 CF
POND VOLUME = 821 CF		
POND B		
Contour	Area	Volume
4.0	649	
5.0	1232	941 CF
6	1870	1551 CF
POND VOLUME = 2492 CF		
TOTAL POND VOLUME = 3313 CF		

**NOTES:**

CALCULATIONS ARE FOR THE ENTIRETY OF BASIN 1 AND DO NOT INCLUDE BASIN 2.

FINAL PAD LOCATIONS AND SIZES TO BE LOCATED BASED ON FINAL SITE LAYOUT.



### PROJECT INFORMATION

PROPERTY: LOCATED THE NORTH OF PAN AMERICAN FRONTAGE ROAD, TO THE EAST OF THE NORTH DIVISION CHANNEL, TO THE WEST OF THE LEXUS OF ALBUQUERQUE. THE EXISTING TRACT IS OCCUPIED BY ROCKY MOUNTAIN STONE CO.

PROPOSED IMPROVEMENTS: REPLAT OF EXISTING A-1 TRACT INTO TWO SEPARATE LOTS A-1-A, AND A-1-B. EXISTING CONDITIONS TO REMAIN. FUTURE IMPROVEMENTS TO INCLUDE COMMERCIAL BUILDING AND STORWATER QUALITY PONDS.

LOT SIZE: EXISTING: A-1: 3.4641 ACRES, 150,894.18 SQ. FT. PROPOSED: LOT A-1-A: 1.1210 ACRES, 48,830.98 SQ. FT. LOT A-1-B: 2.3430 ACRES, 102,063.19 SQ. FT.

EXISTING LEGAL: TRACT A-1, LLD SUBDIVISION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 25, 2014 IN PLAT BOOK 2014C, PAGE 109, DOCUMENT NUMBER 2014076847

PROPOSED LEGAL: SKETCH PLAT OF TRACTS A-1-A AND A-1-B LLD SUBDIVISION SITUATE WITHIN SECTIONS 34 AND 35, T. 11 N., R. 3 E., N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BENCHMARK: VERTICAL DATUM SHOWN HERON WAS BASED UPON ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY (AMAFCA) "NDC 14" WITH AN ELEVATION = 5107.996 FEET (NAVD 1988 VERTICAL DATUM)

TEMPORARY BENCHMARK: CP 100, IS A TERRA LAND SURVEY 3/4" REBAR WITH A PLASTIC CAP STAMPED "TERRA CONTROL" WITH AN ELEVATION = 5107.53 FEET (NAVD 1988 VERTICAL DATUM)

FLOOD HAZARD: PER BERNALILLO COUNTY FIRMETTE MAP # 35001C0138H EFFECTIVE AUGUST 16, 2012. THE SITE IS LOCATED WITHIN ZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

### LEGEND

	EXISTING SPOT ELEVATION
	EXISTING 1' CONTOUR
	PROPOSED SPOT ELEVATION
	SURFACE FLOW DIRECTION
	FINISH FLOOR ELEVATION
	BASIN BOUNDARY
	FUTURE DRAINAGE EASEMENT

**Isaacson & Arfman, Inc.**  
Civil Engineering Consultants

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FRED C. ARFMAN  
NEW MEXICO  
7322  
01-09-26  
LICENSED PROFESSIONAL ENGINEER

Engineer

**4741 PAN AMERICAN COMMERCIAL ALBUQUERQUE, NM**

ISSUE: --	PROJECT NUMBER: IA 2788	FILE:	SSC	FCA	DATE: 11-19-2025
No	Date	Description			

SHEET TITLE

**CONCEPTUAL GRADING PLAN**

SHEET NUMBER

CG-101