

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 12, 2025

Brandice Long
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: 2500 Phoenix Ave. NE
Grading & Drainage Plan
Engineer's Stamp Date: 8/5/2025
Hydrology File: H16D156
Case # HYDR-2025-00275**

Dear Ms. Long:

PO Box 1293

Based upon the information provided in your submittal received 8/5/2025, the Grading & Drainage Plans are approved for Building Permit, and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

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, 924-3420) 14 days prior to any earth disturbance.

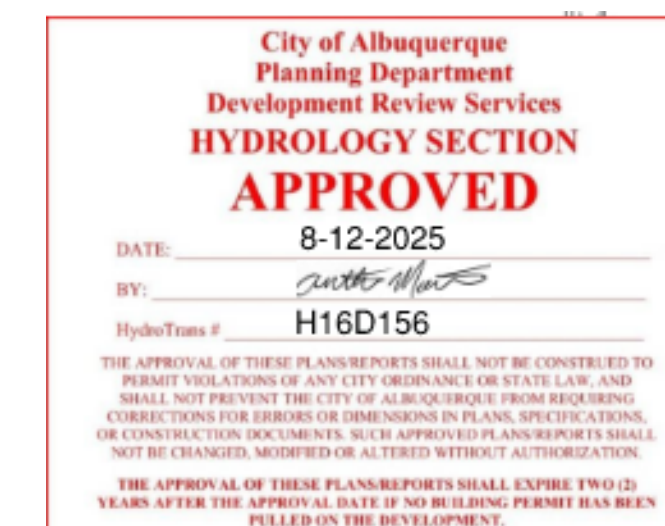
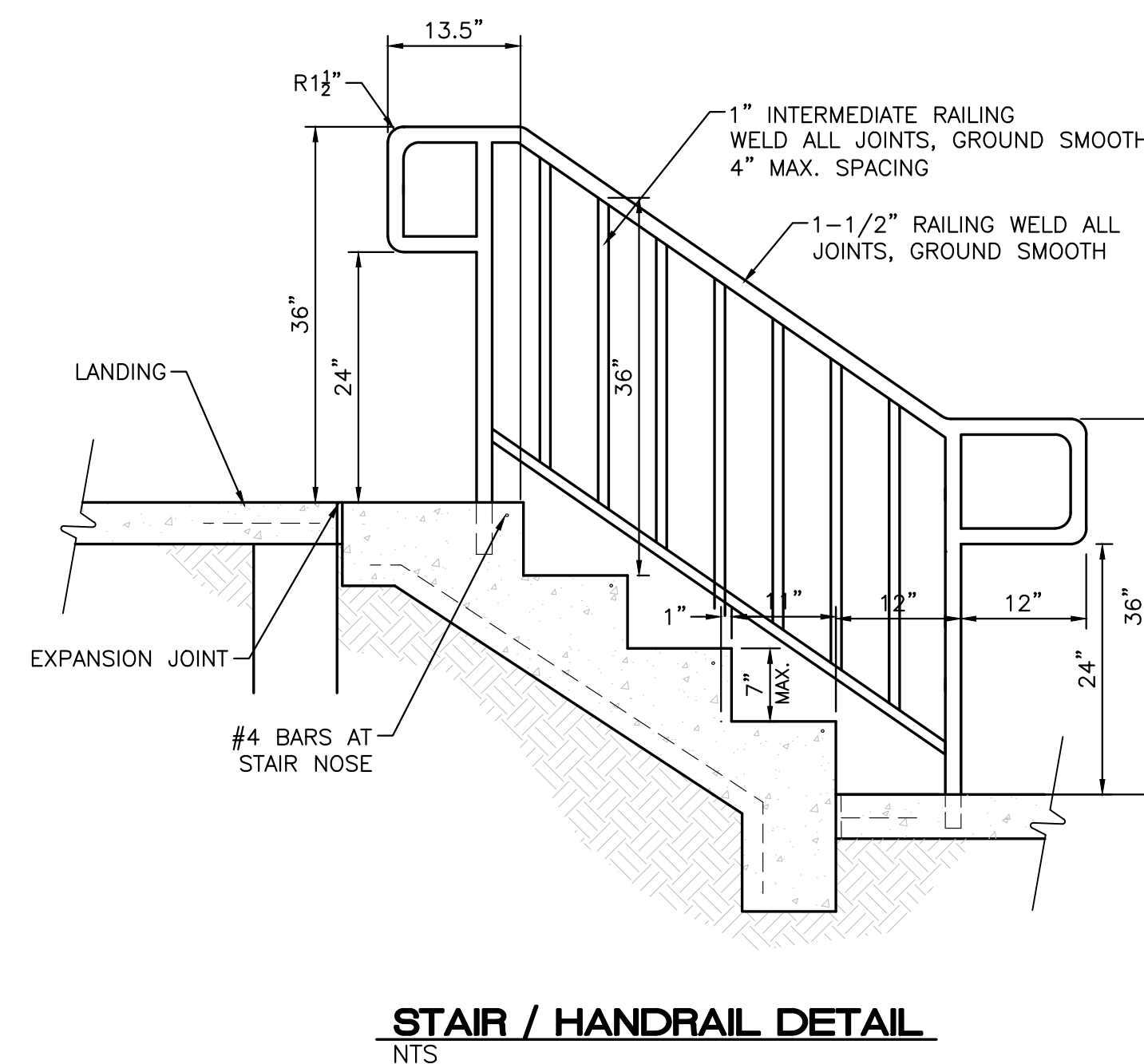
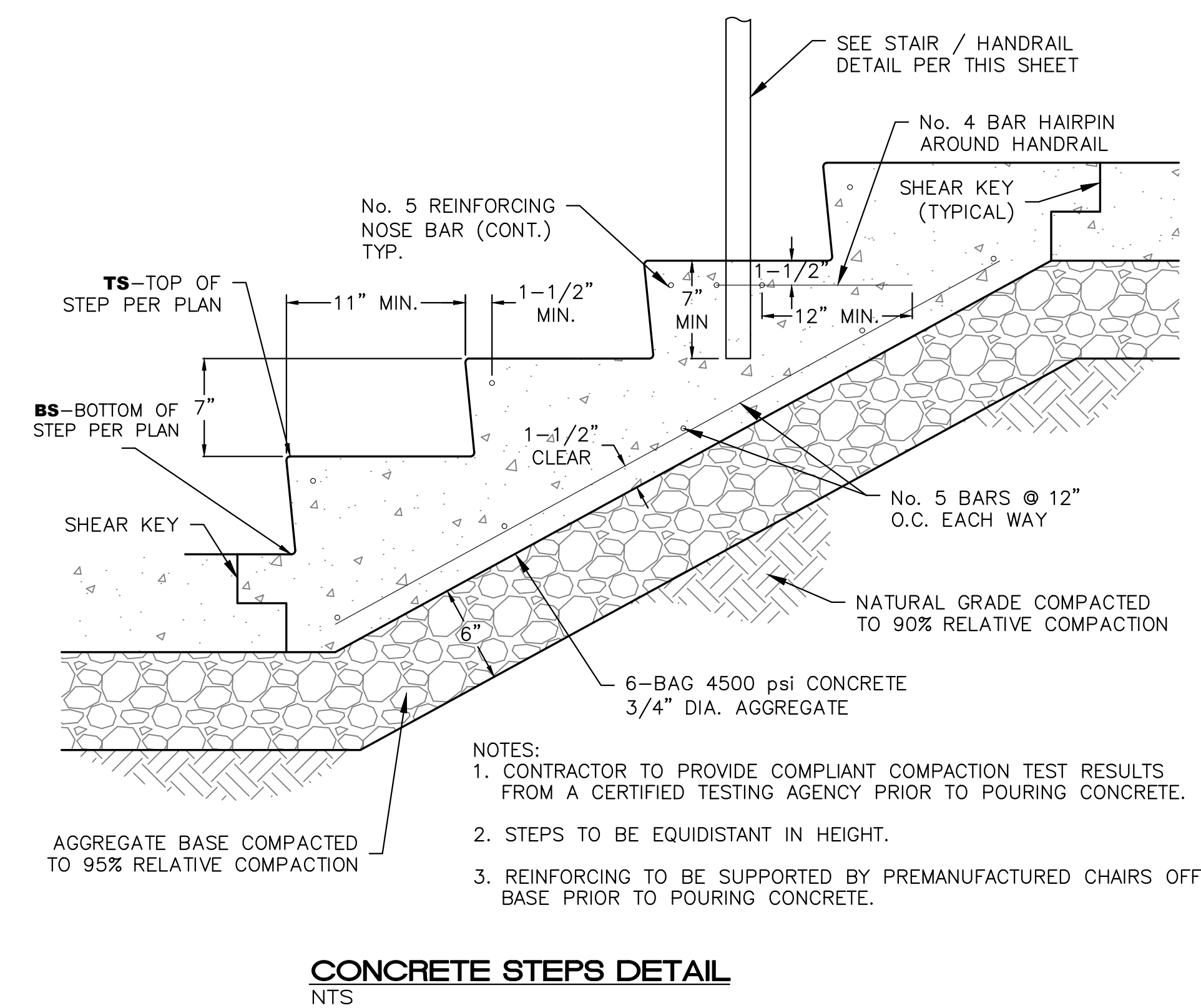
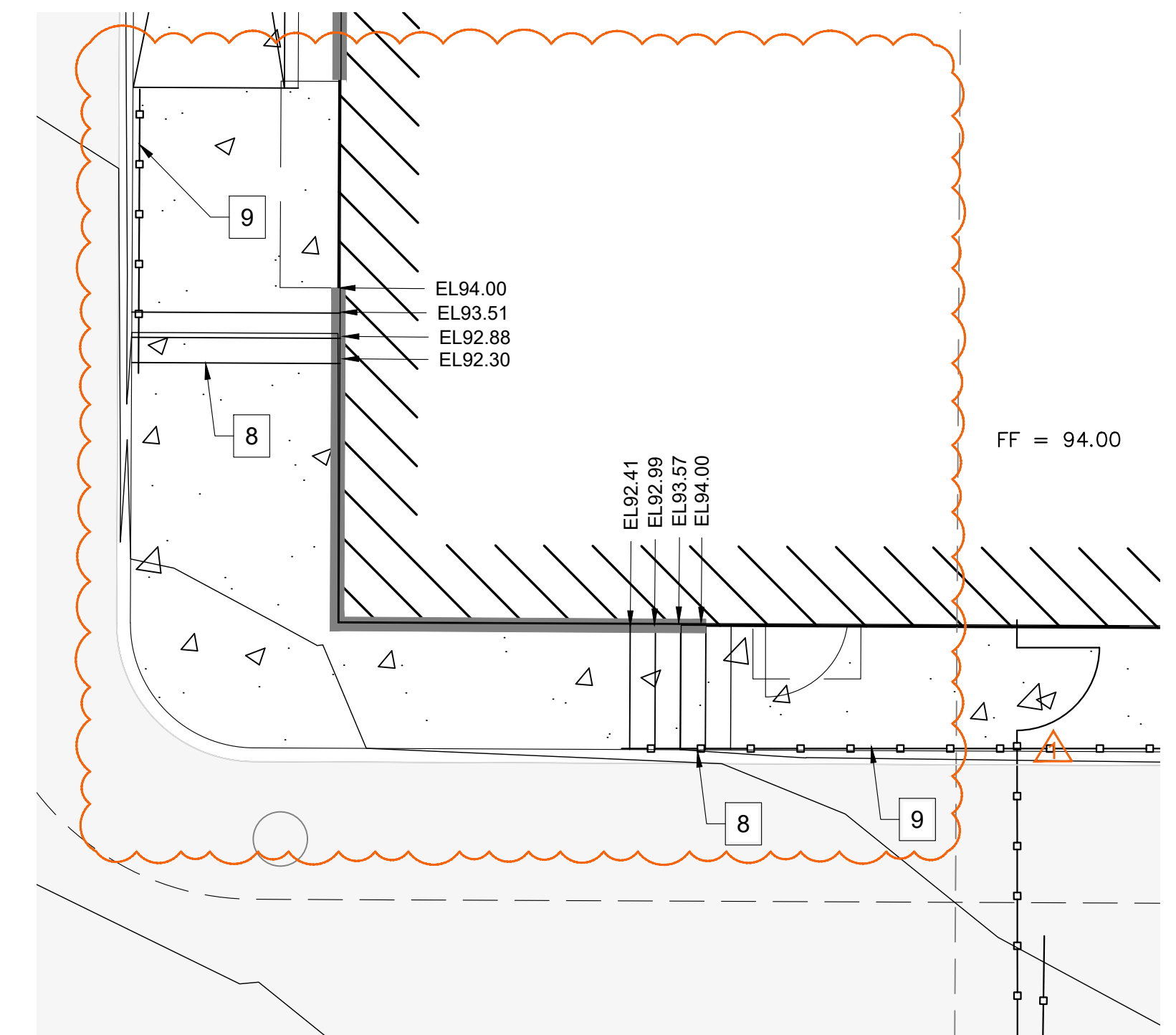
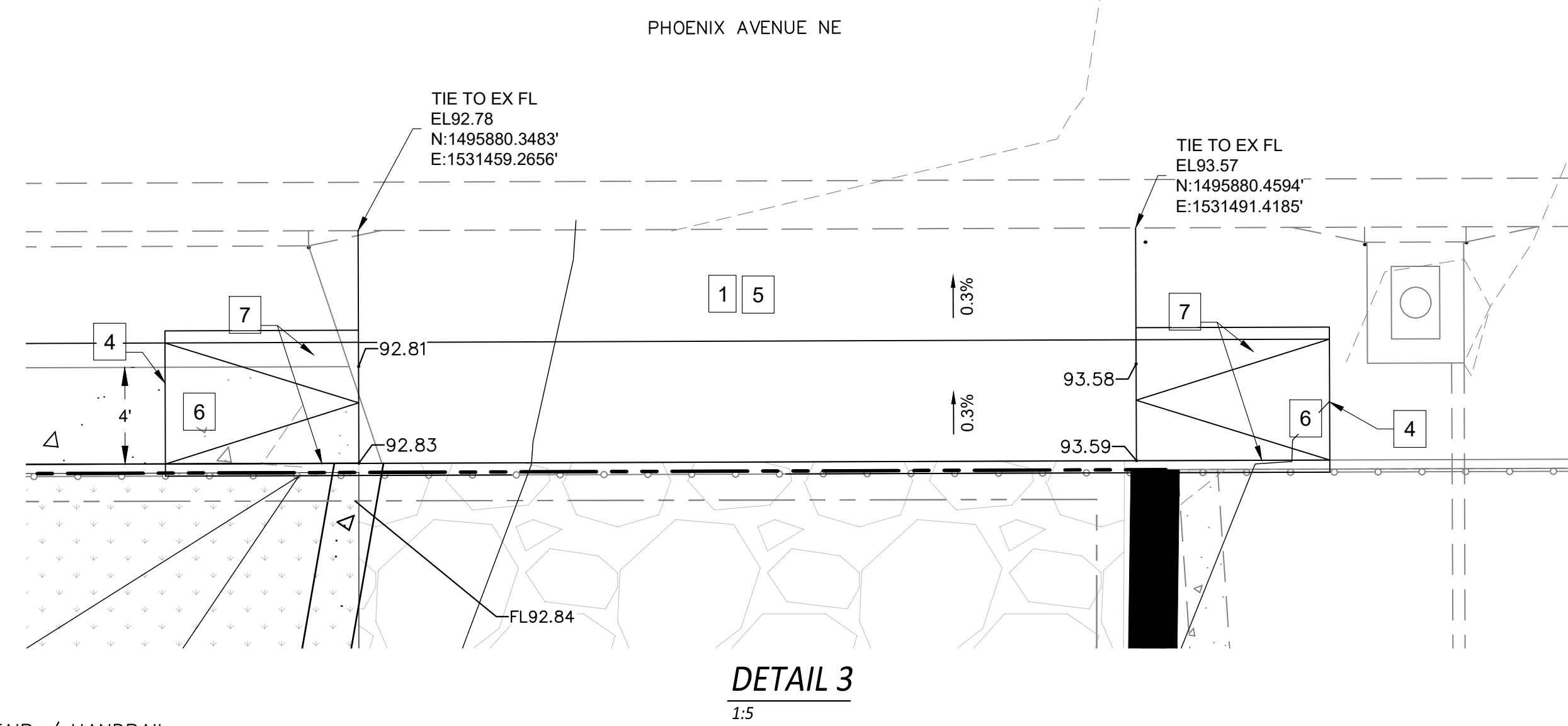
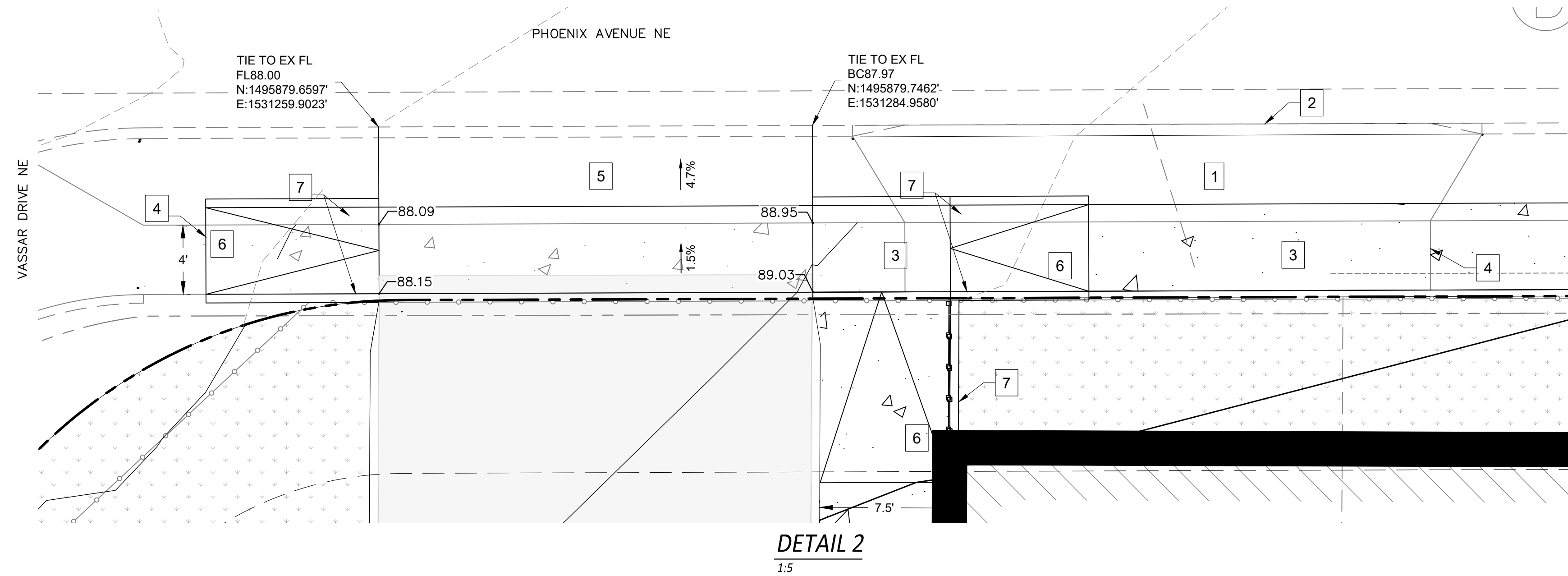
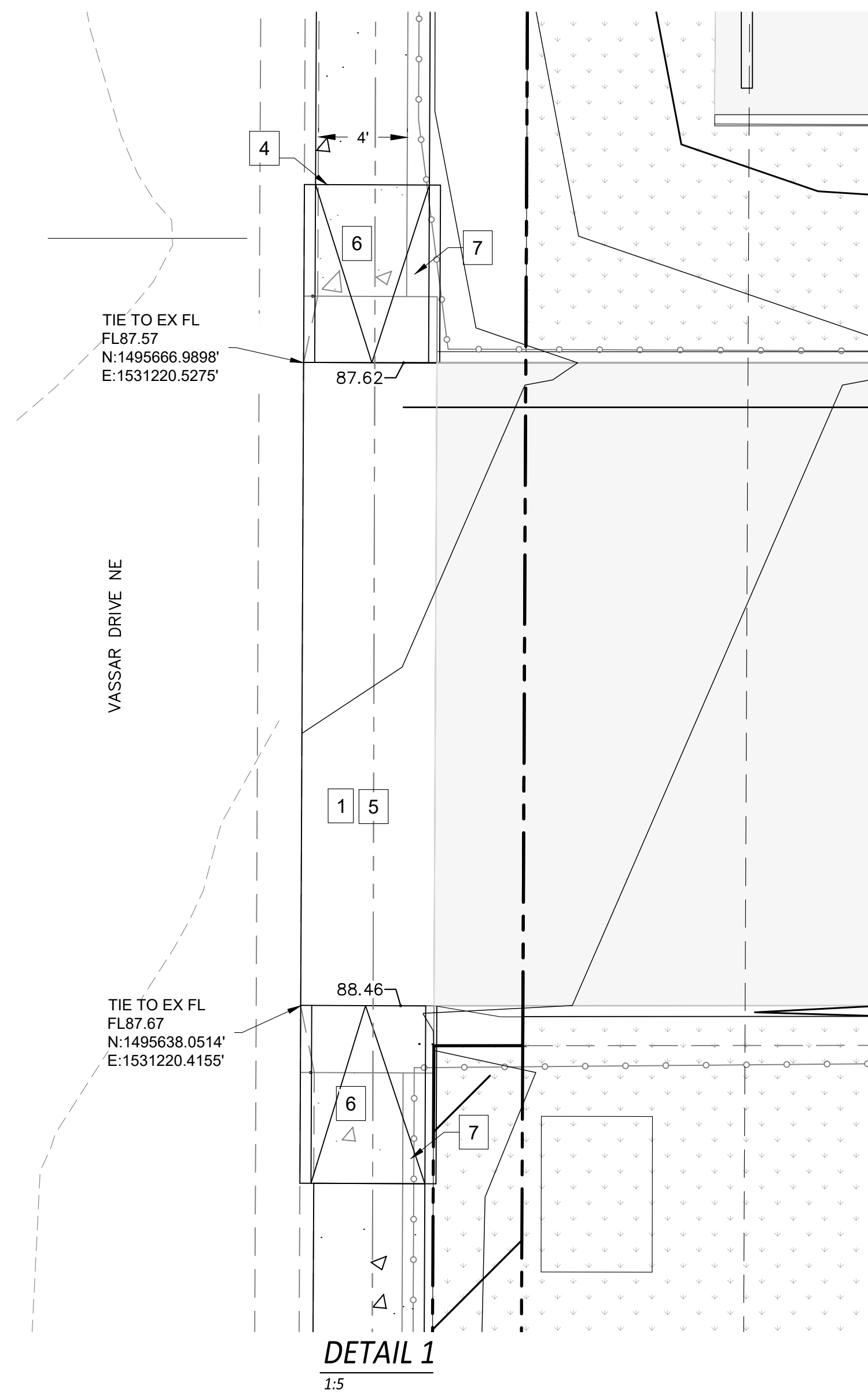
If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

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

KEYED NOTES:

1. REMOVE AND DISPOSED OF EXISTING DRIVE PAD.
2. NEW 6" STANDARD CURB AND GUTTER, PER COA STANDARD DWG 2415A.
3. INSTALL 4" SIDEWALK.
4. MATCH EXISTING SIDEWALK.
5. CONSTRUCT 6" CONCRETE DRIVE PAD.
6. CONSTRUCT CURB RAMP, 12:1 MAX SLOPE..
7. CONSTRUCT HEADER CURB PER COA STANDARD DWG 2415C.
8. CONSTRUCT STAIRS WITH HANDRAIL PER DETAILS THIS SHEET.
9. CONSTRUCT PEDESTRIAN HANDRAIL.



NO.	DATE	REVISIONS	REMARKS	BY
8.5.25		ARCHITECTURE PLANNING DESIGN REVIEW		BL
REVISIONS				
ENGINEER'S SEAL		MENAUL AND VASSAR 2500 PHOENIX AVE NE, ALBUQUERQUE, NM, 87107		DRAWN BY JL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER		GRADING AND DRAINAGE PLAN		DATE 6/24/2025
8/5/2025		TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com		DRAWING
RONALD R. BOHANNAN P.E. #7868				SHEET # C2.1
				JOB # 2022093

FLOOD PLAN

THE SITE IS LOCATED WITHIN FLOOD ZONE X, WHICH IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." THE SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS SHOWN ON FIRM MAP 35001C0351H AND REQUIRES NO FURTHER FLOOD-PROOFING OR OTHER FLOOD MITIGATION.

METHODOLOGY

THE HYDROLOGIC ANALYSIS PROVIDED WITH THIS DRAINAGE MANAGEMENT PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ARTICLE 6-2 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL. THE SITE IS IN PRECIPITATION ZONE 2 PER TABLE 6.2.7 OF SECTION 6-2(A)(1). THE DESIGN STORM FOR EXISTING AND PROPOSED HYDROLOGY IS THE 100 YEAR 6 HR EVENT. LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ACCORDING TO THE SITE CONDITIONS. THE WEIGHTED E TABLE AND EQUATIONS USED ARE SHOWN ON THIS SHEET.

EXISTING CONDITIONS

THE EXISTING 2.02 ACRES FOR THE SUBJECT IS CURRENTLY DEVELOPED AND COVERED WITH MOSTLY COMPACTED SOIL, BASE COURSE AND PAVEMENT. THERE IS APPROXIMATELY 22-FT OF FALL FROM THE SOUTHEAST TO THE NORTHWEST. AS SHOWN ON THIS SHEET, THE SITE IS DIVIDED INTO SEVEN BASINS AND REFERRED TO AS E1, E2, E3, O1, O2, O3, O4.

BASIN E1 IS THE SOUTH HALF OF THE SUBJECT SITE AND MADE OF TREATMENT C (55%) AND TREATMENT D (45%). IT GENERATES APPROXIMATELY 2.94 CFS FOR A 100-YEAR STORM.

BASIN E2 IS A MAJORITY OF THE NORTH HALF OF THE SUBJECT SITE AND IS MADE OF TREATMENT C (100%). IT GENERATES APPROXIMATELY 3.15 CFS FOR A 100-YEAR STORM.

BASIN O1 IS APPROXIMATELY 1.11 ACERS OF TRACT 5 AND IS COVERED WITH MOSTLY COMPACTED SOILS, BASE COURSE, AND PAVEMENT CONTAINING TREATMENT C (83%) AND TREATMENT D (17%). IT GENERATES APPROXIMATELY 3.62 CFS FOR A 100-YEAR STORM.

BASIN O2 IS APPROXIMATELY 0.06 ACERS OF TRACT 1-D AND IS MADE OF TREATMENT D (100%). IT GENERATES APPROXIMATELY 0.27 CFS FOR A 100-YEAR STORM.

BASIN O3 IS APPROXIMATELY 0.01 ACERS OF TRACT 1-D AND IS MADE OF TREATMENT C (100%). IT GENERATES APPROXIMATELY 0.03 CFS FOR A 100-YEAR STORM.

ALL FLOWS FROM BASIN E1, E2, O1, O2, O3 ARE DIRECTED NORTHWEST ONTO PHOENIX AVE. AND CAPTURED BY A ROADWAY CURB INLET APPROXIMATELY 75-FT WEST OF THE INTERSECTION. THE COMBINED DISCHARGE IS 10.03 CFS FOR A 100-YEAR STORM.

BASIN E3 IS THE NORTHEAST CORNER OF THE SITE AND IS MADE OF TREATMENT C (100%). IT GENERATES APPROXIMATELY 0.54 CFS FOR A 100-YEAR STORM.

BASIN O4 IS APPROXIMATELY 0.01 ACERS OF TRACT 1-D AND IS MADE OF TREATMENT C (100%). IT GENERATES APPROXIMATELY 0.04 CFS FOR A 100-YEAR STORM.

ALL FLOWS FROM BASIN E3 AND O4 CONVEYS RUNOFF ONTO PHOENIX AVE AND CAPTURED BY A ROADWAY CURB INLET APPROXIMATELY 124-FT EAST OF THE INTERSECTION. THE COMBINED DISCHARGE IS 0.58 CFS FOR A 100-YEAR STORM.

REMAINING OFFSITE FLOWS FROM TRACT 1-D ARE EXCLUDED DUE TO THE PROPERTIES USE OF STANDARD 6-INCH CURB AND GUTTER THAT DIRECTS FLOW THROUGH A 1-FOOT CONCRETE RUNDOWN INTO A VALLEY GUTTER AND DISCHARGES ONTO PHOENIX AVE AS SEEN BY FIELD OBSERVATION AND A GRADING AND DRAINAGE PLAN PREPARED BY TGC ENGINEERING, INC. (9/24/2008)

THE OFFSITE FLOWS FROM TRACTS 2, 3, AND 4 ARE EXCLUDED DUE TO THE PROPERTIES' USE OF HEADER CURBS. THE GRADING AND DRAINAGE PLAN PREPARED BY LEVI VALDEZ (2/23/2006) AND SITE INSPECTION CONFIRMS CURBING EXISTENCE.

PROPOSED CONDITIONS

ACCORDING TO THE ALBUQUERQUE MASTER DRAINAGE STUDY, VOLUME I, DATED JANUARY 1981, THE SUBJECT SITE IS ALLOWED FREE DISCHARGE ONTO VASSAR DR. AND PHOENIX AVE. THE PROPOSED INDUSTRIAL DEVELOPMENT IS DIVIDED UP INTO TWO PROPOSED BASINS AND THE EXISTING OFFSITE BASINS. THEY ARE REFERRED TO AS P1, P2, O1, O2, O3, AND O4 AS SHOWN ON THIS SHEET.

BASIN P1 IS APPROXIMATELY 0.80 ACRES AND GENERATES APPROXIMATELY 2.85 CFS FOR A 100-YEAR STORM. BASIN O2 WILL TRAVEL ONTO BASIN P1 GENERATING A COMBINED FLOW RATE OF APPROXIMATELY 3.12 CFS. FLOWS ARE DIRECTED NORTH THROUGH THE PARKING LOT BY A 2' VALLEY GUTTER AND CONVEY ONTO PHOENIX AVE.

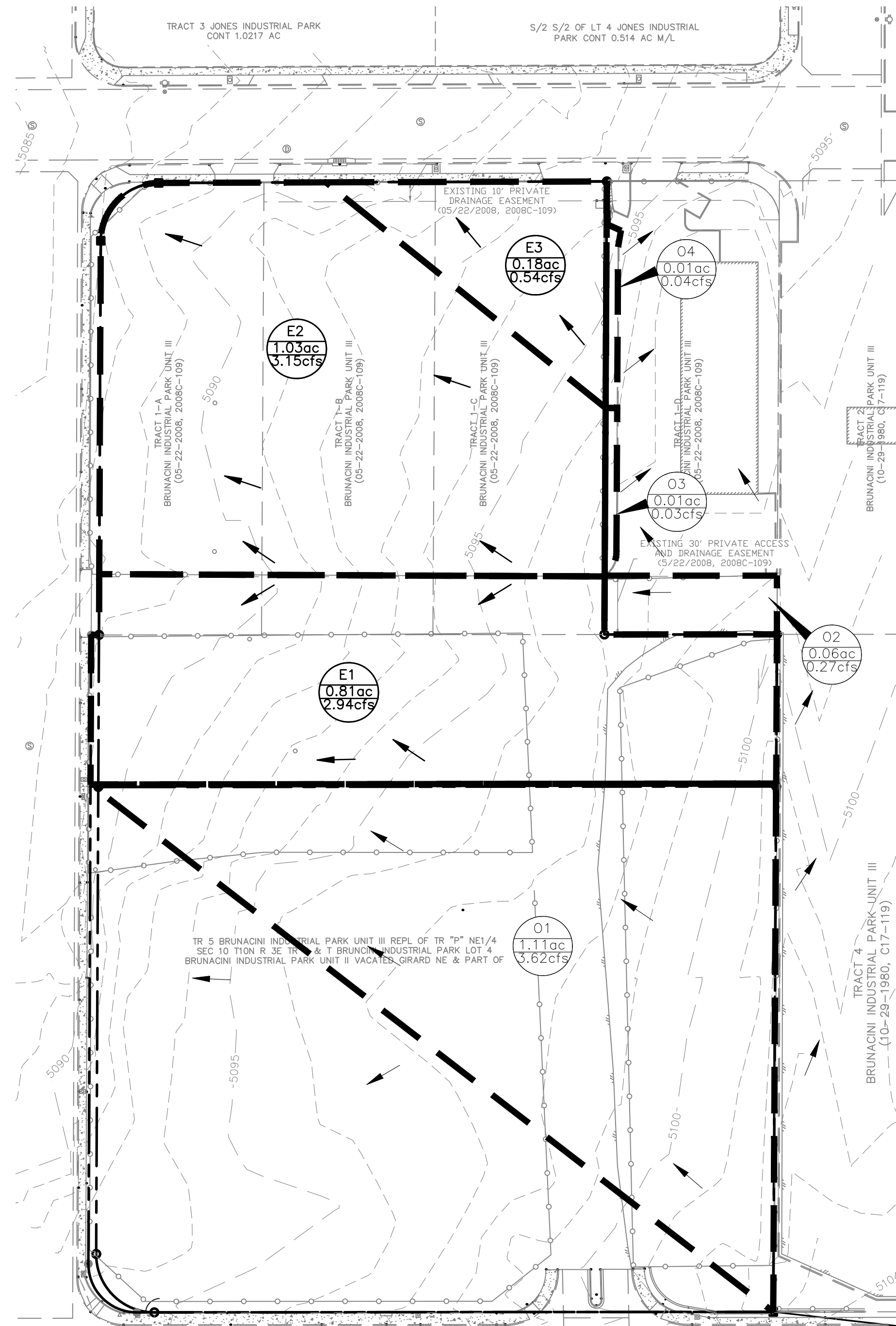
BASIN P2 IS APPROXIMATELY 1.22 ACRES AND GENERATES 4.15 CFS FOR A 100 YEAR STORM. FLOWS ARE DIRECTED SOUTH THROUGH THE PARKING LOT AND SOUTHWEST THROUGH THE GRAVEL YARD BY A 2' VALLEY GUTTER. ALL FLOWS WILL CONVEY ONTO VASSAR DR AND PHOENIX AVE.

ALL FLOWS FROM P1, P2, AND O2 WILL TRAVEL WEST ON PHOENIX AVE AND CAPTURED BY THE ROADWAY CURB INLET APPROXIMATELY 75-FT WEST OF THE INTERSECTION. THE COMBINED DISCHARGE IS APPROXIMATELY 6.78 CFS FOR A 100-YEAR STORM.

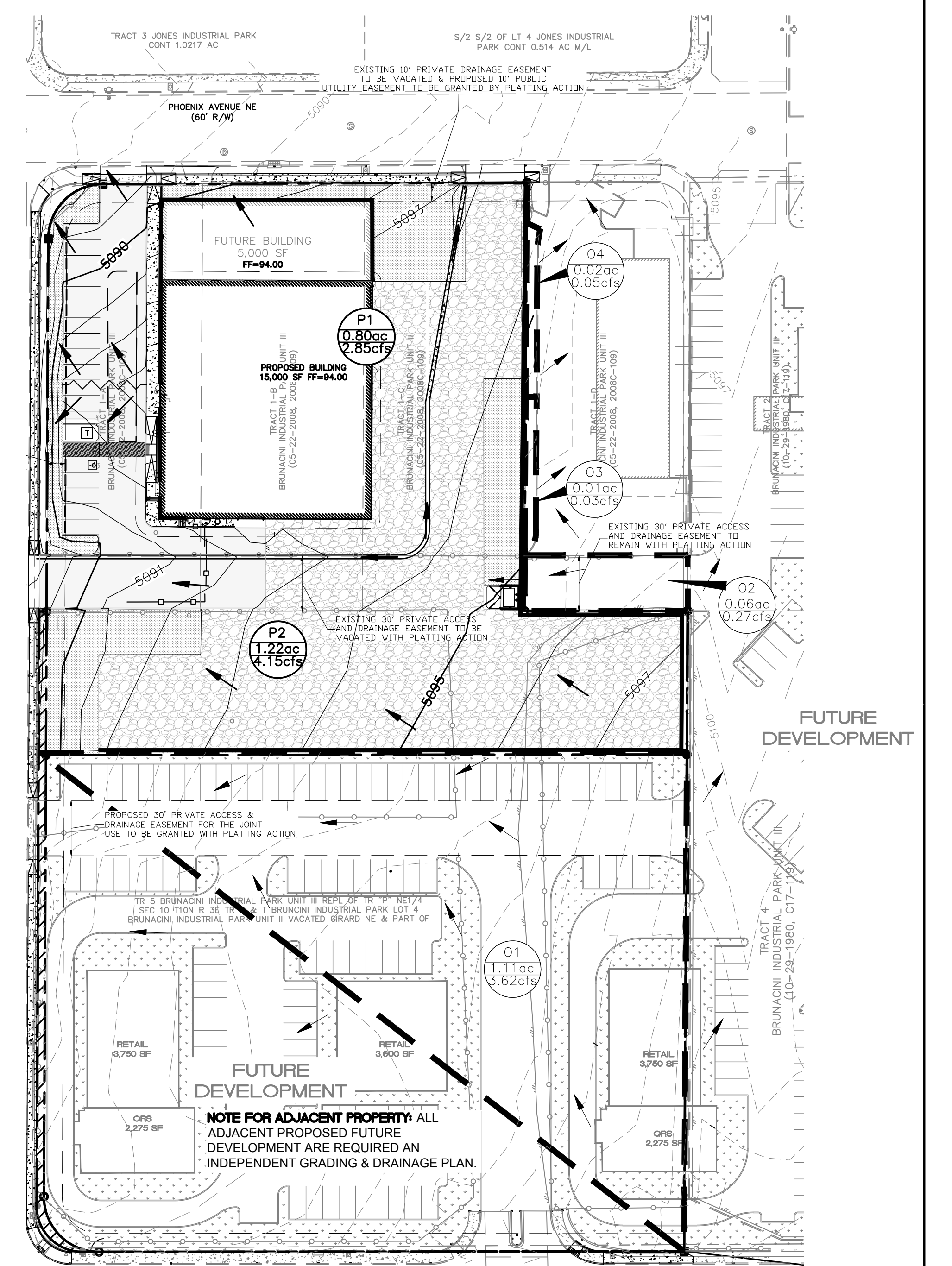
ALL FLOWS FROM BASINS O1, O2, O3, AND O4 ARE EXCLUDED FROM DRAINING ONTO SUBJECT SITE AS SHOWN ON GRADING PLAN.

STORMWATER QUALITY

ARTICLE 6-12 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL STATES THAT ALL NEW DEVELOPMENT MUST MANAGE THE STORMWATER QUALITY VOLUME BY MANAGEMENT ON-SITE OR PAYMENT-IN-LIEU. THE PROPOSED PROJECT IS UNABLE TO ACCOMMODATE MANAGEMENT ON-SITE DUE TO THE AMOUNT OF FALL AND THE SIZE OF THE SITE RELATIVE TO THE EXISTING 22-FT OF FALL FROM THE SOUTHEAST TO THE NORTHWEST. PAYMENT-IN-LIEU IS THE NECESSARY OPTION TO ACCOMMODATE THE REQUIREMENT. THE SITE IS LOCATED IN A METROPOLITAN REDEVELOPMENT AREA. ACCORDING TO SECTION 6-12(C)(1), PAYMENT-IN-LIEU SHALL BE WAIVED.



EXISTING BASIN MAP



PROPOSED BASIN MAP

WEIGHTED E METHOD

Existing Basins

Basin	Basin Area			Treatments				100-Year			10-Year		
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A %	Treatment B %	Treatment C %	Treatment D %	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
E1	35,324.5	0.81	0.001	0%	0%	0%	0%	1.615	0.109	2.94	0.944	0.064	1.70
E2	45,035.0	1.03	0.002	0%	0%	100%	0%	1.030	0.089	3.15	0.480	0.041	1.64
E3	7,766.8	0.18	0.000	0%	0%	100%	0%	1.030	0.015	0.54	0.480	0.007	0.28
O1	48,294.5	1.11	0.002	0%	0%	83%	17%	1.251	0.116	3.62	0.655	0.061	1.97
O2	2,704.1	0.06	0.000	0%	0%	0%	100%	2.330	0.012	0.27	1.510	0.008	0.17
O3	497.7	0.01	0.000	0%	0%	100%	0%	1.030	0.001	0.03	0.480	0.000	0.02
O4	574.3	0.01	0.000	0%	0%	100%	0%	1.030	0.001	0.04	0.480	0.001	0.02
Total	140,196.9	3.218	0.00503	0%	0%	81%	19%		0.343	10.61		0.182	5.81

Developed Basins

Basin	Basin Area			Treatments				100-Year			10-Year		
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A %	Treatment B %	Treatment C %	Treatment D %	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
P1	34,771.0	0.80	0.001	0%	16%	35%	49%	1.630	0.108	2.85	0.956	0.064	1.63
P2	53,229.0	1.22	0.002	0%	13%	53%	34%	1.442	0.147	4.15	0.807	0.082	2.31
O1	48,294.5	1.11	0.002	0%	0%	83%	17%	1.251	0.116	3.62	0.655	0.061	1.97
O2	2,704.1	0.06	0.000	0%	0%	0%	100%	2.330	0.012	0.27	1.510	0.008	0.17
O3	497.7	0.01	0.000	0%	0%	100%	0%	1.030	0.001	0.03	0.480	0.000	0.02
O4	574.3	0.01	0.000	0%	0%	100%	0%	1.030	0.001	0.04	0.480	0.001	0.02
Total	90,704.1	2.1	0.0	0%	14%	45%	42%		0.3	7.3		0.2	4.1

Equations:

Weighted E = Ea * Aa + Eb * Ab + Ec * Ac + Ed * Ad / (Total Area)

Volume = Weighted E * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

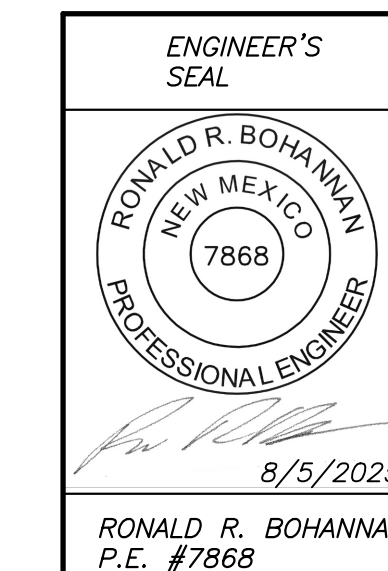
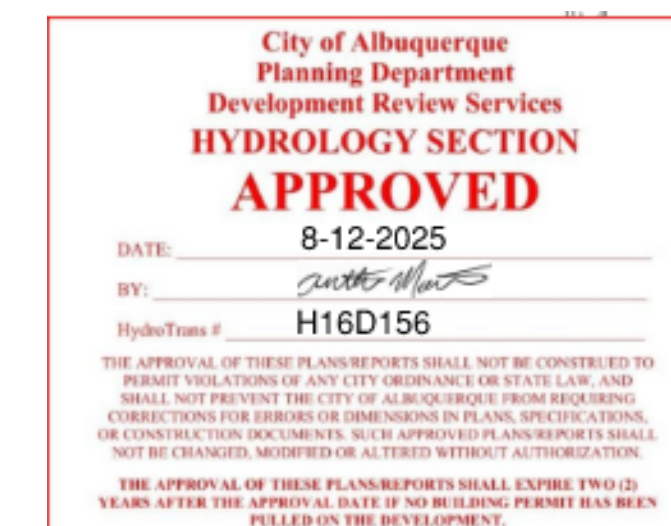
FIRST FLUSH VOLUME = Impervious Area * 0.42 inches

(For New Development sites)

V_{10-DAY} = V_{6HR} * A_c * (P_{10-DAY} / P_{6HR})^{1/2} IN/FT

P_{10-DAY} = 3.67 IN

P_{6HR} = 2.20 IN



ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 8/5/2025 RONALD R. BOHANNAN P.E. #7868	MENAU AND VASSAR 2500 PHOENIX AVE NE, ALBUQUERQUE, NM, 87107 GRADING AND DRAINAGE PLAN	DRAWN BY JL DATE 6/24/2025 DRAWING SHEET # C2.2 JOB # 2022093
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 5571 MIDWAY PARK PL NE
 ALBUQUERQUE, NEW MEXICO 87109
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