

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 24, 2025

Derek Bohannon
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: Mister Car Wash
1020 Juan Tabo Blvd NE
Grading and Drainage Plans
Engineer's Stamp Date: 11/18/25
Hydrology File: J22D074
Case # HYDR-2025-00392**

Dear Mr. Bohannon:

PO Box 1293

Based upon the information provided in your submittal received 11/18/2025, the Grading & Drainage Plan is approved for 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.

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, 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

Weighted E Method

Zone:
Zone 4
Existing Basin

Basin	Basin Area			Treatments								100-Year			10-Year			2-Year		
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs
				%	(acres)	%	(acres)	%	(acres)	%	(acres)									
Undeveloped Basin	41,817.6	0.96	0.002	0%	0.00	0%	0.00	0%	0.00	100%	0.96	3.340	0.267	4.59	2.150	0.172	2.92	1.390	0.111	1.80
Total	41,817.6	0.960	0.00150		0.00		0.000		0.000		0.960		0.267	4.59		0.172	2.92		0.111	1.80

Zone:
Zone 4
Existing Basin

Basin	Basin Area			Treatments								100-Year			10-Year			2-Year		
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs
				%	(acres)	%	(acres)	%	(acres)	%	(acres)									
Developed Basin	41,817.6	0.96	0.002	0%	0.00	15%	0.14	0%	0.00	85%	0.816	2.982	0.239	4.29	1.889	0.151	2.66	1.224	0.098	1.57
Total	41,817.6	0.960	0.00150		0.00		0.144		0.000		0.816		0.239	4.29		0.151	2.66		0.098	1.57
												Delta	-0.30			Delta	-0.25		Delta	-0.23

6-Hour Excess Precipitation, 'E' (DPM 6.2.13)					
Zone:	Event	A	B	C	D
Zone 4	100 Year	0.76	0.95	1.2	3.34
Zone 4	10 Year	0.25	0.41	0.59	2.15
Zone 4	2 Year	0	0.28	0.87	1.39

Peak Discharge Rate for Small Watersheds (DPM 6.2.14)					
Zone:	Event	A	B	C	D
Zone 4	100 Year	2.09	2.73	3.41	4.78
Zone 4	10 Year	0.7	1.28	1.89	3.04
Zone 4	2 Year	0	0.28	0.87	1.88

6-Hour Excess Precipitation, 'E' (DPM 6.2.13)					
Zone 1	2 Year	0	0.01	0.13	0.92
Zone 2	2 Year	0	0.02	0.16	0.98
Zone 3	2 Year	0	0.05	0.19	1.05
Zone 4	2 Year	0	0.28	0.87	1.39
Zone 1	100 Year	0.55	0.73	0.95	2.24
Zone 2	100 Year	0.62	0.8	1.03	2.33
Zone 3	100 Year	0.67	0.86	1.09	2.58
Zone 4	100 Year	0.76	0.95	1.2	3.34
Zone 1	10 Year	0.11	0.26	0.43	1.43
Zone 2	10 Year	0.15	0.3	0.48	1.51
Zone 3	10 Year	0.18	0.34	0.52	1.64
Zone 4	10 Year	0.25	0.41	0.59	2.15

Peak Discharge Rate for Small Watersheds (DPM 6.2.14)					
Zone 1	2 Year	0	0.02	0.5	1.56
Zone 2	2 Year	0	0.08	0.61	1.66
Zone 3	2 Year	0	0.15	0.71	1.73
Zone 4	2 Year	0	0.28	0.87	1.88
Zone 1	100 Year	1.54	2.16	2.87	4.12
Zone 2	100 Year	1.71	2.36	3.05	4.34
Zone 3	100 Year	1.84	2.49	3.17	4.49
Zone 4	100 Year	2.09	2.73	3.41	4.78
Zone 1	10 Year	0.3	0.81	1.46	2.57
Zone 2	10 Year	0.41	0.95	1.59	2.71
Zone 3	10 Year	0.51	1.07	1.69	2.81
Zone 4	10 Year	0.7	1.28	1.89	3.04

DRAINAGE NARRATIVE

THE PROPOSED SITE REDEVELOPS AN EXISTING SITE THAT PREVIOUSLY OPERATED AS COMMERCIAL RETAIL AND WILL REDEVELOP AS A TUNNEL DRIVE THROUGH CAR WASH. THE SITE IS APPROXIMATELY 0.9607 ACRES AND SITS AT THE CORNER OF MOUNTAIN RD NE AND JUAN TABO BLVD NE. THE SITE GENERALLY SLOPES EAST TO WEST TOWARDS JUAN TABO BLVD AND HISTORICALLY DISCHARGES WITHOUT ANY PONDING INTO JUAN TABO BLVD AND INTO CITY DRAINAGE INFRASTRUCTURE. THE REDEVELOPED SITE THROUGH THE USE OF WATER RECLAMATION FOR THE CAR WAS SERVICE AS WELL AS UPDATED SITE PLAN ADHERING TO IDO STANDARDS, WILL RESULT IN A REDEVELOPED SITE WITH LESS IMPERVIOUS SURFACE THAN THE EXISTING DEVELOPED SITE, RESULTING IN AN OVERALL DECREASE IN RUNOFF AS CAN BE REFERENCED IN THE ASSOCIATED WEIGHTED E TABLES. THE COMBINATION OF NEW IDO STANDARDS, THE SMALL LOT SIZE, LESSENING OF HISTORIC FLOWS, AND BEING SITUATED AT A CORNER LOT MAKES THE INSTALLATION OF A SWQ MANAGEMENT SYSTEM TOO CUMBERSOME TO ACCOMMODATE BASED ON THESE FACTORS AND WOULD NOT ALLOW FOR THE DEVELOPMENT OF THE PROPOSED PROJECT. FOR THIS PROJECT WE ARE SEEKING FEE IN-LIEU TO ACCOUNT FOR THE SWQ TREATMENT FOR THE NEW IMPERVIOUS REDEVELOPED AREA, THE STORM WATER QUALITY VOLUMES CAN BE REFERENCED VIA THE ASSOCIATED TABLES.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 11/24/2025
BY: 
HydroTeam # J22D074
THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUESTING CORRECTIONS FOR ERRORS OR DIMENSIONS 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.

ENGINEER'S SEAL

RONALD R. BOHANNAN
P.E. #7868

MISTER CAR WASH
ALBUQUERQUE, NM
GRADING AND DRAINAGE
PLAN
 **TIERRA WEST, LLC**
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY
pm
DATE
11-18-25
DRAWING
SHEET #
6
JOB #
2025017