

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 13, 2026

Ron Hensley P.E.
The Hensley Engineering Group
300 Branding Iron Rd SE
Rio Rancho, NM 87124

RE: 1321 Flightway Ave SE
Grading and Drainage Plan
Engineer's Stamp Date: 03/10/2026
Hydrology File: M15D056A
Case # HYDR-2026-00090

Dear Mr. Hensley:

Based upon the information provided in your submittal received 03/10/2026, 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.

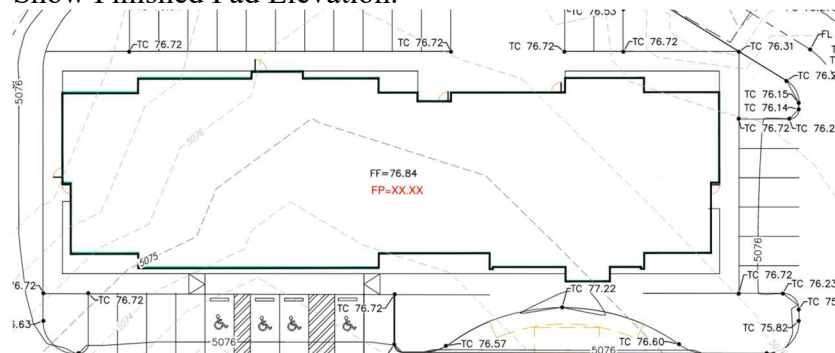
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Show Finished Pad Elevation.



2. Per the IDO, the property owner of the property is responsible for building the adjacent half of Flightway Ave to include curb & gutter, and sidewalk. The project will have to go to the Development Facilitation Team (DFT) for approval of the Infrastructure List.
3. Include project benchmark and datum.
4. Add to General Notes #4 (Both Sheets) - "Side slopes need to be stabilized with Native Grass Seed (per City Spec 1012) with Aggregate Mulch or equal (Must satisfy the "Final Stabilization criteria" CGP 2.2.14.b.)".
5. Please number the ponds and include a label on each with the SWQV and elevation, the 100-year volume and elevation, the peak 100 year inflow and outflow, the spillway crest elevation, the spillway flow depth, and the dam top elevation.

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PRIOR TO CERTIFICATE OF OCCUPANCY:

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Bailey Thompson', with a long horizontal flourish extending to the right.

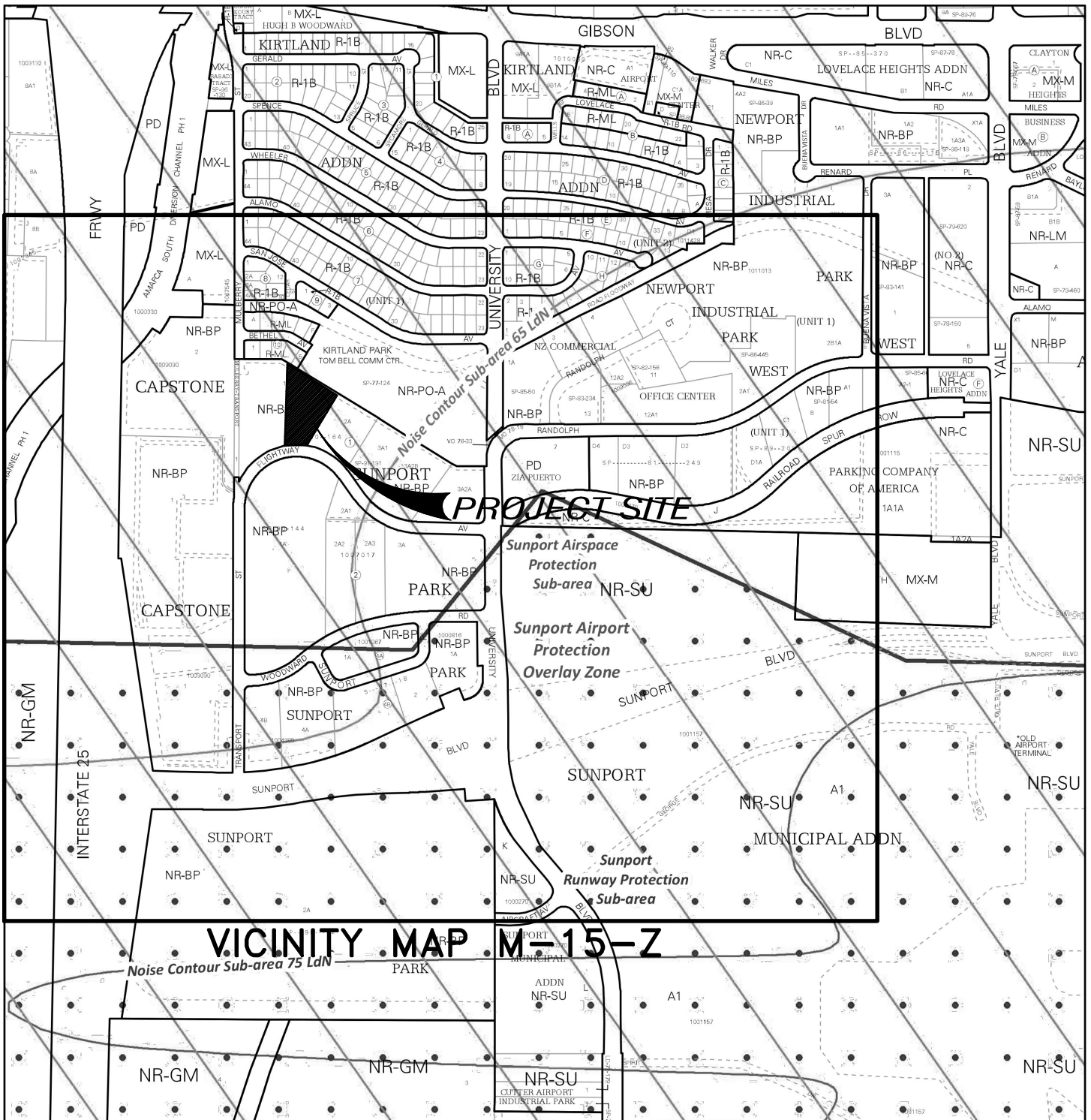
Bailey Thompson, E.I.T.
Engineer Associate, Hydrology
Planning Department, Development Review Services

PO Box 1293

Albuquerque

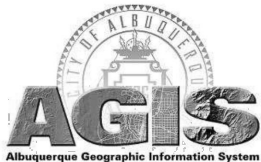
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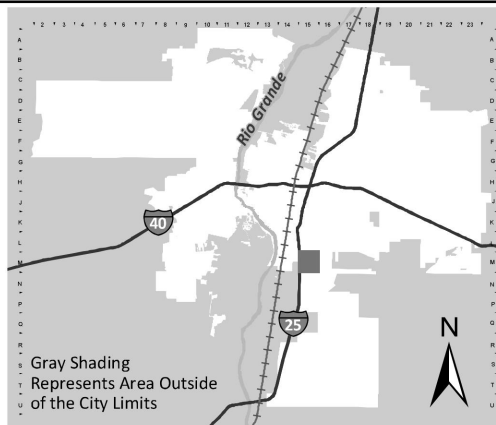


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



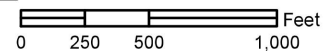
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

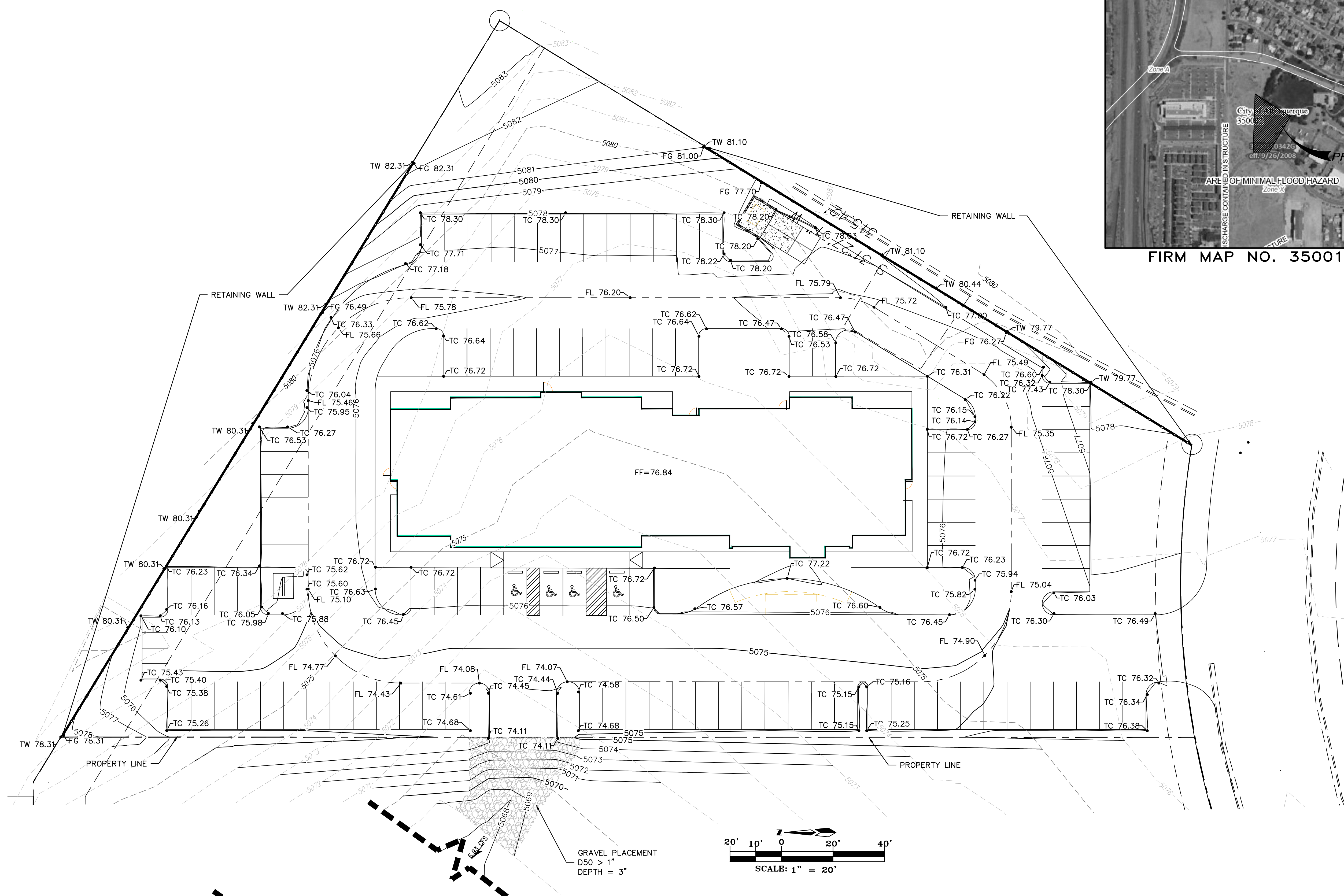


Gray Shading
Represents Area Outside
of the City Limits

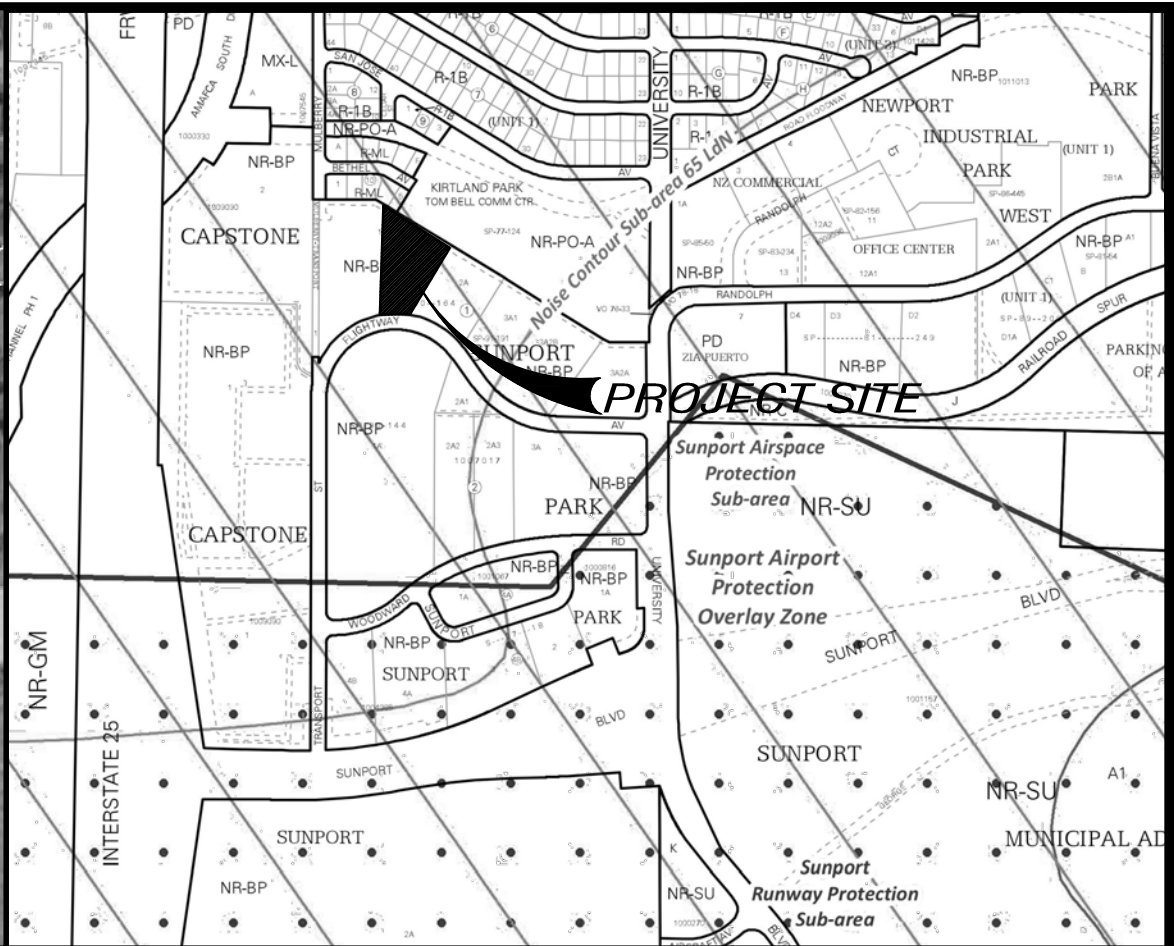
Zone Atlas Page:
M-15-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone





FIRM MAP NO. 35001C0342G



VICINITY MAP M-15-Z

- GENERAL NOTES:**
1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO. 8.
 2. THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
 3. THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
 4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEED OR LANDSCAPED.
 5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
 6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

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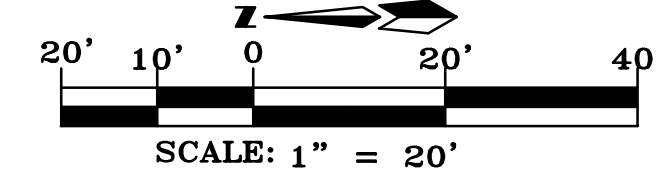
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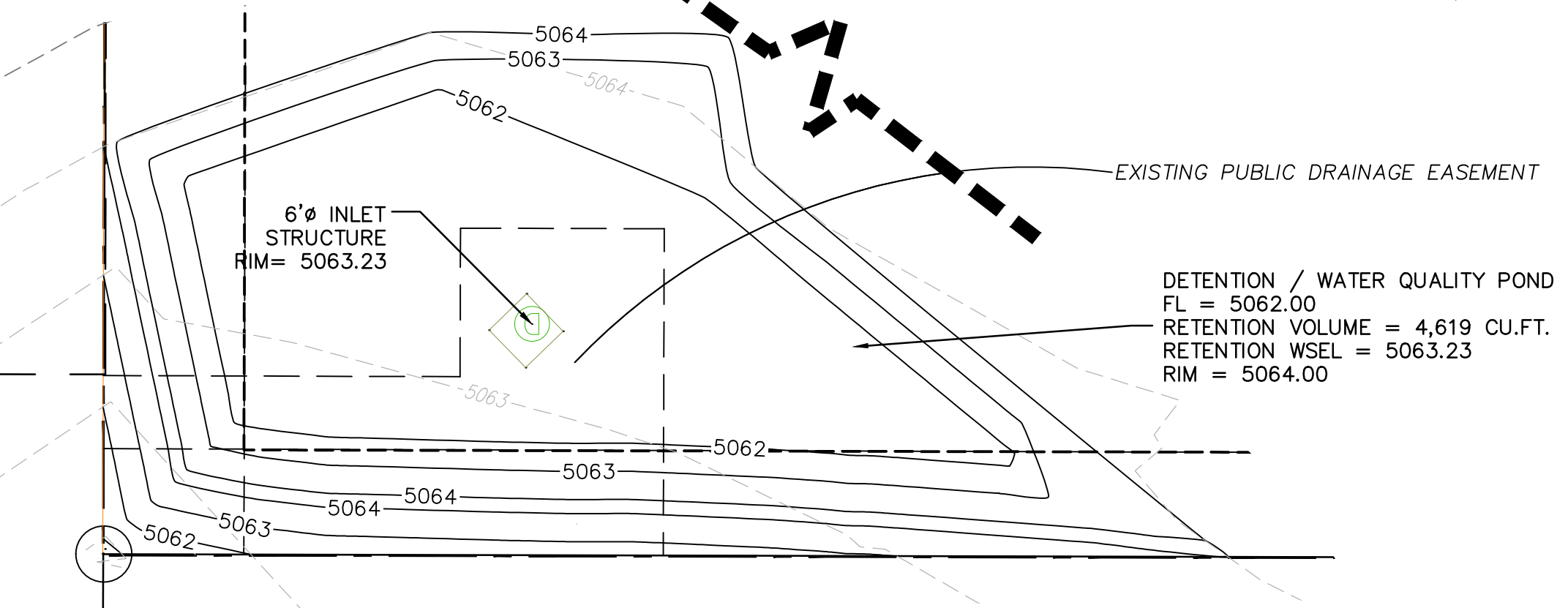
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LEGAL DESCRIPTION
 LOT 1-A-1 AND 1-A-2, SUNPORT PARK (REPLAT OF LOT 1A)



GRAVEL PLACEMENT
 D50 > 1"
 DEPTH = 3"

THE group
 THE HENSLEY ENGINEERING GROUP
 300 BRANDING IRON RD. SE
 RIO RANCHO, NEW MEXICO 87124
 Phone: (505) 410-1622



LEGEND

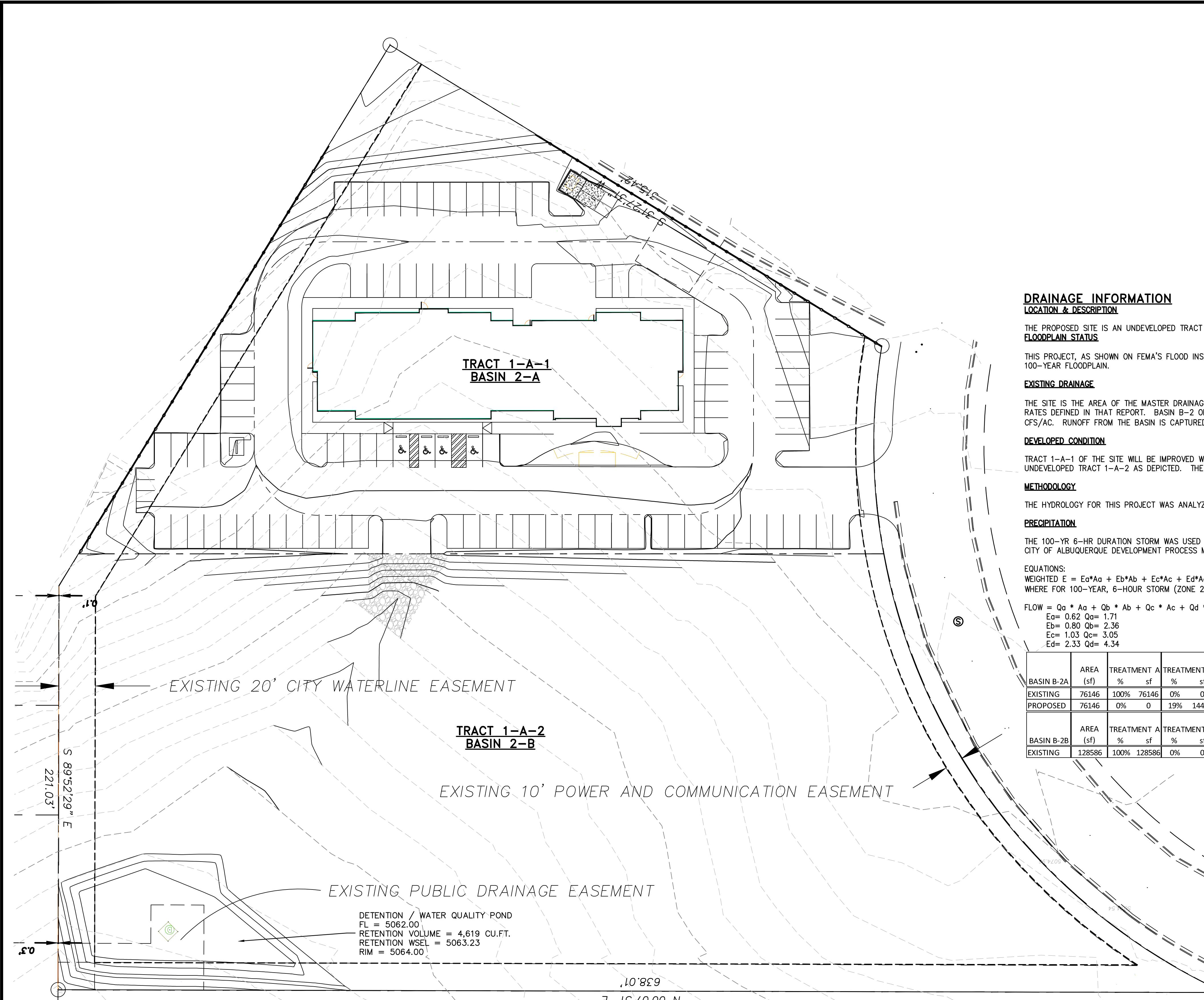
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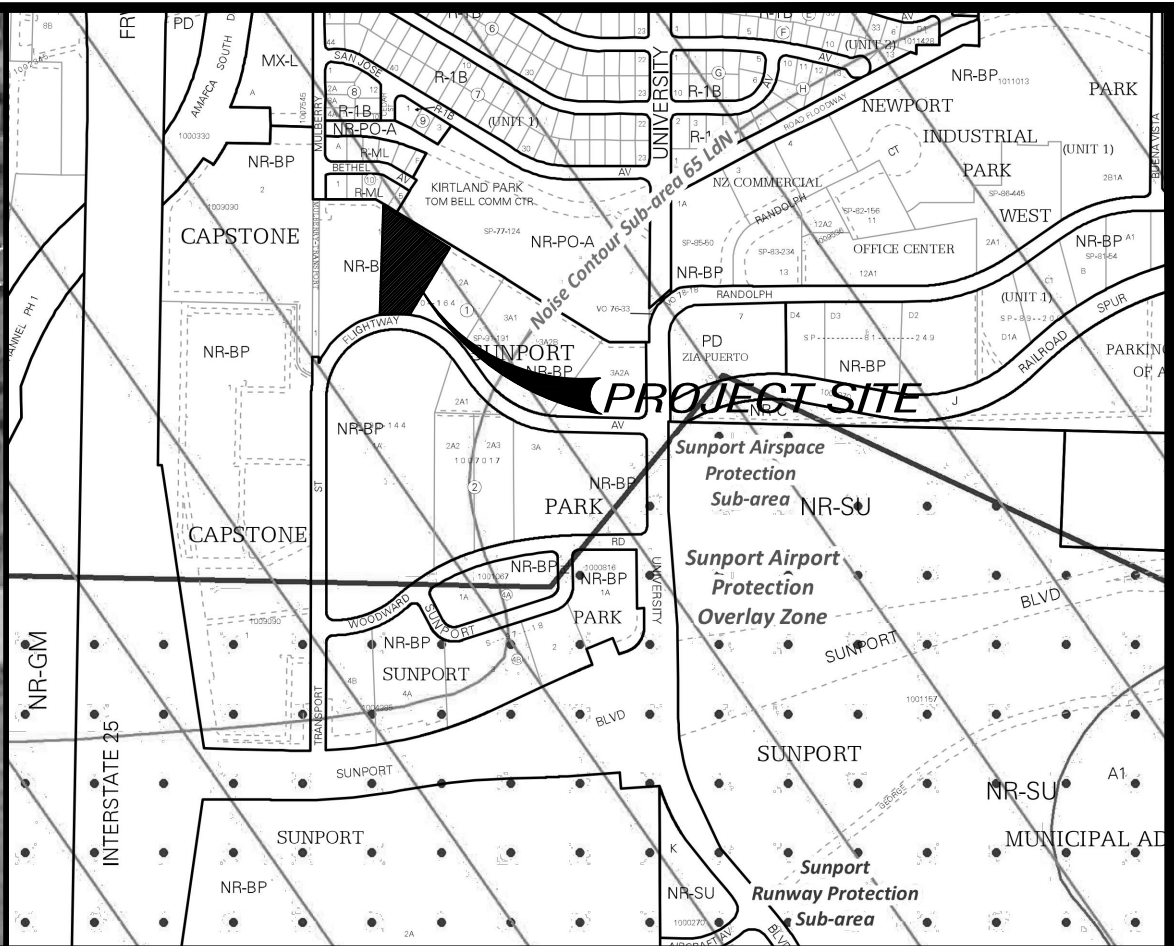
**GRADING PLAN
 TRU HOTEL**
 1321 Flightway Ave, Albuquerque, NM 87106

REV	DATE	DESCRIPTION	APVD

GD-1



FIRM MAP NO. 35001C0342G



VICINITY MAP M-15-Z

DRAINAGE INFORMATION

LOCATION & DESCRIPTION

THE PROPOSED SITE IS AN UNDEVELOPED TRACT BETWEEN FLIGHTWAY AVE. AND WOODWARD ROAD THAT HAS BEEN PREVIOUSLY GRADED.

FLOODPLAIN STATUS

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0342G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN.

EXISTING DRAINAGE

THE SITE IS THE AREA OF THE MASTER DRAINAGE PLAN OF "M15D023 - SUNPORT PARK PHASE I" AND IS RESTRICTED TO THE DISCHARGE RATES DEFINED IN THAT REPORT. BASIN B-2 OF THE REPORT CONTAINS THE SITE AND DEFINES RUNOFF FROM THE SITE AS 16.0 CFS OR 3.40 CFS/AC. RUNOFF FROM THE BASIN IS CAPTURED BY 6" DIAMETER INLET TO THE STORM DRAIN.

DEVELOPED CONDITION

TRACT 1-A-1 OF THE SITE WILL BE IMPROVED WITH A HOTEL. THE DRAINAGE FROM THE SITE WILL BE ROUTED TO THE POND ON THE UNDEVELOPED TRACT 1-A-2 AS DEPICTED. THE IS TO RESTRICT THE TOTAL DISCHARGE FROM BOTH TRACTS TO 16.0 CFS.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE WEIGHTED E METHOD.

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 2 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, CHAPTER 6.

EQUATIONS:

WEIGHTED E = $E_a * A_a + E_b * A_b + E_c * A_c + E_d * A_d / (\text{Total Area})$
 WHERE FOR 100-YEAR, 6-HOUR STORM (ZONE 2)

FLOW = $Q_a * A_a + Q_b * A_b + Q_c * A_c + Q_d * A_d$
 $E_a = 0.62$ $Q_a = 1.71$
 $E_b = 0.80$ $Q_b = 2.36$
 $E_c = 1.03$ $Q_c = 3.05$
 $E_d = 2.33$ $Q_d = 4.34$

BASIN B-2A	AREA (sf)	TREATMENT A %	TREATMENT A sf	TREATMENT B %	TREATMENT B sf	TREATMENT C %	TREATMENT C sf	TREATMENT D %	TREATMENT D sf	WEIGHTED E	VOLUME (cu.-ft.)	FLOW (cfs)	ALLOWED FLOW (cfs)	CFS/AC (cfs)	ALLOWED (cfs/ac)
EXISTING	76146	100%	76146	0%	0	0%	0	0%	0	0.6200	3934	2.99	5.94	1.71	3.40
PROPOSED	76146	0%	0	19%	14468	0%	0	81%	61678	2.0393	12940	6.93	5.94	3.96	3.40

BASIN B-2B	AREA (sf)	TREATMENT A %	TREATMENT A sf	TREATMENT B %	TREATMENT B sf	TREATMENT C %	TREATMENT C sf	TREATMENT D %	TREATMENT D sf	WEIGHTED E	VOLUME (cu.-ft.)	FLOW (cfs)	ALLOWED FLOW (cfs)	CFS/AC (cfs)	ALLOWED (cfs/ac)
EXISTING	128586	100%	128586	0%	0	0%	0	0%	0	0.6200	6644	5.05	10.04	1.71	3.40

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EROSION CONTROL NOTES

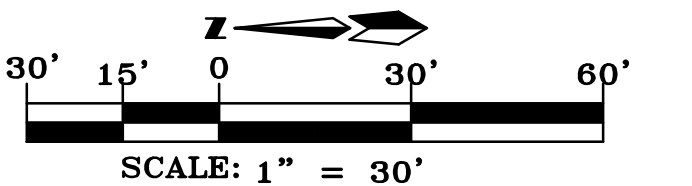
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REQUIRED WATER QUALITY VOLUME

SITE DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

SITE DEPICTED HEREON SHALL BE RESPONSIBLE FOR MAINTAINING WATER QUALITY RUNOFF RETENTION ON THE SITE IMMEDIATELY PRIOR TO DISCHARGE. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.

IMPERVIOUS AREA = 61,678 SQ.FT.
 REQUIRED VOLUME = 61,678 * 0.42/12 = 2,159 CU.FT.
 VOLUME PROVIDED = 4,619 CU.FT.



LEGEND

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- SLOPE ARROW
- EL=11.28 — PROPOSED ELEVATION
- x 66.33 — EXISTING ELEVATION
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DRAINAGE PLAN
TRU HOTEL

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REV	DATE	DESCRIPTION	APVD

GD-2