

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

June 26, 2025

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

**RE: Aloft Hotel**  
**1501 Aircraft Ave. SE**  
**Conceptual Grading & Drainage Plan and Drainage Report**  
**Engineer's Stamp Date: no stamp**  
**Hydrology File: M15D057**  
**Case # HYDR-2025-00219**

Dear Mr. Bohannon:

PO Box 1293

Based upon the information provided in your submittal received 06/17/2025, the Grading & Drainage Plans are not approved for Demo Permit and/or Grading Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

NM 87103

1. Remove all "NOT FOR CONSTRUCTION" markings.
2. Stamp and date all sheets.
3. Drainage Report – Pg 3 – Key finding states a decrease from 67.56 to 75.20 CFS. Should the smaller volume be 67.20 CFS as stated on Table 2?

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Key findings indicate that the redevelopment reduces the site's impervious area from 1.03 acres to 0.88 acres, decreasing the 100-year storm discharge from 67.56 CFS to 75.20 CFS. This reduction eliminates

## Weighted E Method

Zone:  
Zone 2  
Developed Basin

Basin	Basin Area			Treatments								100-Year		
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A	Treatment B	Treatment C	Treatment D	Weighted E	Volume	Flow		(in)	(ac-ft)	cfs
On-Site Basin	45,071.1	1.03	0.002	0%	0.00	15%	0.16	0%	0.00	85%	0.88	2.101	0.181	4.18
Off-Site Basins	657,320.4	15.09	0.024	0%	0.00	0%	0.00	13%	1.92	87%	13.17	2.722	2.722	63.01
Total	702,391.9	16.125	0.02519	0.00	0.155	1.920	14.049	0.181	67.20					

4. Drainage Report 10.2 – Pg 9 – same comment as above for the decrease statement.
5. Drainage Report 11 – Pg 9 - Remove (Error!....)

Referencing the Proposed Conditions portion of the Weighted E table (Error! Reference source not found.) from section 10.1 in this report, it has been shown that the total new impervious area of the developed site as a result of the new development is decreasing from 1.03 acres to 0.88 acres. Using the DPM requirement of 0.26in of rainfall to account for the Storm Water Quality Volume of a new development, the resulting volume is 830.54 CF or 0.02 Acre-Feet.



6. Drainage Report 12 – Pg 10 – same comment as #1 and #2 with respect to the lower discharge rate.

## 12. Conclusion

In conclusion, the drainage analysis for the proposed Aloft Hotel development demonstrates that the site's redevelopment from a long-term parking lot to a hotel with added landscaping and amenities results in a reduction of stormwater runoff. Utilizing the Weighted E method, the study confirms that the developed conditions **yield a lower discharge rate of 75.20 CFS compared to the existing 67.56 CFS** for a 100-year, 6-hour storm event, eliminating the need for additional ponding capacity. The site, located in a

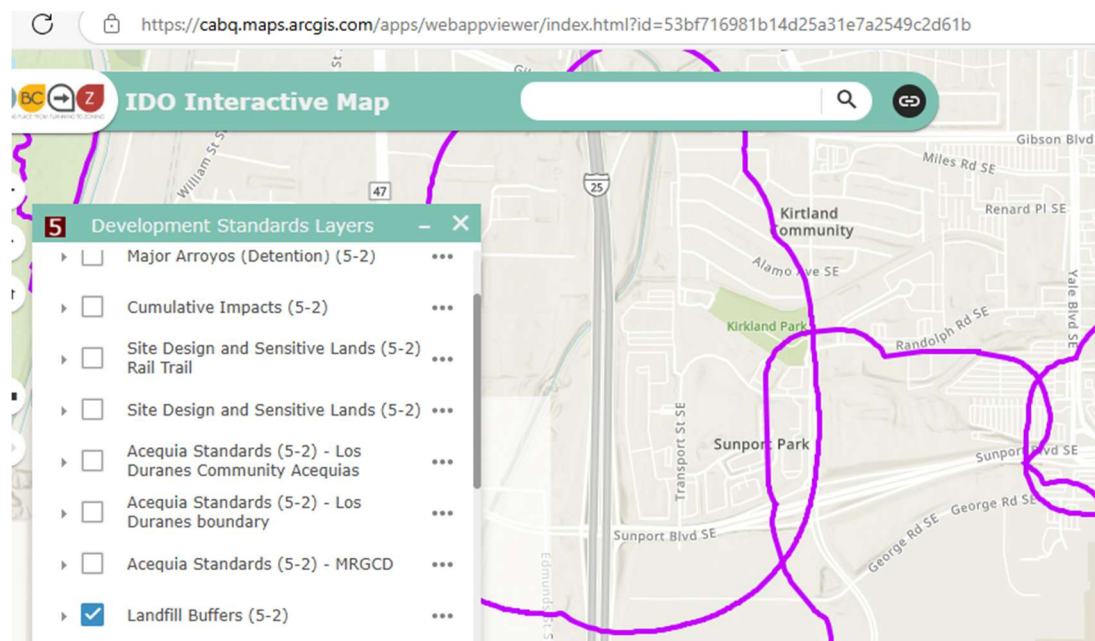
7. G&D Plans – Sheet 01 - General Notes #1 – Do the NMDOT specs need to be referenced? Should this be City Specs?
8. G&D Plans – Sheet 08 – Existing Basin Table does not match the Existing Basin Table shown on Sheet 02. Please check for consistency.
9. G&D Plans – Sheet 08 – Developed Basin Table does not match the Developed Basin Table shown on Sheet 03. Please check for consistency.
10. G&D Plans – Sheet 08 – NOTE: What is this note for? 75% impervious is for where? There is a reference to Sheet C2.0A that is not included in the set. Please remove note if not needed.
11. G&D Plans – Sheet 10 – Proposed Drainage – Please correct the Total from 13.12 acres to 16.125 acres to match the values shown in the tables.
12. Please note that a portion of this development appears to be inside multiple Landfill Buffers. Per the IDO, a Landfill Gas Mitigation Approval is required by the Environmental Health Department.

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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), 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](mailto:amontoya@cabq.gov).

Sincerely,

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

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