

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 19, 2026

Roger Martinez, P.E.
M2L Design, LLC
6101 Little Joe PL NW
Albuquerque, NM 87120

**RE: 300-304 Utah St NE
Grading & Drainage Plan
Engineer's Stamp Date: 3/18/2026
Hydrology File: K19D160
Case # HYDR-2026-00098**

Dear Mr. Martinez:

PO Box 1293

Based upon the information provided in your submittal received 3/18/2026, the Grading & Drainage Plan **is 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, 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

NORTH BASIN POND 1 - DRAINAGE REPORT

EXISTING
 North Basin encompasses approximately 0.294 acres located within Lots 1-4, Block 21 of the Mesa Verde Subdivision. The basin currently contains existing development and is classified as a redevelopment site. The proposed project does not modify the existing drainage patterns or increase the contributing drainage area. The proposed grading plan maintains this historical drainage pattern. Runoff will continue to be directed toward the northwest corner of the property where the proposed North Basin Pond 1 will be constructed to provide storm water quality management. No offsite runoff enters the basin and no runoff from this basin will be directed onto adjacent properties. Project is a redevelopment of an already developed site, the proposed improvements do not increase impervious area or generate additional runoff beyond existing conditions.

PROPOSED
 The proposed improvements include the addition of North Basin Pond 1, located at the northwest corner of the property, which will provide stormwater quality management for runoff generated within this basin. The proposed pond will capture and detain the calculated Stormwater Quality Volume (SWQV) generated by the basin in accordance with the applicable drainage ordinance requirements for redevelopment sites. No additional drainage improvements are required beyond the proposed pond in order to maintain the established drainage characteristics of the site.

Storm 100-Year, 6-Hour	North Basin			
	Area (sq. ft.)	Area (acres)	Land Treatment A	Land Treatment B
Existing	12,825	0.294	0%	0%
Proposed	12,825	0.294	0%	0%

North Basin - Pond 1 Summary				
Required SWQV (cf)	211			
Provided Volume (cf)	230			
Bottom Diameter (ft)	14			
Top Diameter (ft)	20			
Side Slopes	3H:1V			
Top Elevation	5365.00			
Bottom Elevation	5364.00			

North Basin - SWQV Summary		
Condition	Volume (ac-ft)	Volume (cf)
SWQV - New	0.008	341.144
SWQV - Redeveloped	0.005	211.184

Zone 3 - E	Zone 3 - Q
100-Yr Excess Precipitation	100-Yr Peak Discharge
Ea 0.67	Qa 1.84
Eb 0.86	Qb 2.49
Ec 1.09	Qc 3.17
Ed 2.58	Qd 4.49

SOUTH BASIN POND 2 - DRAINAGE REPORT

EXISTING
 South Basin B encompasses approximately 4,725 square feet (0.108 acres) located within Lots 1-4, Block 21 of the Mesa Verde Subdivision, situated on the southern portion of the project site. Under existing conditions, stormwater runoff within South Basin B generally drains through overland flow toward the southwestern portion of the property following the existing surface grading. No offsite drainage enters the property, and runoff generated within the basin does not flow onto adjacent properties.

PROPOSED
 The proposed improvements within South Basin B include the placement of a 15-foot by 80-foot modular home within the southern portion of the site. As part of the redevelopment, South Basin Pond 2 will be constructed to provide stormwater quality management for runoff generated within this basin. South Basin Pond 2 will be located in the proximate upper southwest area of the basin, as shown on the Grading and Drainage Plan. The proposed pond will capture and detain the calculated Stormwater Quality Volume (SWQV) associated with the impervious surfaces within the basin, including the modular home footprint. The proposed grading design will maintain the existing historical drainage direction, with stormwater runoff continuing to flow toward the southwestern portion of the site where it will be collected and detained within the proposed pond. The pond is designed to capture runoff generated solely within South Basin. Aside from the addition of South Basin Pond 2, no additional drainage improvements are required to maintain the existing and future historical drainage characteristics of the site.

Storm 100-Year, 6-Hour	South Basin			
	Area (sq. ft.)	Area (acres)	Land Treatment A	Land Treatment B
Existing	4,725	0.108	0%	0%
Proposed	4,725	0.108	0%	0%

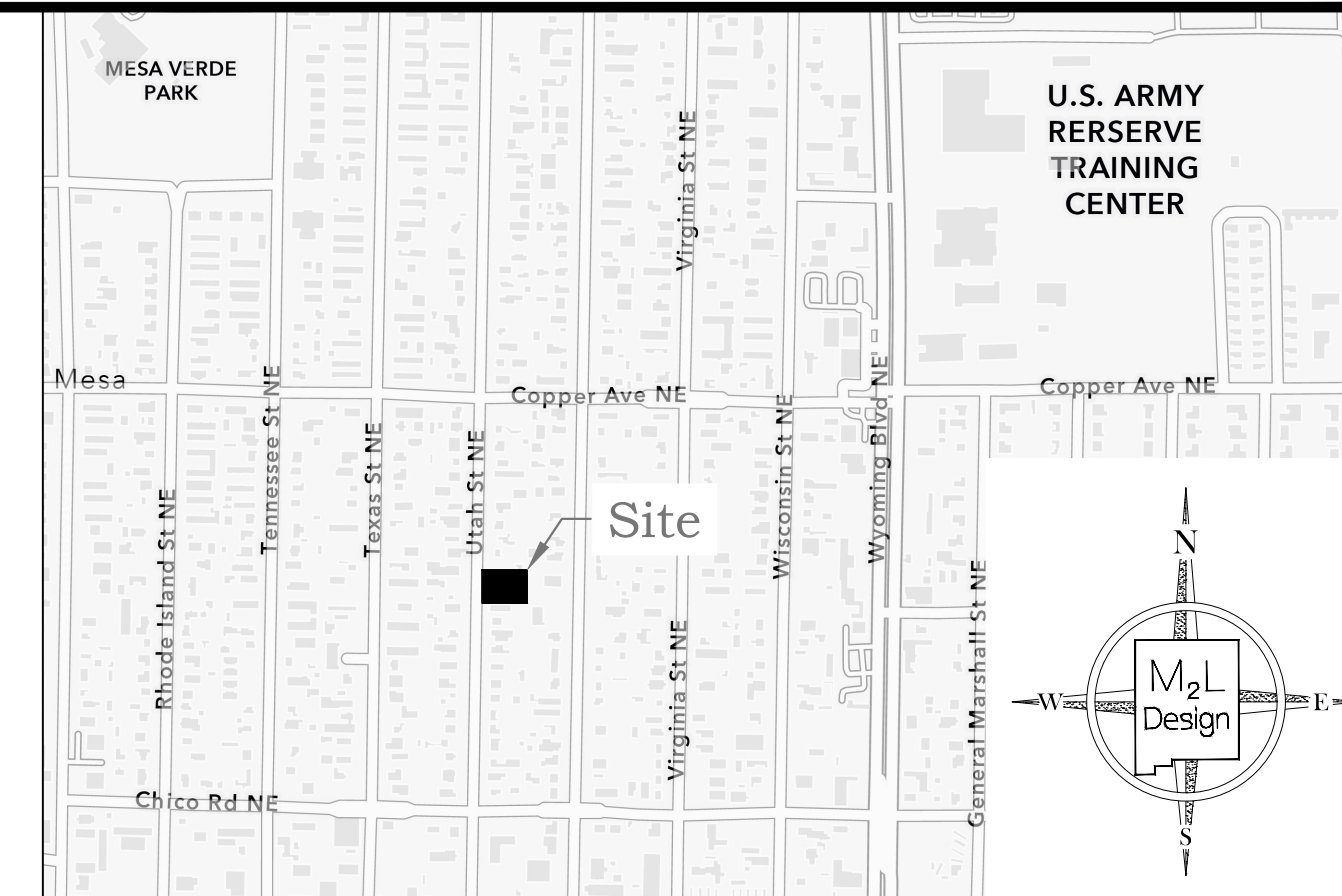
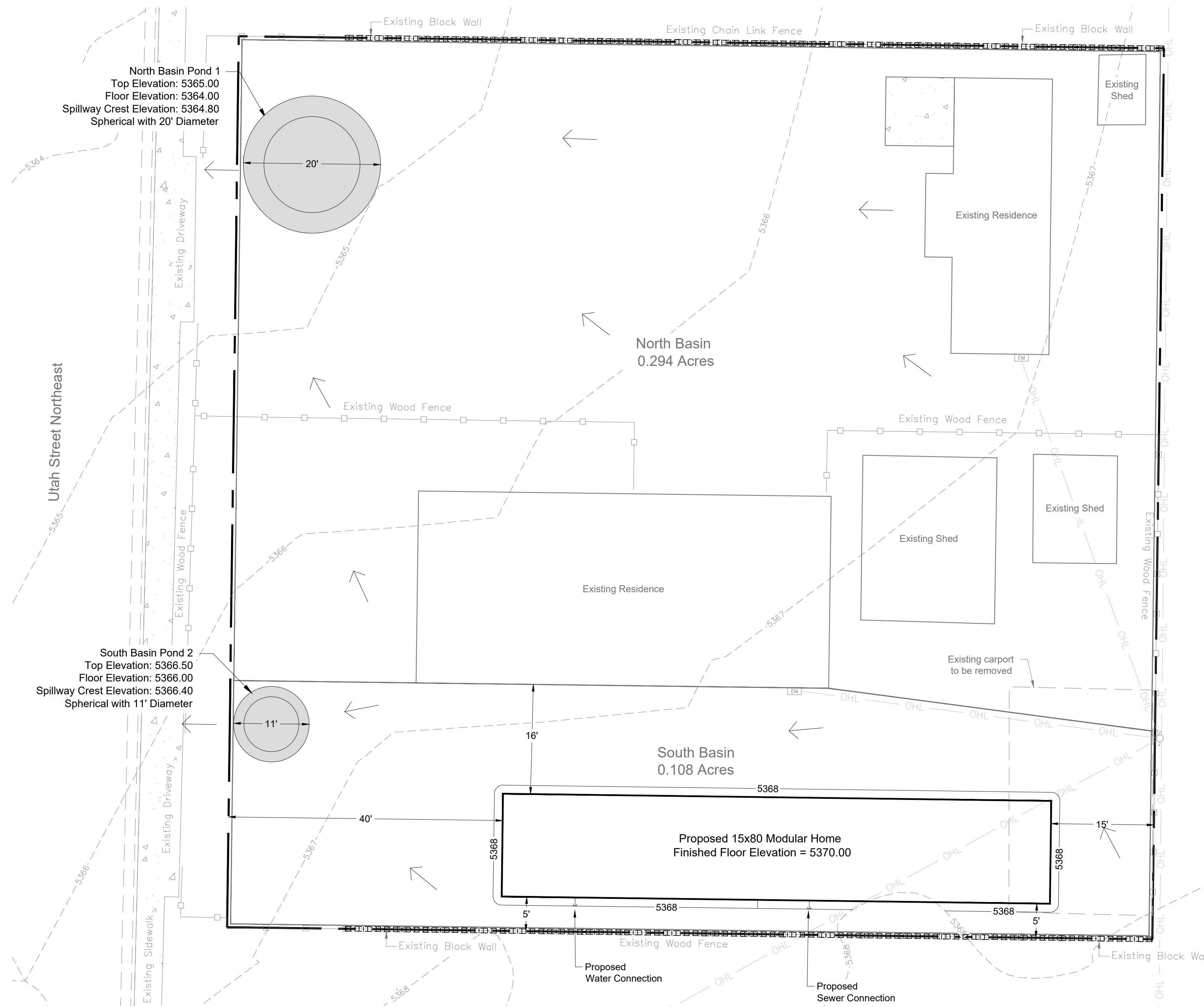
South Basin - Pond 2 Summary				
Required SWQV (cf)	77			
Provided Volume (cf)	95			
Bottom Diameter (ft)	8			
Top Diameter (ft)	11			
Side Slopes	3H:1V			
Top Elevation	5366.50			
Bottom Elevation	5366.00			

South Basin - SWQV Summary		
Condition	Volume (ac-ft)	Volume (cf)
SWQV - New	0.003	124.031
SWQV - Redeveloped	0.002	76.781

Benchmark
Description The Station is located 5.7 miles east of downtown Albuquerque near the intersection of Wyoming Boulevard and Copper Avenue NE. To reach the station from the intersection of I-40 and Wyoming Boulevard, go south on Wyoming 0.7 miles to the station on the left in the median 122 feet north of the intersection with Copper Avenue.
Position Monument ID: 14_K20 Standard City of Albuquerque 3-1/4 inch Aluminum Disc NAD83 - New Mexico State Plane Coordinates, Central Zone, US Foot Northing (us survey feet): 1484692.188 Easting (us survey feet): 1550574.948 NAVD 1988 Elevation (us survey feet): 5381.929 Ground to grid factor: 0.99965568 Mapping Angle: 0° 10' 21.32"

- Erosion Control Notes**
- Contractor is responsible for obtaining a topsoil disturbance permit prior to beginning work.
 - Contractor is responsible for maintaining run-off on site during construction.
 - Contractor is responsible for cleaning all sediment that gets into existing right-of-way.
 - Repair of damaged facilities and cleanup of sediment accumulations on adjacent properties and in public facilities is the responsibility of the contractor.
 - All exposed earth surfaces must be protected from wind and water erosion prior to final acceptance of any project.

Caution
 Existing utilities are not shown. It shall be the sole responsibility of the contractor to conduct all necessary field investigations prior to any excavation to determine the actual location of utilities & other improvements.



VICINITY MAP: Zone Atlas Map: K-19



FIRM MAP: Map Number: 35001C0358H, Effective 8/16/2012

PRECIPITATION ZONE 3 CABQ DPM CHPT 6.1 NOT IN FLOOD PLAIN

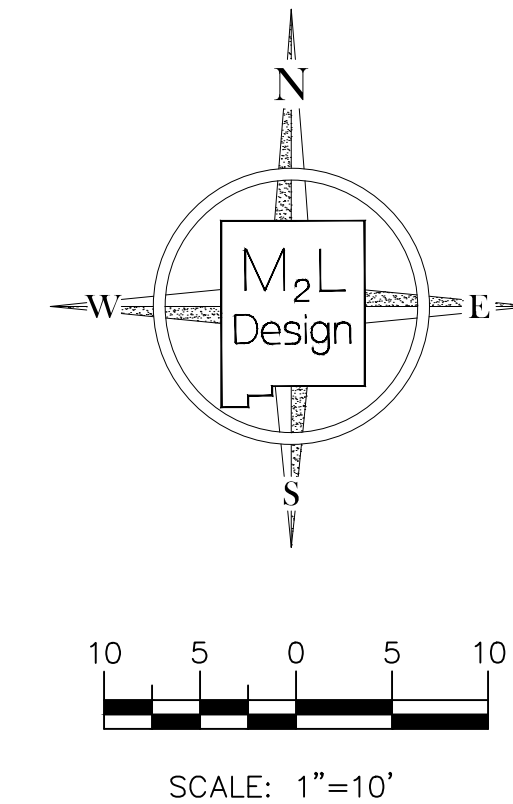
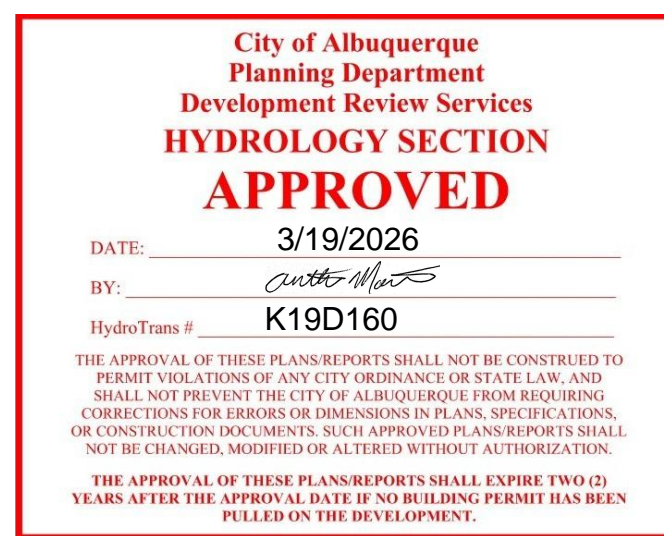
LEGAL DESCRIPTION:
 LOTS 1 - 4, BLOCK 21, MESA VERDE ADDITION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

- NOTES:**
- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 - ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
 - ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
 - SURVEY INFORMATION, INCLUDING CONTOUR DATA, WAS OBTAINED FROM CITY OF ALBUQUERQUE PUBLIC GIS SYSTEM AND IS PROXIMATE. THIS INFORMATION IS NOT BASED ON A FIELD SURVEY. CONTRACTOR SHALL VERIFY EXISTING GRADES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- xxxx EXISTING SPOT ELEVATION
- xxxx PROPOSED SPOT ELEVATION
- BOUNDARY
- ADJACENT BOUNDARY
- ==== EXISTING CURB AND GUTTER
- OHL --- EXISTING OVERHEAD LINE
- --- EXISTING WOOD FENCE
- ← --- EXISTING DRAINAGE FLOW PATH
- DRAINAGE BASIN

I ROGER MARTINEZ, HAVE PERSONALLY INSPECTED THE PROPERTY ON March 15, 2026 NO EARTHWORK HAS BEEN PERFORMED AND THE SITE IS CONSISTENT WITH THE TOPO SHOWN. *Roger Martinez, Jr. P.E.* March 18, 2026
 ROGER MARTINEZ P.E. #17871 DATE



ENGINEER'S SEAL MARCH 18, 2026 ROGER MARTINEZ P.E. #17871	LOTS 1-4, BLOCK 21 MESA VERDE ADDITION 304 UTAH STREET NE	DRAWN BY: MM DATE: 3-17-2026
	GRADING & DRAINAGE PLAN	SHEET # C1
 PO Box 6636 ALBUQUERQUE, NM 87193 (505) 280-8314	JOB #	