

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 26, 2026

Scott McGee, P.E.
PO BOX 1273
Elephant Butte, NM 87935

RE: 516 Palomas Dr SE
Grading & Drainage Plan
Engineer's Stamp Date: 3/2/26
Hydrology File: L18D089
Case # HYDR -2026-00107

Dear Mr. McGee:

Based upon the information provided in your submittal received 03/19/2026, the Grading and Drainage Plan is approved for Grading Permit, Paving Permit, Building Permit, and SO19 Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

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

NM 87103

2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the detention pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

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.

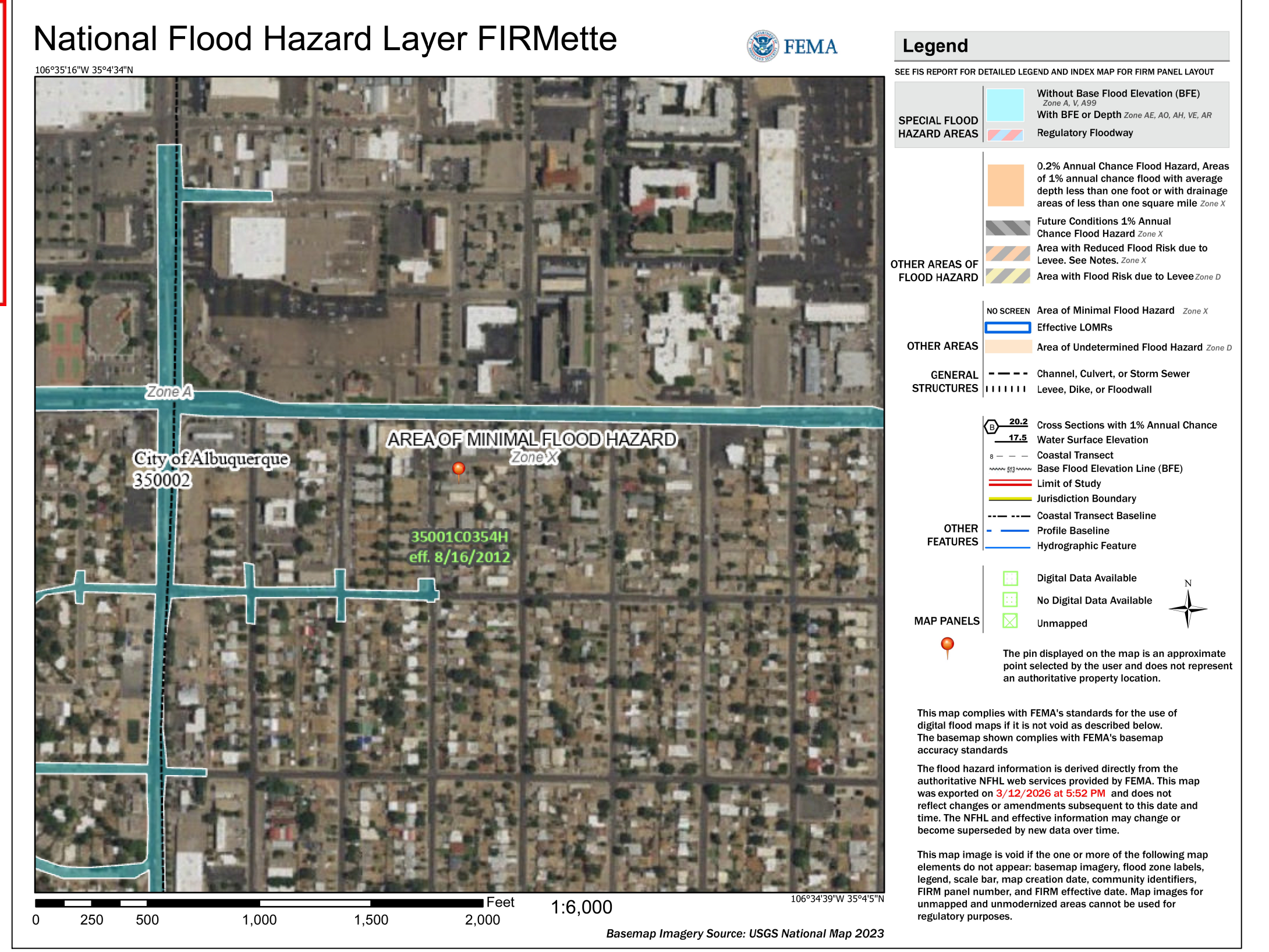
Sincerely,

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

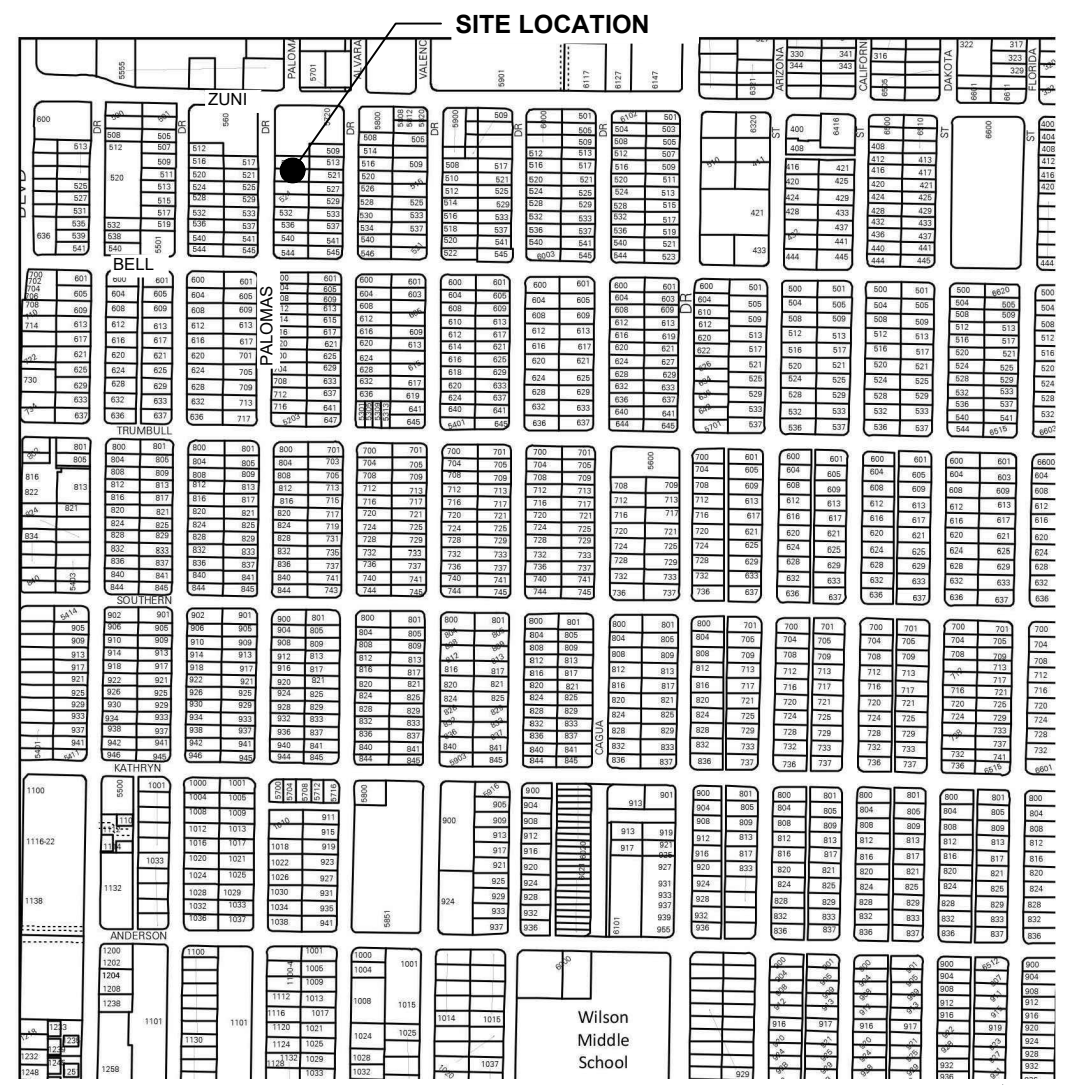
City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 3/26/2026
 BY: [Signature]
 HydroTeam # L18D089

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PREVENT 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 APPROVAL, AND PURPOSES 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.



FEMA MAP



ZONE LOCATION MAP L-18-Z

ADDRESS: 516 Palomas Drive SE

LEGAL DESCRIPTION: Lots 19 and 20 Mendelsberg's Block 5 Baren Burg Heights

SITE AREA: 0.3099 AC 13,500 SF

BENCHMARK: City of Albuquerque Station '6-K18A' being an aluminum disc with ELEV= 5249.996 (NAVD 1988)

SURVEYOR: Harris Surveying dated November 2025

FLOOD HAZARD: From FEMA Map 35001C0354H (8/16/2012), this site is identified as Zone 'X' which is determined to be outside the 0.2% annual chance floodplain.

OFFSITE FLOW: The site does not accept offsite flow.

EXISTING CONDITIONS: The site is vacant with block walls along the east and north sides of the site. The site slopes down to the west at 0.5-1%.

PROPOSED IMPROVEMENTS: The proposed improvements include a paved parking lot with 24 spaces along with depressed landscaping.

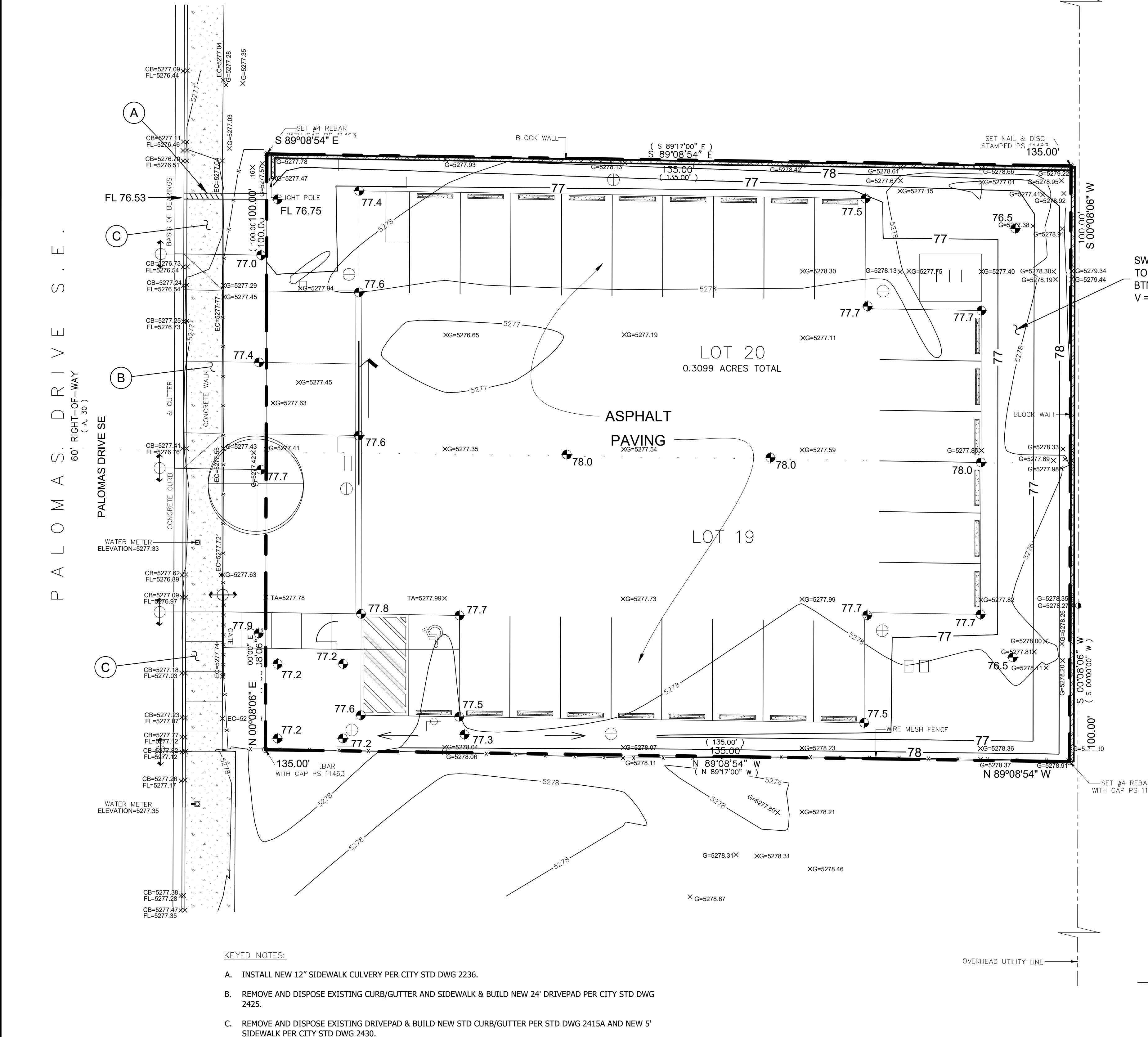
DRAINAGE APPROACH: The drainage design directs developed runoff to the depressed landscape areas to the south, east, and north sides. The onsite detention of the SWQ volume will overflow to Palomas Drive through a sidewalk culvert.

Existing land treatment: 50% B 50% C PRECIPITATION ZONE: 3
 $Q = ((0.5)(2.49) + (0.5)(3.17))(0.31) = 0.9$ CFS
 Proposed land treatment: 36% C & 64% D
 $Q = ((0.36)(3.17) + (0.64)(4.49))(0.31) = 1.2$ CFS

SWQ Required $V = (8,590)(0.26/12) = 186$ CF
 SWQ Provided $V = (6)(70)(0.5) = 210$ CF

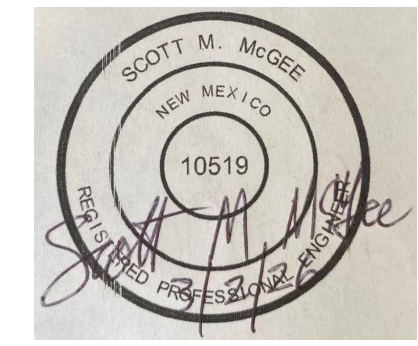
Developed runoff will sheet flow to the surrounding depressed landscape area located around the perimeter of the site.

- Private Drainage Facilities within City Right-of-Way
 Notice to Contractor
 (Special Order 19 ~ "SO-19")**
- Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services Division.
 - An excavation permit will be required before beginning any work within City Right-Of-Way.
 - All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
 - Prior to any excavation, the contractor must contact **New Mexico One Call, dial "811"** (or (505) 260-1990) for the location of existing utilities.
 - Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
 - Backfill compaction shall be 95%.
 - Maintenance of the facility shall be the responsibility of the owner of the property being served.
 - Work on arterial streets may be required on a 24-hour basis.
 - For excavation and barricading inspections, contact DMD Construction Services Division.



GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'-0"



Scott M McGee PE

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 Albuquerque, NM 87122
 505.263.2905
 scottmmcgee@gmail.com