

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 3, 2026

Asa Nilsson-Weber, P.E.
Isaacson & Arfman, Inc.
128 Monroe St. NE
Albuquerque, NM 87108

RE: 336 Woodward Rd SE
Grading and Drainage Plans
Engineer's Stamp Date: 03/03/2026
Hydrology File: M14D037
Case # HYDR-2026-00065

Dear Ms. Nilsson-Weber:

Based upon the information provided in your submittal received 3/3/2026, 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.

PO Box 1293

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

National Flood Hazard Layer FIRMette



Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
- With BFE or Depth Zone AE, AH, VE, AV
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- no screen Area of Minimal Flood Hazard Zone X
- Effective LOMR
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Inland
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Travers Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

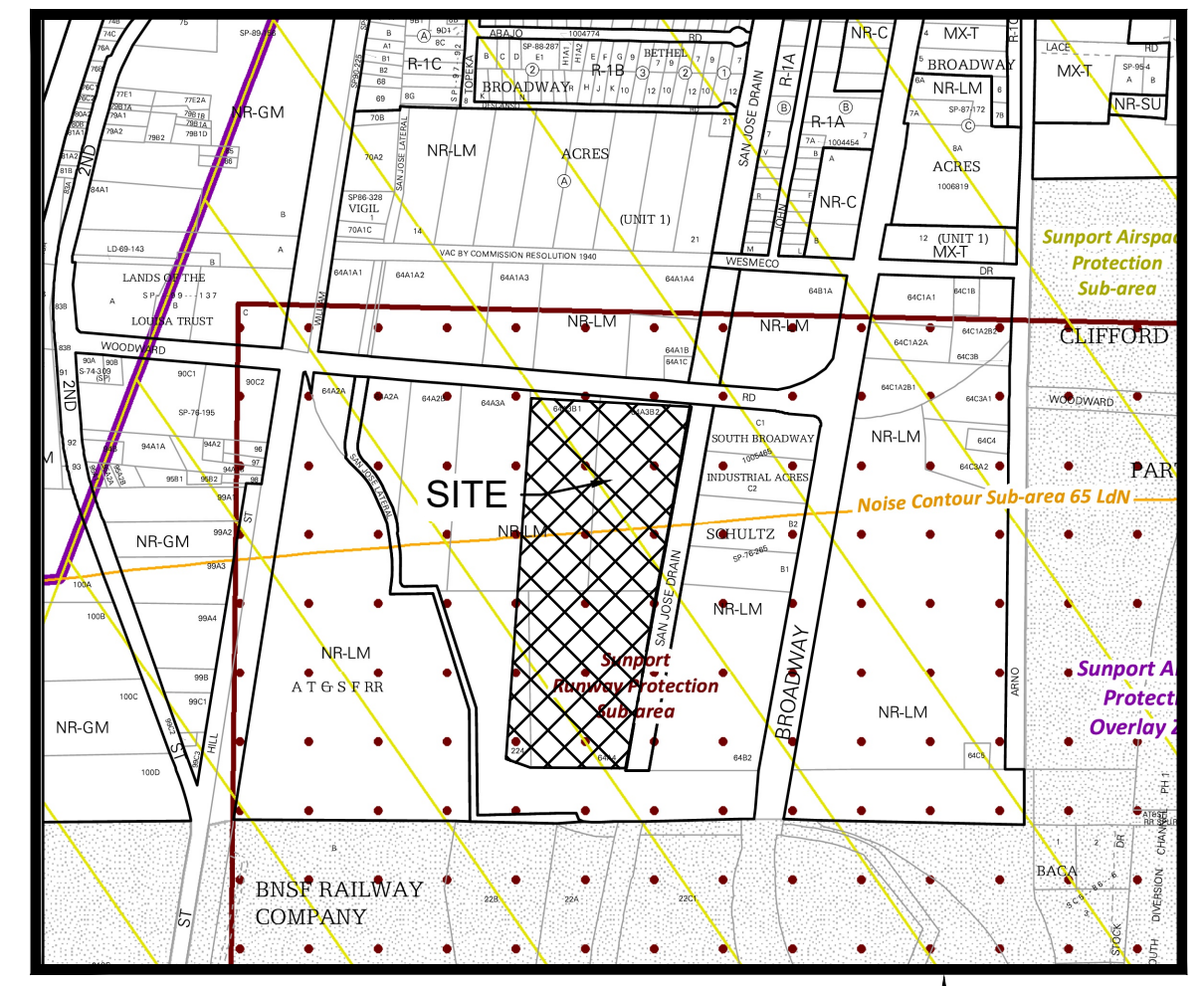
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was reported on 3/3/2026 at 8:50 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.



VICINITY MAP - M-14

NOTES

LEGAL DESCRIPTION: TRACT B, G.E. PLANT SITE TOGETHER WITH PORTION OF SAN JOSE DRAIN MRGCD MAP 44.

AREA: TOTAL AREA = 19.1111 AC.

FLOOD ZONE: THE PROPERTY IS LOCATED WITHIN ZONE X MINIMAL FLOOD HAZARD AND ZONE X REDUCED FLOODRISK DUE TO LEVEES AS SHOWN ON FIRM MAP NO. 35001C0342G EFFECTIVE DATE 9/26/2008.

BOUNDARY SURVEY: BY SURV-TEK, JULY 2022

TOPOGRAPHIC SURVEY: NONE PROVIDED.

EXISTING CONDITIONS: THIS SITE IS THE OLD GENERAL ELECTRIC SITE LOCATED SOUTH OF WOODWARD RD. SE AND WEST OF BROADWAY BLVD SE. ALL BUILDINGS ONSITE HAVE BEEN DEMOLISHED, BUT THE FOUNDATIONS AND ASPHALT AREAS REMAIN.

AN EXISTING MODULAR STORAGE BUILDING HAS BEEN CONSTRUCTED ON THE SITE WITH GRADING PLAN HYD. NO. M14D037, STAMP DATE 01/06/2023.

THE SITE IS 95% IMPERVIOUS AND FREE DISCHARGES TO THE SAN JOSE DRAIN LOCATED EAST OF THE PROPERTY, WEST OF BROADWAY BLVD. VIA AN ONSITE STORM DRAIN SYSTEM WITH THREE OUTFALL PIPES TO THE DRAIN. THERE ARE UNDERGROUND CONTAINMENT BASINS FOR STORM WATER QUALITY CONTROL LOCATED AT EACH OUTFALL POINT ADJACENT TO THE SAN JOSE DRAIN.

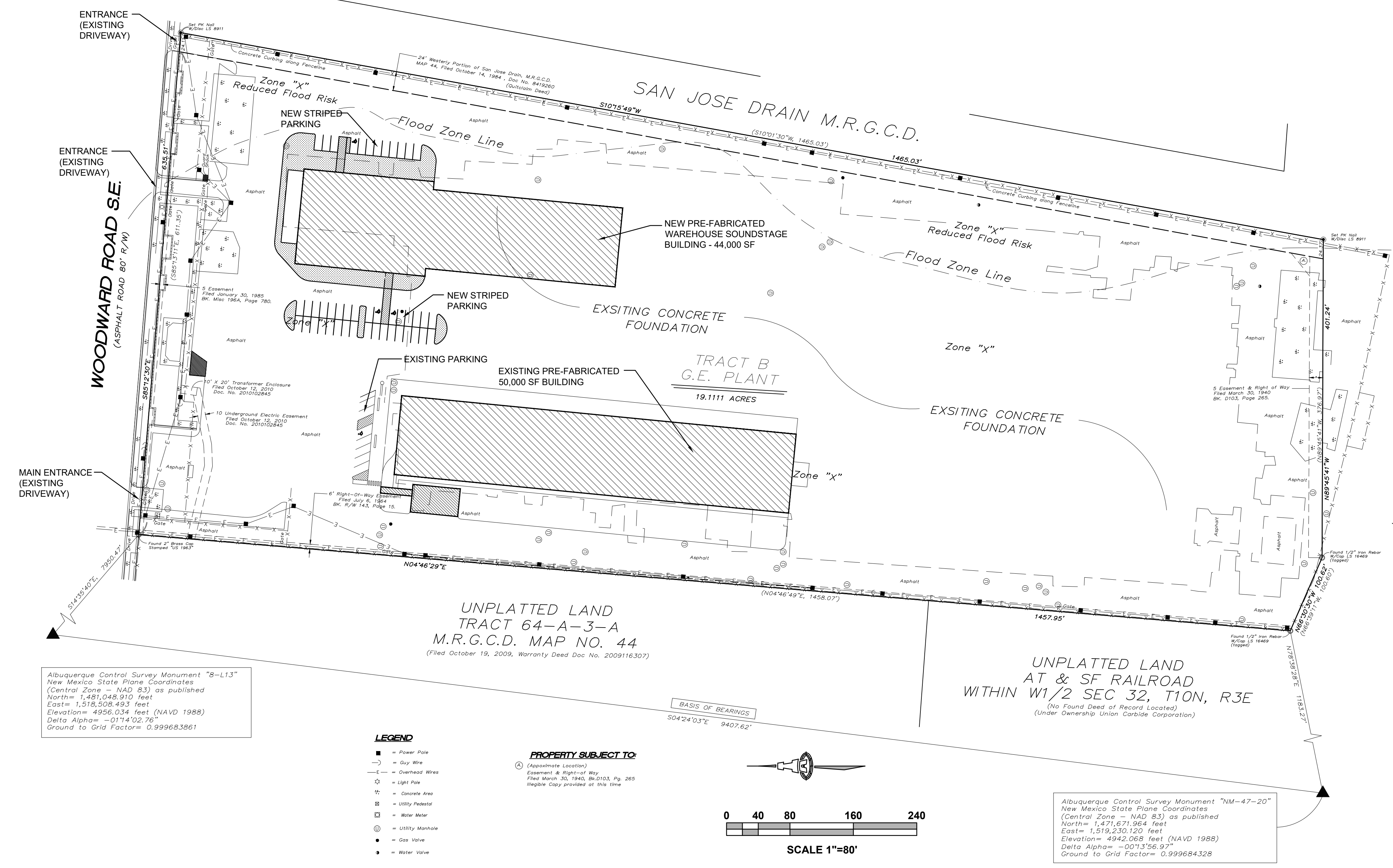
PROPOSED CONDITIONS: THE EXISTING FOUNDATIONS AND ASPHALT SHALL REMAIN. A MODULAR SOUNDSTAGE STORAGE BUILDING (44,000 SF TOTAL) SHALL BE CONSTRUCTED WITH PILASTER SPOT FOOTINGS ON THE EXISTING FOUNDATION. PARKING SPACES SHALL BE STRIPED ON THE EXISTING CONCRETE/ASPHALT.

NO TOPOGRAPHIC SURVEY HAS BEEN PROVIDED AND NO ELEVATIONS ARE SHOWN ON THIS DRAINAGE PLAN.

THERE IS NO CHANGE IN IMPERVIOUS AREA; NO CHANGE IN DISCHARGE OR DRAINAGE PATTERNS.

THE ONSITE STORM DRAIN SYSTEM SHALL REMAIN IN PLACE AND THE SITE SHALL CONTINUE TO DISCHARGE TO THE EXISTING ONSITE STORM DRAIN SYSTEM AND OUTFALL TO THE SAN JOSE DRAIN.

UPDATES TO DRAINAGE MASTER PLAN: THE APPROXIMATE 100-YEAR FLOW RATES SHOWN IN THE DRAINAGE CALCULATIONS ON THE DRAINAGE MASTER PLAN (DMP) PREPARED BY SMITH-SCHEUCH ENGINEERING CO. IN 1991 WERE UPDATED WITH THE APPROVED GRADING PLAN (HYD. NO. M14D037), STAMP DATE 01/06/2023 USING THE METHODS IN ARTICLE 6-2 OF THE JUNE 26, 2020 COA DPM-SEE SHEET C-102. THE RESULTS SHOW A NEGLIGIBLE INCREASE OF 0.1 CFS/AC AS COMPARED TO THE DMP CALCULATIONS. THE NEW CALCULATIONS INDICATE A SITE DISCHARGE OF 4.2 CFS/AC. THE DMP CALCULATIONS SHOWED AN APPROXIMATED DISCHARGE OF 4.1 CFS/AC.



UNPLATTED LAND AT & SF RAILROAD WITHIN W1/2 SEC 32, T10N, R3E

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 3/3/2026
BY: [Signature]
HydroTeam # M14D037

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 PULLED ON THE DEVELOPMENT.

Isaacson & Arfman, Inc.
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-266-8828 | www.iacivil.com

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Professional Engineer
17631
03/03/2026

336 WOODWARD RD SE
STORAGE BUILDING
ALBUQUERQUE, NM

No	Date	Description
		DESIGN DEVELOPMENT
		ISSUE: DEVELOPMENT
		PROJECT NUMBER: IA 2568
		FILE: [Signature]
		DRAWN BY: ANW
		CHECKED BY: ANW
		DATE: 12-22-2025

SHEET TITLE
DRAINAGE PLAN

SHEET NUMBER
C-101



KEYED NOTES:
 A. PER FIELD MEASURE - AS-BUILT LOCATION OF EXST TRENCH DRAIN IS 8' WEST OF NEW BUILDING.

SITE PLAN
 SCALE 1" = 100' NTS

LEGEND

- EXISTING
- BASIN 400 MAJOR DRAINAGE BASIN
- MAJOR DRAINAGE BASIN BOUNDARY
- SUB BASIN BOUNDARY
- STORM DRAIN
- MANHOLE
- GRATED MANHOLE
- CATCH BASIN
- TRENCH DRAIN
- DIRECTION OF OVERLAND FLOW
- BUILDING NUMBER
- CHAINLINK FENCE
- OFF SITE FLOW
- STORM DRAIN CONTAINMENT STRUCTURE

REVISIONS

NO.	DATE	DESCRIPTION
15		
16	4/15/21	CONSTRUCT A 720 LF RIDG. ATTACHED TO THE SOUTH SIDE OF 14-E OVER EXIST. PAVED AREA. CONSTRUCT NEW CATCH BASIN & REVISE STORM DRAIN PIPING.
17	01/05/2023	A NEW 50,000 SF PRE-FABRICATED BUILDING SHALL BE INSTALLED ON PIERS ON THE EXISTING FOUNDATION AND PAVEMENT MARKINGS SHALL BE INSTALLED ON THE EXISTING ASPHALT. OTHER IMPROVEMENTS INCLUDE 2 DUMPSTERS, A 2,100 SF LOADING DOCK, A RECYCLING CENTER AND A SOLAR-POWERED LANDSCAPE WATER MAINTENANCE STATION.
18	12/19/2025	A NEW 44,000 SF PRE-FABRICATED BUILDING SHALL BE INSTALLED ON ON THE EXISTING FOUNDATION AND PAVEMENT MARKINGS SHALL BE INSTALLED ON THE EXISTING ASPHALT.

DRAINAGE BASIN INFORMATION

NO.	ACRES	Q ₁₀₀ (APPROX.)	Q ₁₀₀ (2020 DPM)
100	8.4	35 CFS	35.6 CFS
200	2.5	10 CFS	10.6 CFS
300	3.9	16 CFS	16.5 CFS
400	---	---	---
500	4.3	18 CFS	18.2 CFS
600	0.3	1 CFS	
700	8.8	37 CFS	
800	6.3	26 CFS	

$Q_{100} = C \times I \times A$
 $C = 0.90$ (COMPOSITE)
 $I = 4.65$ ($T_L = 10$ MINUTES MINIMUM, ASSUMED)
 A = AREA IN ACRES
 RAINFALL VOLUME 2.2" (100 YEAR FREQUENCY) FROM PLATE 22.2 D-1, DPM
 $Q_{100} = 0.90 \times 4.65 \times A$

01/05/2023 17
 SEE THIS SHEET FOR CALCULATIONS USING PROCEDURE FROM ARTICLE 6-2 OF THE CITY OF ALBUQUERQUE DMP DATED JUNE 26, 2020

PREVIOUS REVISIONS

NO	INDEX	DATE	REVISION	APP
14		4/15/21	7500 COMPRESSOR BUILDING/ MAINTENANCE CHOC (PE-2247)	PJC KES
15			TRIPLE TRAIL COMPACTOR (PE-2116)	PJC KES
				CK D APP

NOTES:

THIS SHEET SHOWS MARKUPS TO THE DRAINAGE MASTER PLAN REVISIONS PREPARED BY SMITH-SCHUECH ENGINEERING CO. IN 1991.

ALL BUILDINGS ON THE PROPERTY HAVE BEEN DEMOLISHED BUT THE FOUNDATION AND ASPHALT REMAIN.

A 44,000 SF PRE-FABRICATED WAREHOUSE SOUNDSTAGE BUILDING SHALL BE INSTALLED WITH PILASTER SPOT FOOTINGS ON THE EXISTING FOUNDATION AND PAVEMENT MARKINGS SHALL BE INSTALLED ON THE EXISTING ASPHALT.

THE PROPOSED IMPROVEMENTS WILL NOT ALTER THE RUNOFF FROM THE SITE (NO IMPERVIOUS IMPROVEMENTS WILL BE REMOVED OR ADDED).

THE DRAINAGE CALCULATIONS WERE UPDATED WITH THE APPROVED GRADING PLAN (HYD. NO. M14D037), STAMP DATE 01/06/2023 PER THE JUNE 26, 2020 DEVELOPMENT PROCESS MANUAL ARTICLE 6-2. THE LAND TREATMENTS WERE CALCULATED AT 95% TYPE D AND 5% TYPE B. THESE CALCULATIONS SHOW THE DISCHARGE FROM THE SITE IS 4.2 CFS/AC. VS. 4.1 CFS/AC. SHOWN IN THE SMITH-SCHUECH ENGINEERING CO. 1991 DRAINAGE MASTER PLAN.

336 WOODWARD - DPM CALCS .xlsx

Job Name:	336 WOODWARD RD SE
Client:	
Date Prepared:	1/3/2023
Date Modified:	
Precipitation Zone:	2

CALCULATIONS: 336 WOODWARD RD SE :					
Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020					
100-YEAR, 6-HOUR CALCULATIONS					
AREA OF SITE:	83243.6 SF	=	19.11	ACRE	
HISTORIC FLOWS:		DEVELOPED FLOWS:		EXCESS PRECIP:	
Area A =	0	0%	Area A =	41622	5%
Area B =	41622	5%	Area B =	41622	5%
Area C =	0	0%	Area C =	0	0%
Area D =	790810	95%	Area D =	790810	95%
Total Area =	832432	100%	Total Area =	832432	100%
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)	$E_w = \frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$				
Historic E =	2.25 in.	Developed E =	2.25 in.		
On-Site Volume of Runoff: V ₃₆₀ =	E * A / 12				
Historic V ₃₆₀ =	156324 CF	Developed V ₃₆₀ =	156324 CF		
On-Site Peak Discharge Rate: Q _p =	Q _a A _a + Q _b A _b + Q _c A _c + Q _d A _d / 43,560				
For Precipitation Zone 2					
Q _{1A} =	1.71	Q _{1C} =	3.05		
Q _{1B} =	2.36	Q _{1D} =	4.34		
Historic Q _p =	81.0 CFS	Developed Q _p =	81.0 CFS		

336 WOODWARD - DPM CALCS .xlsx

BASIN NO.	DESCRIPTION	TO SAN JUAN DRAIN
100	Area of basin flows = 365904 SF	8.40 Ac.
The following calculations are based on Treatment %'s as shown in table to the right		
	Sub-basin Weighted Excess Precipitation:	LAND TREATMENT
	Weighted E = 2.25 in.	A = 0%
	Sub-basin Volume of Runoff:	B = 5%
	V ₃₆₀ = 68714 CF	C = 0%
	Sub-basin Peak Discharge Rate:	D = 95%
	Q _p = 35.6 cfs	
200	Area of basin flows = 108920 SF	2.5 Ac.
The following calculations are based on Treatment %'s as shown in table to the right		
	Sub-basin Weighted Excess Precipitation:	LAND TREATMENT
	Weighted E = 2.25 in.	A = 0%
	Sub-basin Volume of Runoff:	B = 5%
	V ₃₆₀ = 20451 CF	C = 0%
	Sub-basin Peak Discharge Rate:	D = 95%
	Q _p = 10.6 cfs	
300	Area of basin flows = 169824 SF	3.9 Ac.
The following calculations are based on Treatment %'s as shown in table to the right		
	Sub-basin Weighted Excess Precipitation:	LAND TREATMENT
	Weighted E = 2.25 in.	A = 0%
	Sub-basin Volume of Runoff:	B = 5%
	V ₃₆₀ = 31903 CF	C = 0%
	Sub-basin Peak Discharge Rate:	D = 95%
	Q _p = 16.5 cfs	
500	Area of basin flows = 187308 SF	4.3 Ac.
The following calculations are based on Treatment %'s as shown in table to the right		
	Sub-basin Weighted Excess Precipitation:	LAND TREATMENT
	Weighted E = 2.25 in.	A = 0%
	Sub-basin Volume of Runoff:	B = 5%
	V ₃₆₀ = 35175 CF	C = 0%
	Sub-basin Peak Discharge Rate:	D = 95%
	Q _p = 18.2 cfs	

City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 3/3/2026
 BY: [Signature]
 HydroTeam # M14D037

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Professional Engineer
 17631
 03/03/2026

**336 WOODWARD RD SE
 STORAGE BUILDING
 ALBUQUERQUE, NM**

DESIGN DEVELOPMENT
 ISSUE: DESIGN
 PROJECT NUMBER: IA 2568
 FILE:
 DRAWN BY: ANW
 CHECKED BY: ANW
 DATE: 12-22-2025

SHEET TITLE
MASTER DRAINAGE PLAN UPDATE

SHEET NUMBER
C-102