

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 26, 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: 12/22/2025
Hydrology File: M14D037
Case # HYDR-2026-00065

Dear Ms. Nilsson-Weber:

Based upon the information provided in your submittal received 2/19/2026, the Grading and Drainage Plans **are not** approved for 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. Provide management onsite for the Stormwater Quality Volume (SWQV) in accordance with the new drainage ordinance, § 14-5-2-6 (H). Please show the top and bottom of the ponds along with the volume for each pond. The onsite drainage should be directed to these ponds prior to being collected in a private unground drainage system. Please follow the DPM Article 6-12 Stormwater Quality and Low-Impact Development for the sizing calculations. To calculate the required SWQV, multiply the impervious area draining to the BMP by 0.42 inches for new development sites and **0.26 inches for redevelopment sites. The calculations of both the required and the provided volume of each BMP must be shown on the Grading and Drainage Plan.** Each BMP should be labeled on the Grading and Drainage Plan with the required SWQV and associated water surface elevation and the 100-year water surface elevation. Landscaping of surface BMPs is also required to be noted on the Grading and Drainage Plan
2. This site qualifies as redevelopment and is only required to retain runoff from the 80th percentile storm (Vol. = 0.26" * Imp.Area).
3. If requesting a Waiver of Management Onsite, the following conditions of the new drainage ordinance (enacted 10/2/18) must be demonstrated on the plan (§ 14-5-2-6 (H)):

Show where stormwater quality can be effectively controlled through private offsite mitigation, or through an arrangement to utilize a cooperator's existing regional

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stormwater management infrastructure or facilities that are available to control stormwater quality.

And where one (or more) of the following is met:

- the lot is too small to accommodate management on site while also accommodating the full plan of development;
 - the soil is not stable;
 - the site use is inconsistent with the capture and reuse of stormwater;
 - other physical conditions exist where compliance with on-site stormwater quality control requirement leaves insufficient area;
 - public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of this ordinance;
 - there is an opportunity to develop a project to replenish regional ground water supplies at an offsite location; or
 - a waiver to state water law or acquisition of water rights would be required in order to implement management on site.
4. If requesting a Waiver of Management Onsite, please add a note which states, "The Owner has elected to pay the Payment in Lieu for the required Stormwater Quality Volume."

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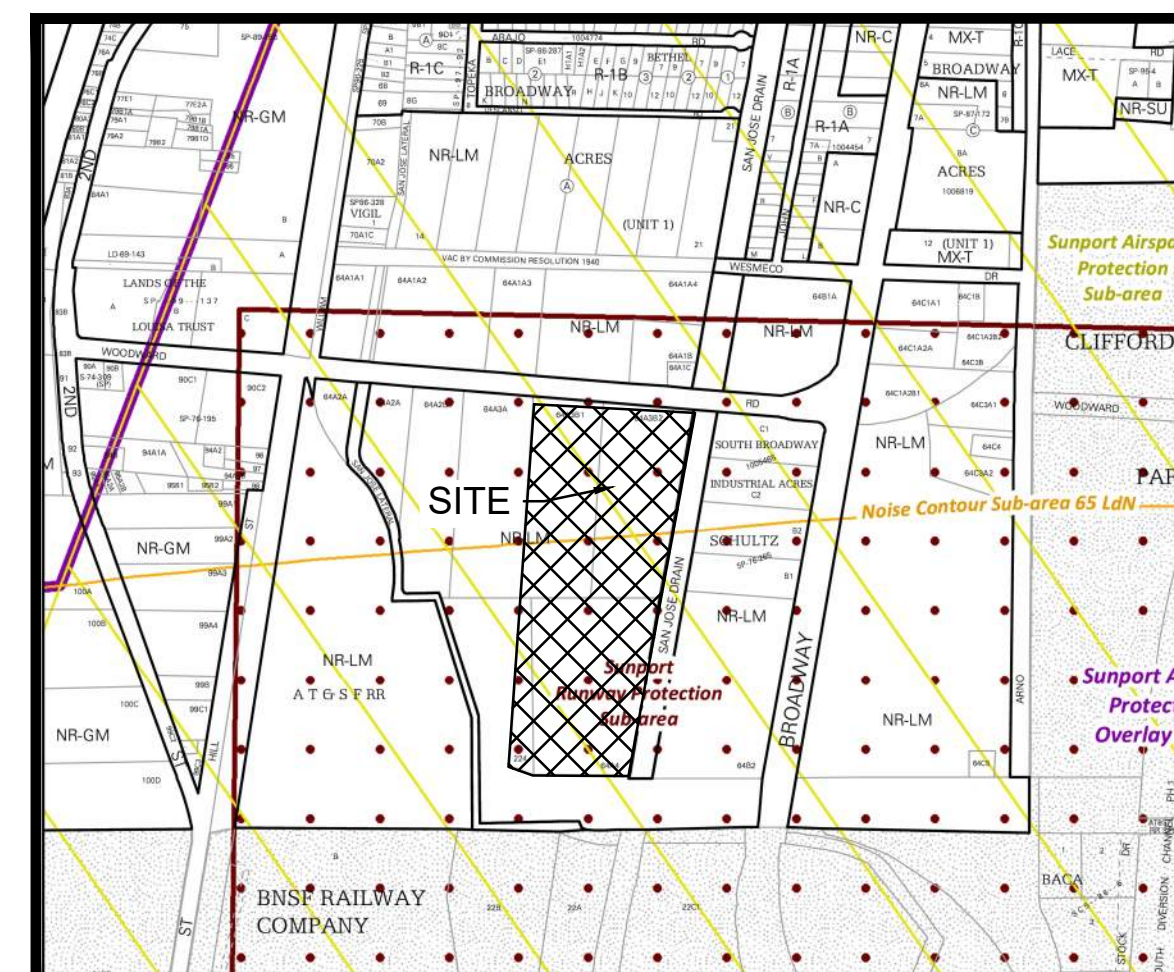
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As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3314 or amontoya@cabq.gov.

Sincerely,

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



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. 35001C03426 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.

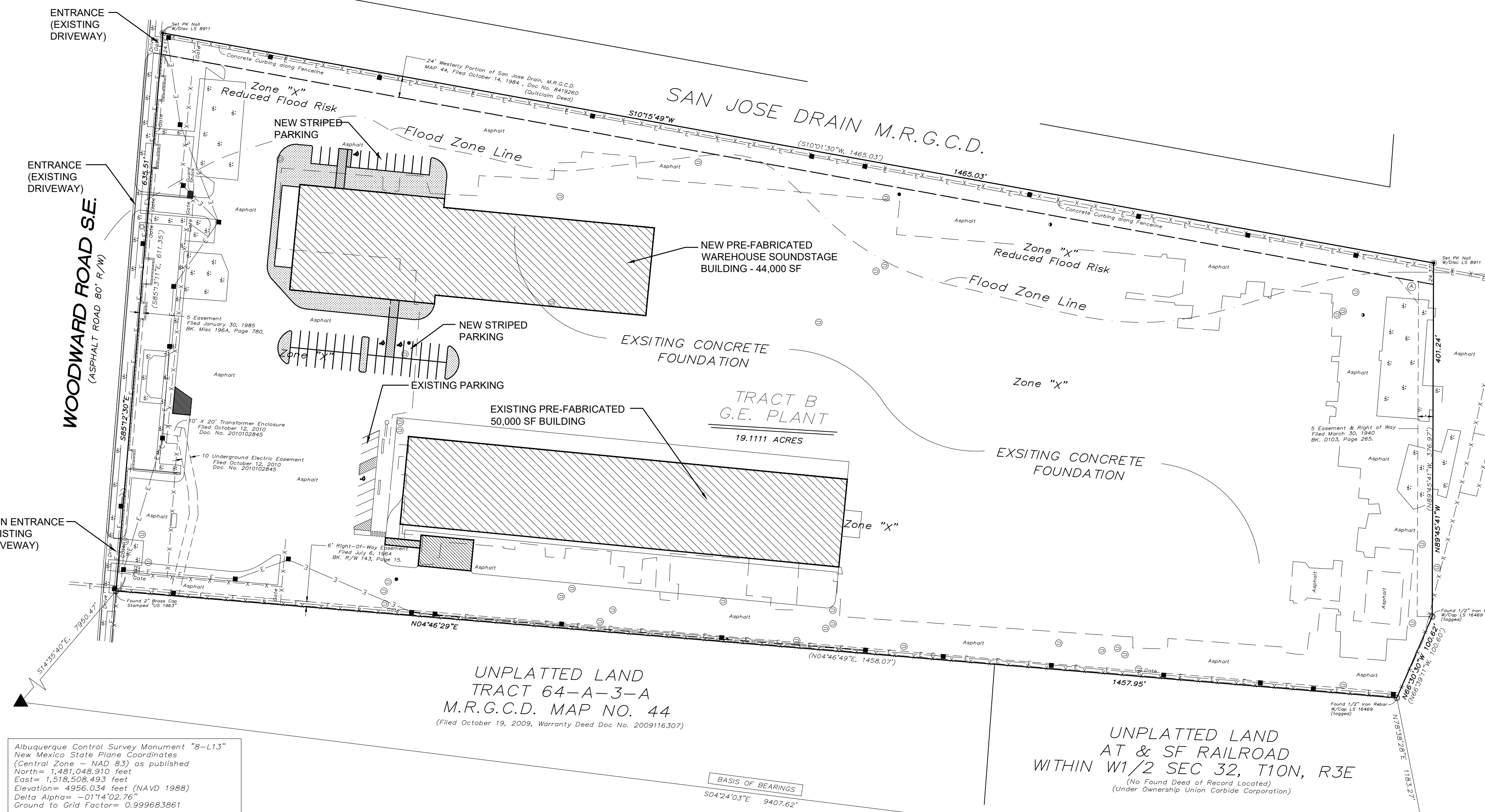
PROPOSED CONDITIONS: THE EXISTING FOUNDATIONS AND ASPHALT SHALL REMAIN. A MODULAR SOUNDSTAGE STORAGE BUILDING (44,000 SF TOTAL) SHALL BE CONSTRUCTED WITH PILASTER SPOT FOOTINGS ON THE EXISTING FOUNDATION. PARKING SPACES SHALL BE STRIPED ON THE EXISTING CONCRETE/ASPHALT.

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-SCHUECH 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.



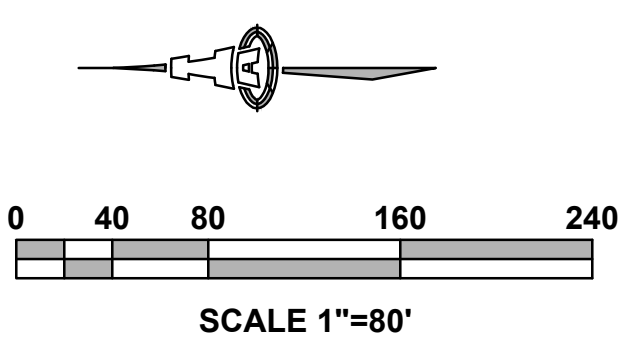
Albuquerque Control Survey Monument "B-L13"
New Mexico State Plane Coordinates
(Central Zone - NAD 83) as published
North = 1,481,048.910 feet
East = 1,519,508.493 feet
Elevation = 4956.034 feet (NAVD 1988)
Delta Alpha = -01'14.02.76"
Ground to Grid Factor = 0.999683961

LEGEND

- = Power Pole
- = Guy Wire
- = Overhead Wire
- = Light Pole
- ⊗ = Concrete Area
- ⊕ = Utility Pedestal
- ⊖ = Meter Meter
- ⊙ = Utility Manhole
- ⊗ = Gas Valve
- ⊖ = Water Valve

PROPERTY SUBJECT TO:

- ⊙ (Approximate Location) Easement & Right-of-Way Filed March 30, 1940, BK D103, Pg. 265 Repable Copy provided at this time.



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Engineer

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

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

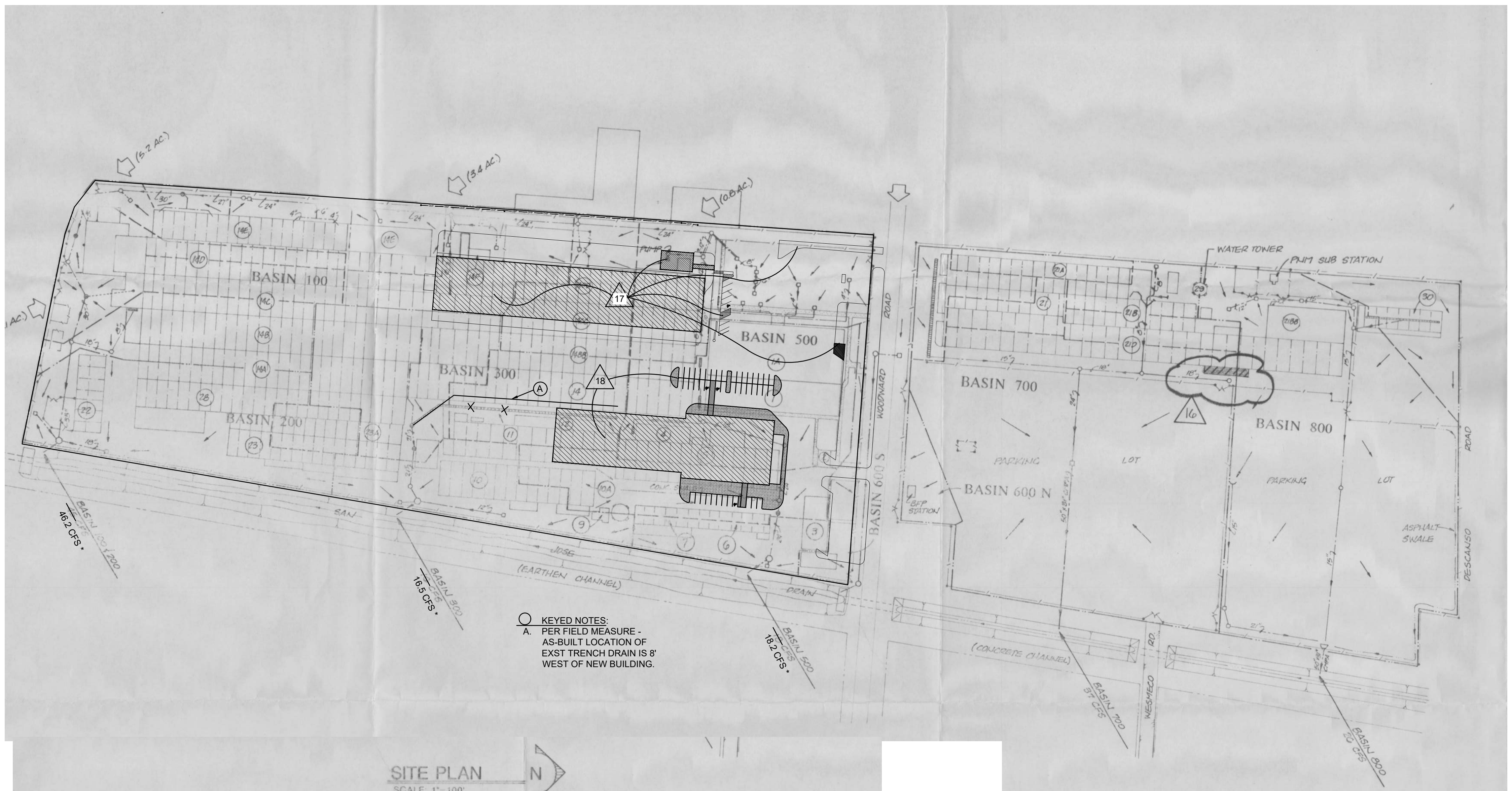
No	Date	Description

SHEET TITLE

DRAINAGE PLAN

SHEET NUMBER

C-101



NOTES:

THIS SHEET SHOWS MARKUPS TO THE DRAINAGE MASTER PLAN REVISIONS PREPARED BY SMITH-SCHEUCH 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-SCHEUCH 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:	832431.6 SF	=	19.11	ACRE
100-year, 6-hour				

HISTORIC FLOWS:		DEVELOPED FLOWS:		EXCESS PRECIP:	
Treatment SF	%	Treatment SF	%	Precip. Zone	
Area A	= 0	Area A	= 0	E _A	= 0.62
Area B	= 41622	Area B	= 41622	E _B	= 0.80
Area C	= 0	Area C	= 0	E _C	= 1.03
Area D	= 790810	Area D	= 790810	E _D	= 2.33
Total Area	= 832432	100%	Total Area	= 832432	100%

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = $E_A A_A + E_B A_B + E_C A_C + E_D A_D$

Historic E = 2.25 in. | Developed E = 2.25 in.

On-Site Volume of Runoff: V₃₆₀ = E * A / 12

Historic V₃₆₀ = 156324 CF | Developed V₃₆₀ = 156324 CF

On-Site Peak Discharge Rate: Q_p = $Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D / 43,560$

For Precipitation Zone 2

Q_{pA} = 1.71 | Q_{pC} = 3.05

Q_{pB} = 2.36 | Q_{pD} = 4.34

Historic Q_p = 81.0 CFS | Developed Q_p = 81.0 CFS

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 ROAD
- STORM DRAIN CONTAINMENT STRUCTURE

REVISIONS

NO.	DATE	DESCRIPTION
15		
16	4/15/91	CONSTRUCT A 720 LF BLDG 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	

Q₁₀₀ = C x I x A
C = 0.90 (COMPOSITE)
I = 4.65 (I_r = 10 MINUTES MINIMUM, ASSUMED)
A = AREA IN ACRES
RAINFALL VOLUME 2.2" (100 YEAR FREQUENCY) FROM PLATE 22.2 D-1, DPM
Q₁₀₀ = 0.90 x 4.65 x A

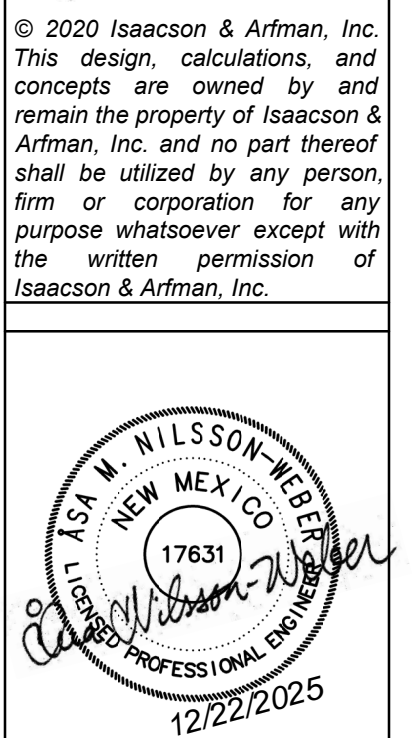
01/05/2023 17
SEE THIS SHEET FOR CALCULATIONS USING PROCEDURE FROM ARTICLE 6-2 OF THE CITY OF ALBUQUERQUE DMP DATED JUNE 26, 2020

336 WOODWARD - DPM CALCS .xlsx

BASIN NO.	DESCRIPTION	TO SAN JUAN DRAIN
100	Area of basin flows = 365904 SF Page-1	8.40 Ac.
200	Area of basin flows = 68902 SF	2.5 Ac.
300	Area of basin flows = 169824 SF	3.9 Ac.
500	Area of basin flows = 187308 SF	4.3 Ac.

PREVIOUS REVISIONS

NO	INDEX	DATE	REVISION	CK	D	APP
16		4/15/91	7200 COMPRESSOR BUILDING/ MAINTENANCE SHOP (PE 2247)	PJC		KES
15			TRIPLE TRAIL CONTACTOR (PE-016)	PJC		TS
				CK D		
				APP		



Engineer

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

DESIGN DEVELOPMENT

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

No	Date	Description

SHEET TITLE

MASTER DRAINAGE PLAN UPDATE

SHEET NUMBER

C-102