

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 25, 2024

Jeffrey T. Wooten
Wooten Engineering
PO Box 15814
Rio Rancho NM 87174

RE: Griegos Farms
4411 Guadalupe Church St. NW
Permanent Certificate of Occupancy – Lot 1 - Accepted
Engineer's Certification Date: 11/15/2024
Engineer's Stamp Date: 3/15/2023
Hydrology File: F13D028A

Dear Mr. Wooten:

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Based on the Engineer's Grading and Drainage Certification received 11/15/2024 and site visit on 11/22/2024, this letter serves as a "green tag" from Hydrology Section for a Permanent Certificate of Occupancy for Lot 1 (only) of the Griegos Farms located at 4411 Guadalupe Church St. NE to be issued by the Building and Safety Division.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Griegos Farms Hydrology File # F13D028A
Legal Description: Lot 1, Plat of Griegos Farms
City Address, UPC, OR Parcel: 4411 Guadalupe Church St NW (UPC 101306122906410190)

Applicant/Agent: Wooten Engineering Contact: Jeffrey T. Wooten, P.E.
Address: PO Box 15814, Rio Rancho, NM 87174 Phone: 505-980-3560
Email: jeffwooten.pe@gmail.com

Applicant/Owner: Griegos Farms LLC Contact: Jay Rembe
Address: 1716 Central Ave SW, Suite A Phone: 505-243-0188
Email: rembe@rembedesign.com

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) _____ ☐ RESIDENCE
☐ DFT SITE ☒ ADMIN SITE

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

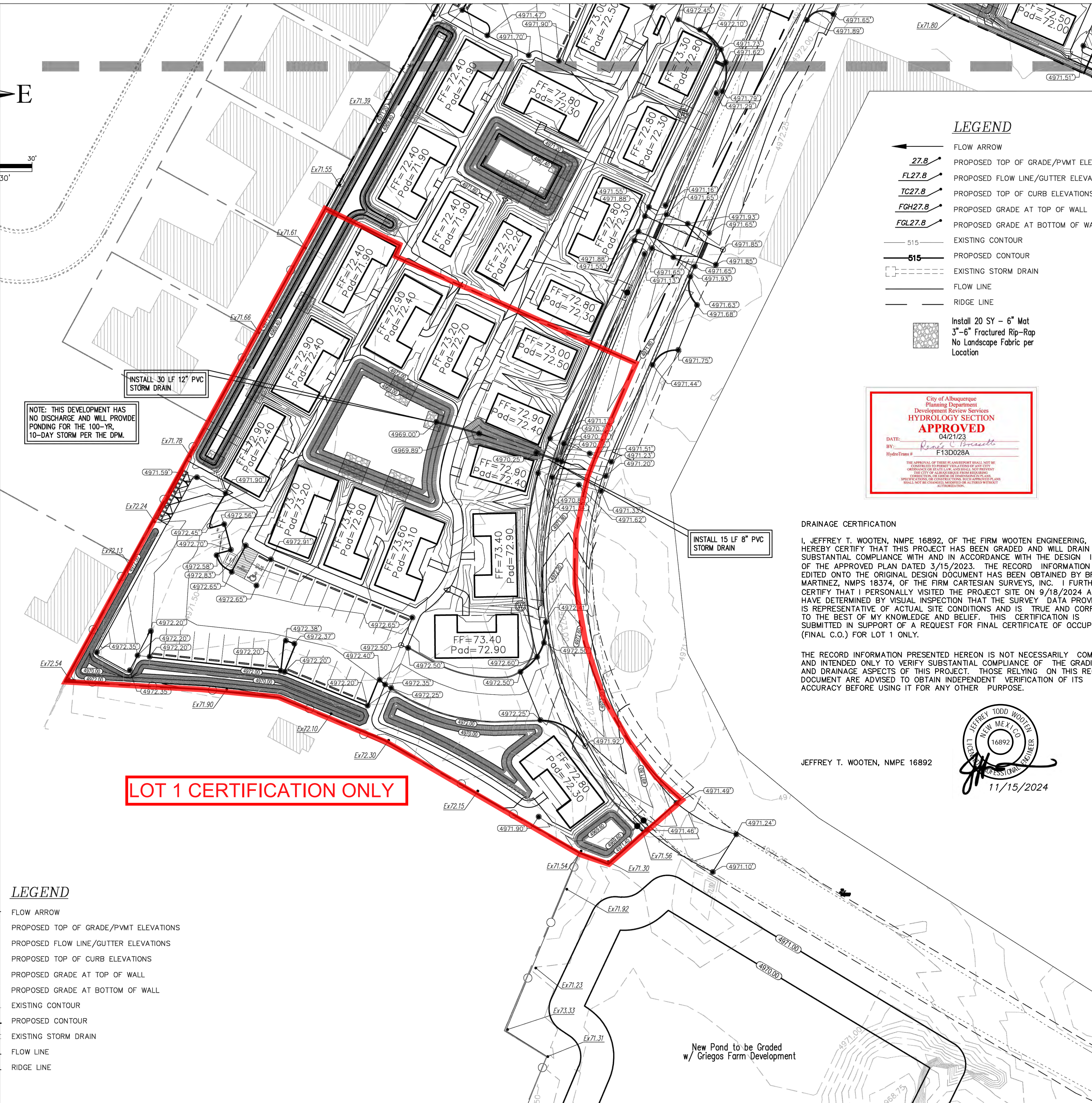
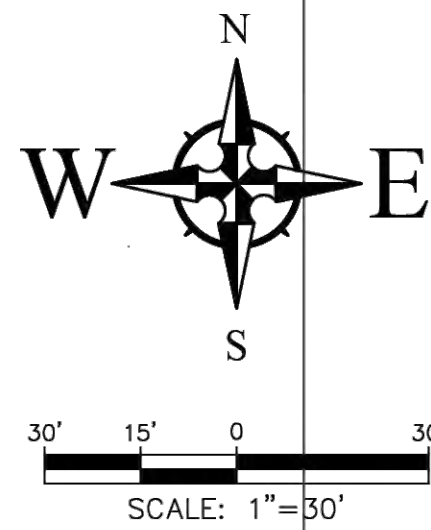
TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: November 15, 2024



LEGEND

- ← FLOW ARROW
- 27.8 PROPOSED TOP OF GRADE/PWT ELEVATIONS
- FL27.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8 PROPOSED TOP OF CURB ELEVATIONS
- FGH27.8 PROPOSED GRADE AT TOP OF WALL
- FGL27.8 PROPOSED GRADE AT BOTTOM OF WALL
- S15 — EXISTING CONTOUR
- 515 — PROPOSED CONTOUR
- EXISTING STORM DRAIN
- FLOW LINE
- RIDGE LINE
- Install 20 SY — 6" Mat
3"—6" Fractured Rip-Rap
No Landscape Fabric per
Location

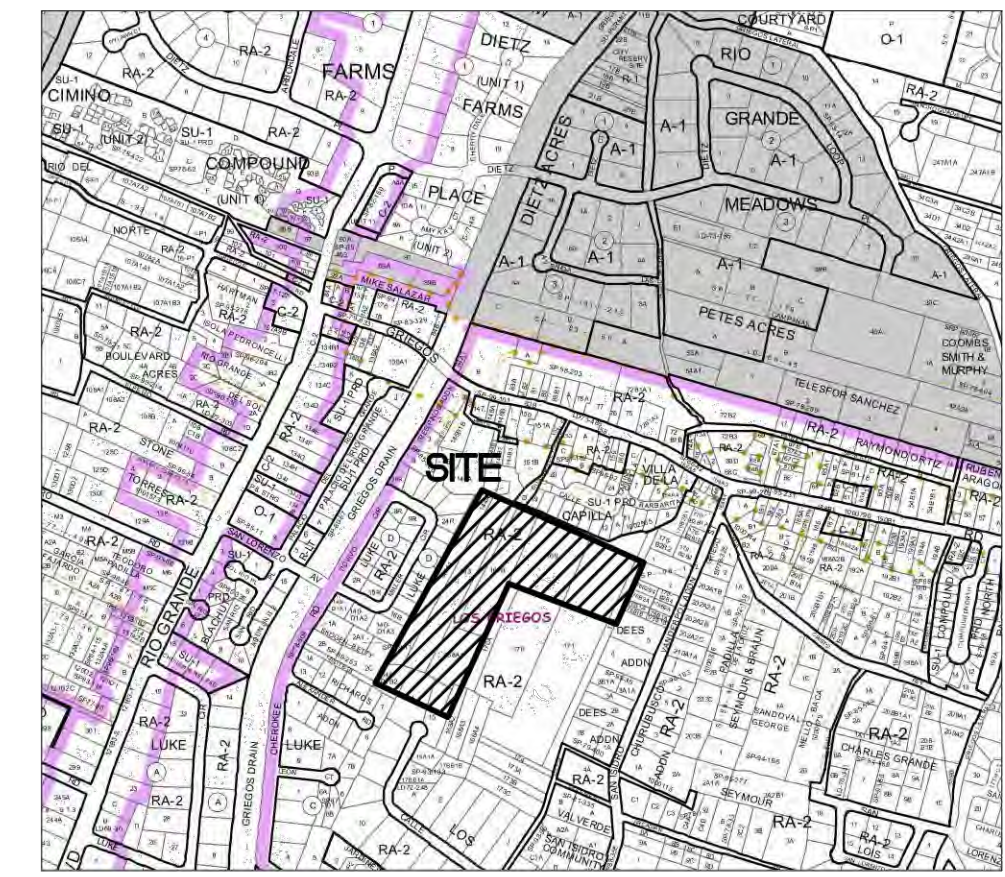
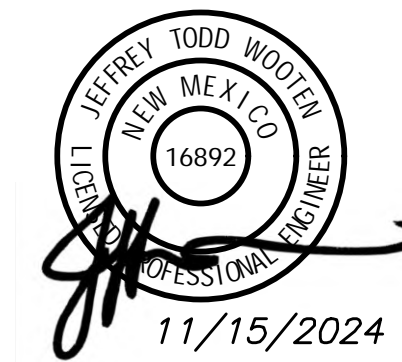


DRAINAGE CERTIFICATION

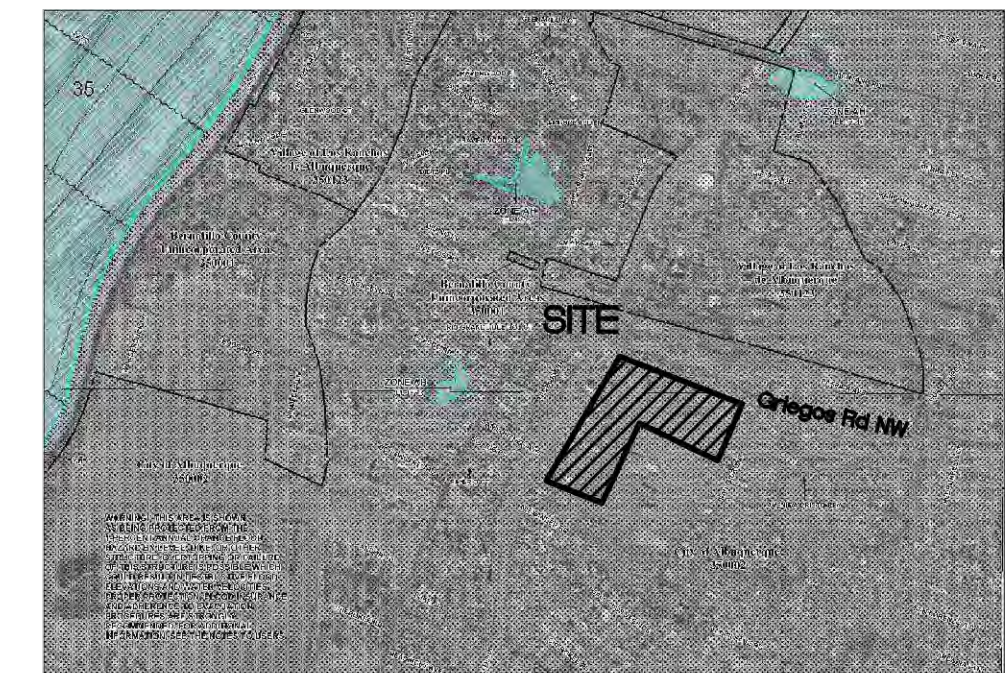
I, JEFFREY T. WOOTEN, NMPE 16892, OF THE FIRM WOOTEN ENGINEERING, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 3/15/2023. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN J. MARTINEZ, NMPS 18374, OF THE FIRM CARTESIAN SURVEYS, INC. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 9/18/2024 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINAL CERTIFICATE OF OCCUPANCY (FINAL C.O.) FOR LOT 1 ONLY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

JEFFREY T. WOOTEN, NMPE 16892



VICINITY MAP - Zone Map F-13-Z
Legal Description: Tract 2, Our Lady of Guadalupe and Tract 144A1, Cordova's Subdivision City of Albuquerque, NM. 10.19 Acres.



FIRM MAP 35001C0118G

Per Firm Map 35001C0118G, dated September 26, 2008, the site is located in Zone X of the Floodplain and determined to be inside the 0.2% chance Annual Floodplain. Areas of 1% annual chance flood with average depths of less than 1 square mile; and areas protected by levees from 1% annual chance flood.

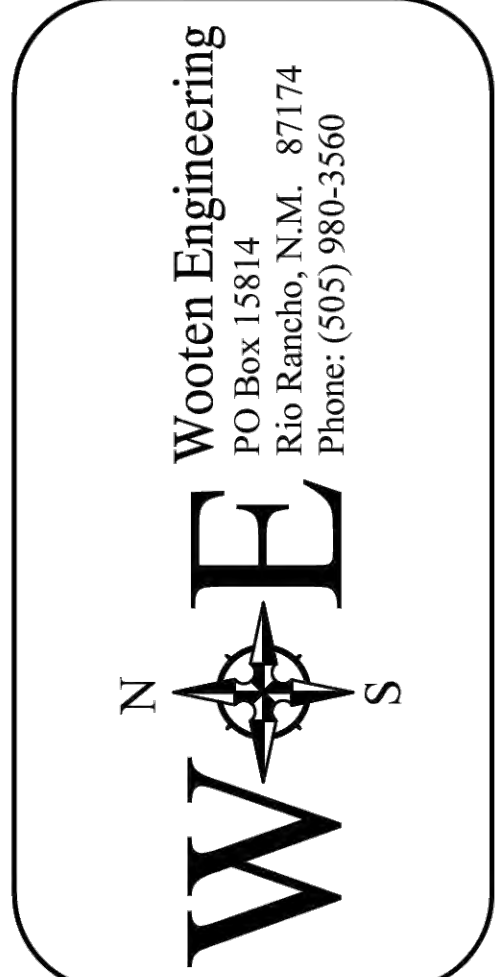
GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND NETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

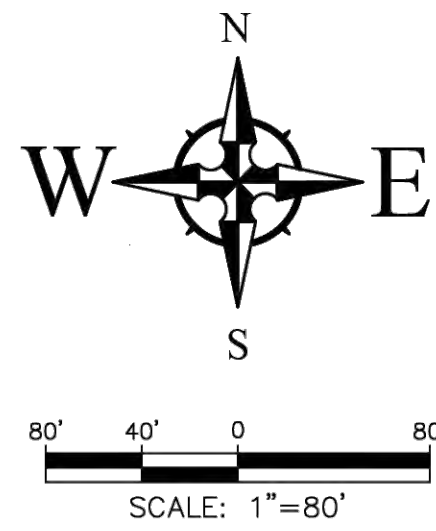
CAUTION!!!!

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO.	DATE	REMARKS	BY
DESIGN			
REVISIONS			
DESIGNED BY: JW			
DRAWN BY: OG			
CHECKED BY: JW			
DATE: February 2023			
DATE: February 2023			
JOB NO.: 2022014			
DATE: February 2023			



Griegos Farms
Griegos Rd & Guadalupe Church St NW
Albuquerque, NM 87107
Grading Plan - South



DRAINAGE CERTIFICATION

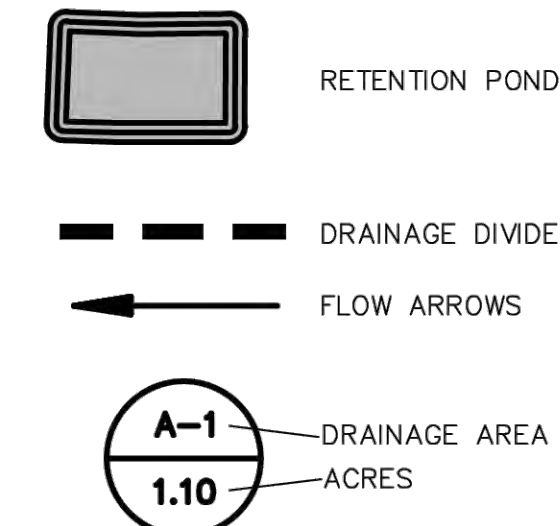
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JEFFREY T. WOOTEN, NMPE 16892



LEGEND



DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a final grading and drainage plan for the subject site located on Tract 2, Our Lady of Guadalupe subdivision and Tract 144-A-1, MRGCD Map No 31 in Albuquerque, NM. The overall development contains approximately 10.18 acres and is located in the southwest quadrant of Griegos Rd NW and San Ysidro St NW. The site is being developed as a Single Family Cottage Court development. The City Drainage File Number is F13-D028. It is our understanding that the 100-Yr, 10-Day storm must be retained on-site per the Valley Drainage Requirements in the DPM.

EXISTING HYDROLOGIC CONDITIONS

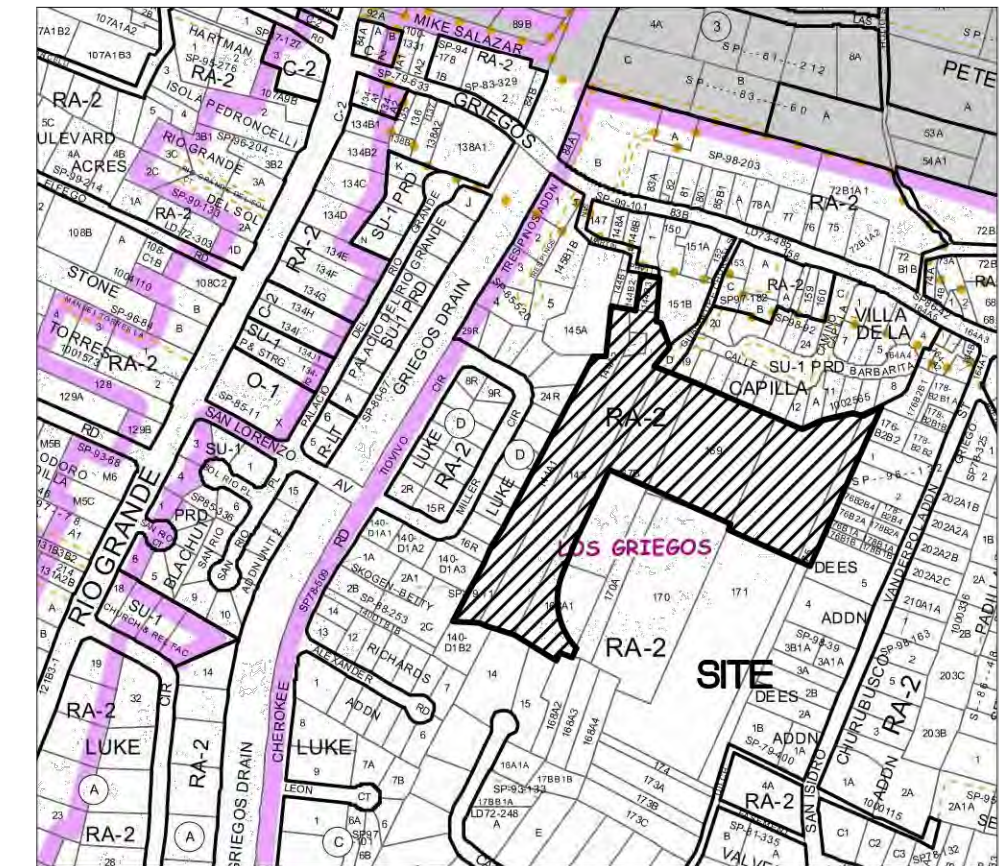
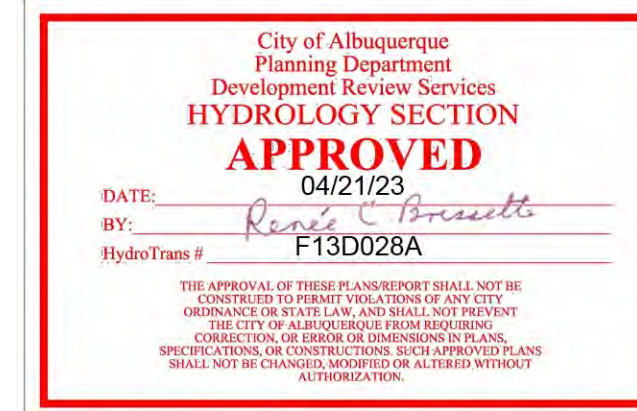
The site currently does not have a discharge point and drainage is retained on-site.

PROPOSED HYDROLOGIC CONDITIONS

Both the existing Our Lady of Guadalupe Church and the new Single Family Cottage Court development will retain the 100-Yr, 10-Day storm within their own properties. The locations of the new ponds serving the Cottage Court development are shown in these plans. The Drainage Calculations table show that adequate ponding is being provided to retain the 100-Yr, 10-Day runoff volume.

CONCLUSION

This final Grading and Drainage Plan conforms to the requirements of the City of Albuquerque DPM, Chapter 6.2. With this submittal, we are requesting Grading Permit and Site Plan for Building Permit approval.



VICINITY MAP - Zone Map F-13-Z

Legal Description: Tract 2, Our Lady of Guadalupe and Tract 144A1, Cordova's Subdivision City of Albuquerque, NM. 10.19 Acres.



FIRM MAP 35001CXXXXH

Per FIRM Map 35001C0555H, dated August 16, 2012, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.

NOTE: BOTH THE RESIDENTIAL & THE CHURCH PROPERTY HAVE NO DISCHARGE AND WILL PROVIDE PONDING FOR THE 100-YR, 10-DAY STORM PER THE DPM.

Existing Drainage Calculations													
This table is based on the COA DPM Chapter 6.2 (A), Zone 2													
BASIN	Area (Ac.)	A	B	C	D	Weighted C	Tc (min)	I (100) (in/hr)	Q (100) (cfs)	WTE (inches)	V (100) (cu ft)	V (100) (cu ft)	Comments
A-1	0.43	0.0	0.0	100.0	0.0	0.63	12.00	3.05	1.92	0.83	1.03	1609	Retained within site
A-2	0.43	0.0	0.0	90.0	10.0	0.66	12.00	3.18	2.09	0.90	1.16	1811	Retained within site
A-3	0.70	0.0	0.0	95.0	5.0	0.64	12.00	3.11	2.00	1.40	1.10	2782	Retained within site
A-4	0.40	0.0	0.0	100.0	0.0	0.63	12.00	3.05	1.92	0.77	1.03	1496	Retained within site
A-5	0.20	0.0	0.0	100.0	0.0	0.63	12.00	3.05	1.92	0.38	1.03	748	Retained within site
A-6	0.78	0.0	0.0	95.0	5.0	0.64	12.00	3.11	2.00	1.52	1.10	3021	Retained within site
A-7	0.60	0.0	0.0	100.0	0.0	0.63	12.00	3.05	1.92	1.15	1.03	2243	Retained within site
A-8	0.94	0.0	0.0	60.0	40.0	0.74	12.00	3.57	2.63	2.47	1.55	5289	Retained within site
A-9	0.39	0.0	0.0	100.0	0.0	0.63	12.00	3.05	1.92	0.75	1.03	1458	Retained within site
A-10	0.31	0.0	0.0	90.0	10.0	0.66	12.00	3.18	2.09	0.65	1.16	1305	Retained within site
B-1	0.11	0.0	0.0	100.0	0.0	0.63	12.00	3.05	1.92	0.21	1.03	411	Retained within site
B-2	0.40	0.0	0.0	100.0	0.0	0.63	12.00	3.05	1.92	0.77	1.03	1496	Retained within site
B-3	0.61	0.0	0.0	100.0	0.0	0.63	12.00	3.05	1.92	1.17	1.03	2281	Retained within site
B-4	0.14	0.0	0.0	100.0	0.0	0.63	12.00	3.05	1.92	0.27	1.03	523	Retained within site
B-5	0.55	0.0	0.0	90.0	10.0	0.66	12.00	3.18	2.09	1.15	1.16	2316	Retained within site
B-6	0.83	0.0	0.0	100.0	0.0	0.63	12.00	3.05	1.92	1.59	1.03	3103	Retained within site
B-7	0.88	0.0	0.0	90.0	10.0	0.66	12.00	3.18	2.09	1.84	1.16	3706	Retained within site
B-8	0.49	0.0	0.0	100.0	0.0	0.63	12.00	3.05	1.92	0.94	1.03	1832	Retained within site
B-9	1.31	0.0	0.0	95.0	5.0	0.44	12.00	3.11	1.38	1.81	1.10	5207	Retained within site
C	5.17	0.0	0.0	60.0	40.0	0.74	12.00	3.70	2.73	14.11	1.55	29089	Retained within site
D	4.72	0.0	0.0	50.0	50.0	0.77	12.00	3.70	2.83	13.34	1.68	28784	Retained within site
TOTAL	20.37									48.03		100509	

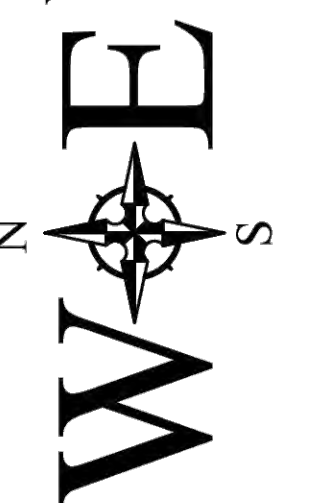
Proposed Drainage Calculations													
This table is based on the COA DPM Chapter 6.2 (A), Zone 2													
BASIN	Area (Ac.)	A	B	C	D	Weighted C	Tc (min)	I (100) (in/hr)	Q (100) (cfs)	WTE (inches)	V (100) (cu ft)	Ponding (cu ft)	Comments
A-1	0.43	0.0	0.0	20.0	80.0	0.85	12.00	4.08	3.45	1.48	2.07	3231	Retained within site
A-2	0.43	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	1.30	1.81	2825	Retained within site
A-3	0.70	0.0	0.0	30.0	70.0	0.82	12.00	3.95	3.24	2.27	1.94	4930	Retained within site
A-4	0.40	0.0	0.0	80.0	20.0	0.68	12.00	3.31	2.26	0.97	1.29	1873	Retained within site
A-5	0.20	0.0	0.0	100.0	0.0	0.65	12.00	3.47	2.89	0.42	1.16	842	Retained within site
A-6	0.78	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	2.70	1.81	4951	Retained within site
A-7	0.60	0.0	0.0	30.0	70.0	0.82	12.00	3.95	3.24	1.94	1.94	4225	Retained within site
A-8	0.94	0.0	0.0	25.0	75.0	0.83	12.00	4.02	3.34	3.14	2.01	6841	Retained within site
A-9	0.39	0.0	0.0	80.0	20.0	0.68	12.00	3.31	2.26	0.88	1.29	1826	Retained within site
A-10	0.31	0.0	0.0	80.0	20.0	0.68	12.00	3.31	2.26	0.70	1.29	1452	Retained within site
B-1	0.11	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	0.42	1.16	842	Retained within site
B-2	0.40	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	1.21	1.81	2628	Retained within site
B-3	0.61	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	1.61	1.55	2472	Retained within site
B-4	0.14	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	0.42	1.16	842	Retained within site
B-5	0.55	0.0	0.0	60.0	40.0	0.74	12.00	3.57	2.63	1.45	1.55	3095	Retained within site
B-6	0.83	0.0	0.0	60.0	40.0	0.74	12.00	3.57	2.63	2.18	1.55	4670	Retained within site
B-7	0.88	0.0	0.0	60.0	40.0	0.74	12.00	3.57	2.63	2.32	1.55	4951	Retained within site
B-8	0.49	0.0	0.0	60.0	40.0	0.74	12.00	3.70	2.73	1.34	1.55	2757	Retained within site
B-9	1.31	0.0	0.0	70.0	30.0	0.71	12.00	3.82	2.72	3.56	1.42	6753	Retained within site
C	5.17	0.0	0.0	60.0	40.0	0.74	12.00	3.57	2.63	13.81	1.55	29089	Retained within site
D	4.72	0.0	0.0	60.0	40.0	0.74	12.00	3.57	2.63	12.42	1.55	26557	Retained within site
TOTAL	20.37									55.79		118614	

AS DETERMINED BY THE DRAINAGE AGREEMENT - OUR LADY OF GUADALUPE DATED JUNE 17, 2022 BY AND BETWEEN ARCHDIOCESE OF SANTA FE REAL ESTATE CORP / OUR LADY OF GUADALUPE ("TRACT 1 OWNER") AND REMBE PROPERTIES, LLC OR ASSIGNS ("TRACT 2 OWNER"), THE DRAINAGE PONDS SHOWN ON TRACT 1 ARE TEMPORARY AND WILL BE EXCAVATED BY THE DEVELOPER OF TRACT 2.

BASINS A-6 TO A-10 HAVE BEEN UPDATED TO REFLECT AS-BUILT PONDING VOLUMES.

LOT 1 CERTIFICATION ONLY

Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560



Griegos Farms
Tract 2, Our Lady of Guadalupe
Albuquerque, NM 87107

Drainage Management Plan

C-205