

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 24, 2025

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 2 - Accepted
Engineer's Certification Date: 1/15/2025
Engineer's Stamp Date: 3/15/2023
Hydrology File: F13D028A

Dear Mr. Wooten:

PO Box 1293
Albuquerque
NM 87103

Based on the Engineer's Grading and Drainage Certification received 1/15/2025 and site visit on 1/24/2025, this letter serves as a "green tag" from Hydrology Section for a Permanent Certificate of Occupancy for **Lot 2 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,

www.cabq.gov
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 2, 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:

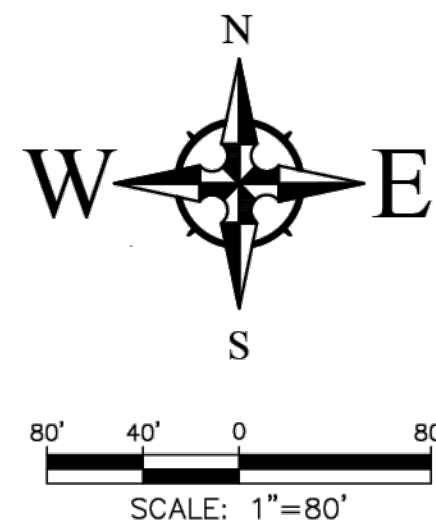
TYPE OF SUBMITTAL:

- ☒ 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: January 15, 2025



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 1/6/2025 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 2 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



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, MRGSD 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.

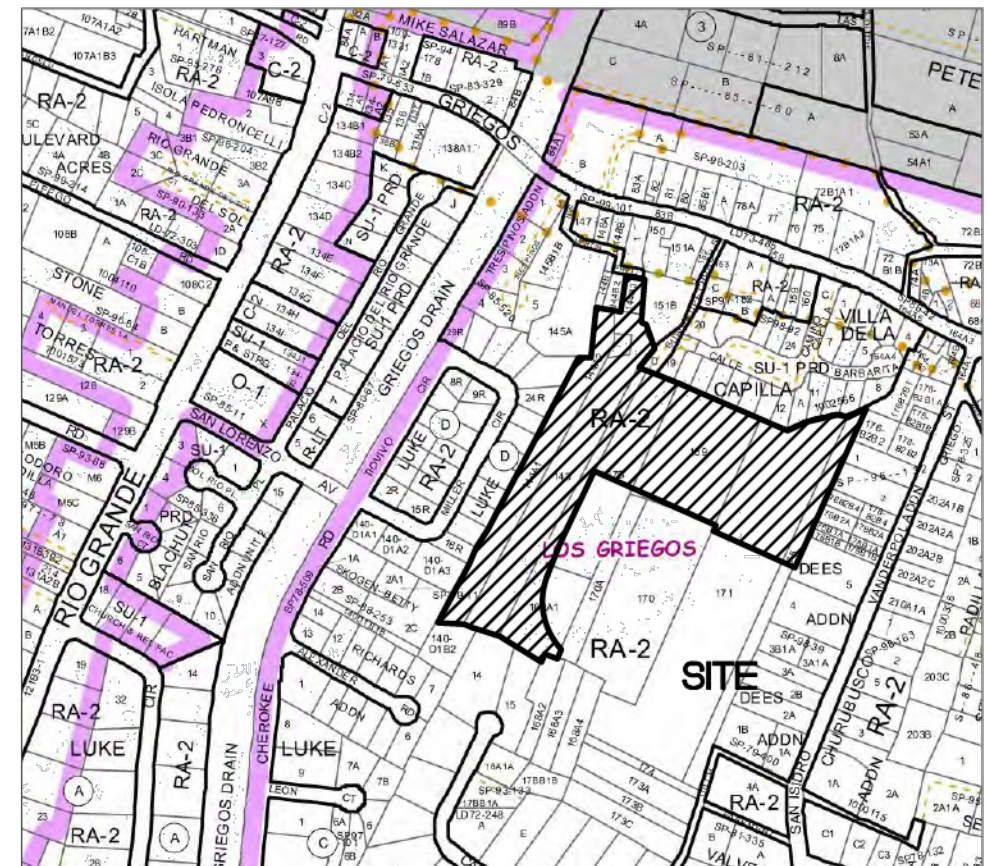
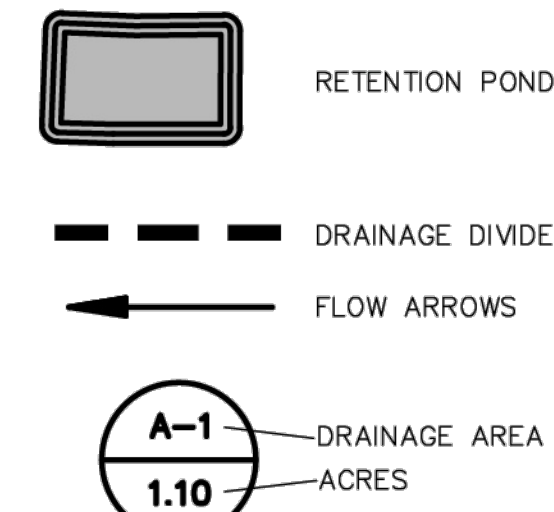


NOTE: BOTH THE RESIDENTIAL & THE CHURCH PROPERTY HAVE NO DISCHARGE AND WILL PROVIDE PONDING FOR THE 100-YR, 10-DAY STORM PER THE DPM.

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.

LEGEND



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.

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/ac)	Q(100) (cfs)	WTE (inches)	V(100) (cu ft)	V(100) (cu yd)
A-1	0.43	0.0	0.0	100.0	0.0	0.63	12.00	3.05	1.92	0.83	1.03	1608	1608
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	2060
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	2986
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	1496
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	748
A-6	0.76	0.0	0.0	95.0	5.0	0.64	12.00	3.11	2.00	1.52	1.10	3021	3242
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	2243
A-8	0.94	0.0	0.0	60.0	40.0	0.74	12.00	3.57	2.63	2.47	1.55	5269	7473
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	1458
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	1485
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	411
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	1496
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	2281
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	523
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	2635
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	3103
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	4217
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	1832
B-9	1.31	0.0	0.0	95.0	5.0	0.64	12.00	3.11	1.38	1.81	1.10	5207	5587
C	5.17	0.0	0.0	60.0	40.0	0.74	12.00	3.70	2.73	14.11	1.55	29089	41100
D	4.72	0.0	0.0	50.0	50.0	0.77	12.00	3.70	2.83	13.34	1.68	28784	42491
TOTAL	20.37	0.0	0.0	50.0	50.0	0.77	12.00	3.70	2.83	48.03	1.68	100509	130475

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/ac)	Q(100) (cfs)	WTE (inches)	V(100) (cu ft)	V(100) (cu yd)
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	5229
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	4324
A-3	0.70	0.0	0.0	30.0	70.0	0.82	12.00	3.95	3.24	2.25	1.91	4390	7775
A-4	0.40	0.0	0.0	80.0	20.0	0.68	12.00	3.51	2.26	0.97	1.29	1873	2338
A-5	0.20	0.0	0.0	90.0	10.0	0.66	12.00	3.18	2.09	0.42	1.16	842	958
A-6	0.76	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	2.30	1.81	4993	7642
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	6665
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	10936
A-9	0.39	0.0	0.0	80.0	20.0	0.68	12.00	3.51	2.26	0.88	1.29	1826	2279
A-10	0.31	0.0	0.0	80.0	20.0	0.68	12.00	3.51	2.26	0.70	1.29	1452	1812
B-1	0.11	0.0	0.0	100.0	0.0	0.63	12.00	3.05	1.92	0.43	1.03	4106	4106
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	4022
B-3	0.61	0.0	0.0	60.0	40.0	0.74	12.00	3.57	2.63	1.61	1.55	3432	4849
B-4	0.14	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	0.42	1.81	820	1408
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	4372
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	6598
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	6996
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	3895
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	9035
C	5.17	0.0	0.0	60.0	40.0	0.74	12.00	3.57	2.63	13.61	1.55	29089	41100
D	4.72	0.0	0.0	60.0	40.0	0.74	12.00	3.57	2.63	12.42	1.55	26557	37523
TOTAL	20.37	0.0	0.0	60.0	40.0	0.74	12.00	3.57	2.63	55.79	1.55	118614	170862

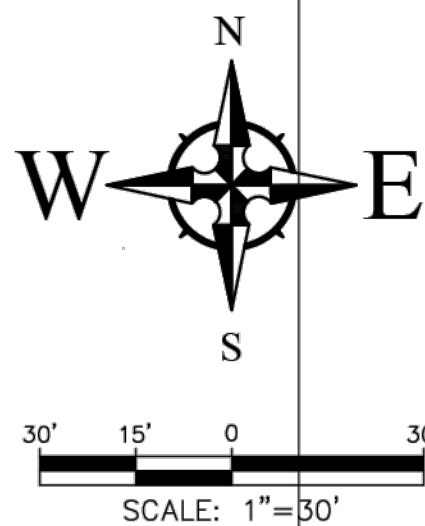


Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560



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

Drainage Management Plan
C-205



LOT 2 CERTIFICATION
ONLY

NOTE: THIS DEVELOPMENT HAS
NO DISCHARGE AND WILL PROVIDE
PONDING FOR THE 100-YR.
10-DAY STORM PER THE DPM.

INSTALL 30 LF 12" PVC
STORM DRAIN

INSTALL 15 LF 8" PVC
STORM DRAIN

DRAINAGE CERTIFICATION

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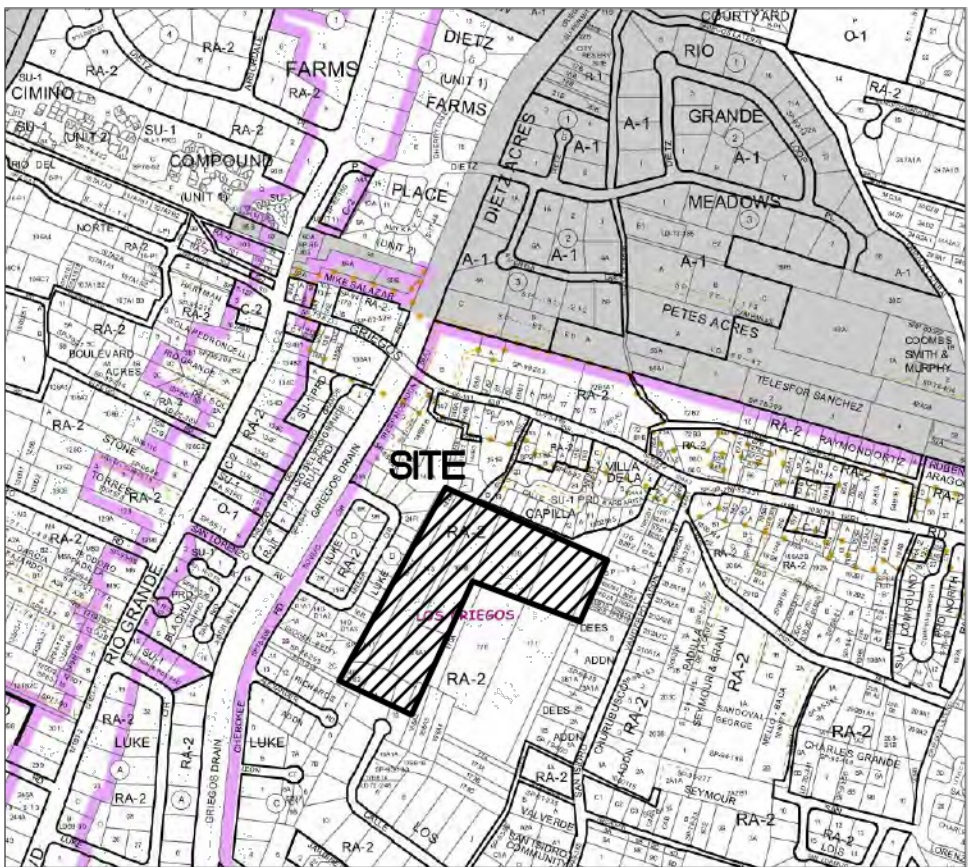
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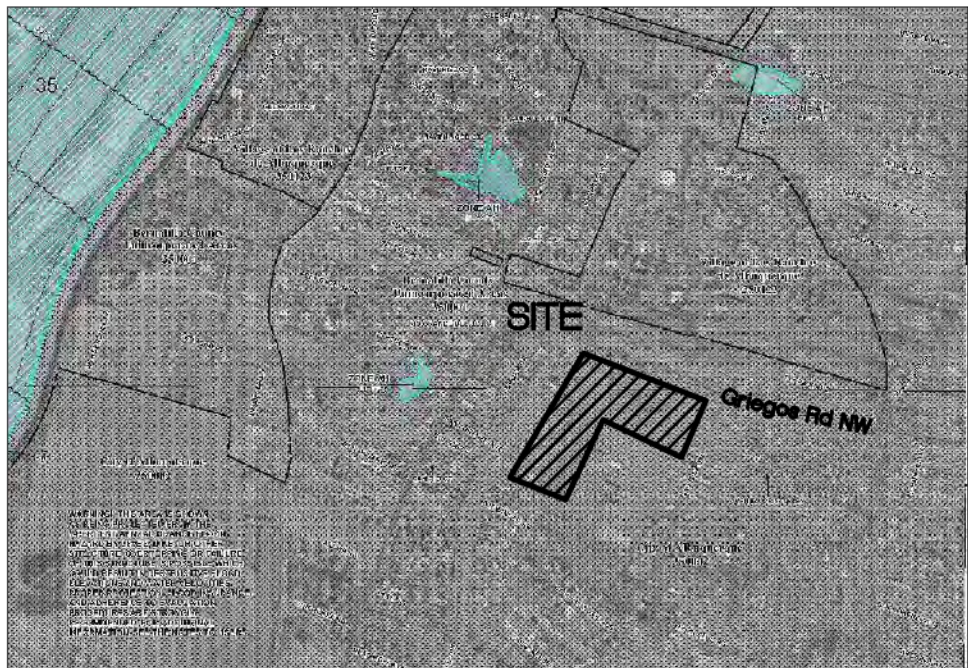


LEGEND

- ← 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
- 515 — 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



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 35001C0118Q
Per Firm Map 35001C0118Q, 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.

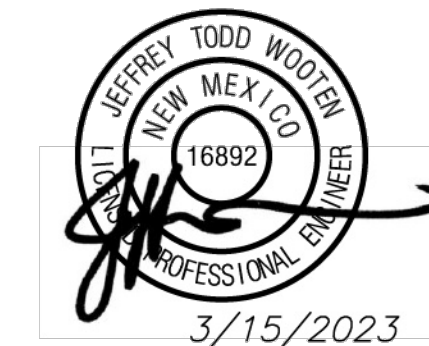
LEGEND

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- 515 — EXISTING CONTOUR
- 515 — PROPOSED CONTOUR
- — EXISTING STORM DRAIN
- — FLOW LINE
- — RIDGE LINE

New Pond to be Graded
w/ Grigios Farm Development

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

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



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