

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

June 11, 2025

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

**RE: Griegos Farms**  
**4521 Guadalupe Church St. NW**  
**Permanent Certificate of Occupancy – Lot 3 and Lot 4 - Accepted**  
**Engineer's Certification Date: 5/12/2025**  
**Engineer's Stamp Date: 3/15/2023**  
**Hydrology File: F13D028A**

Dear Mr. Wooten:

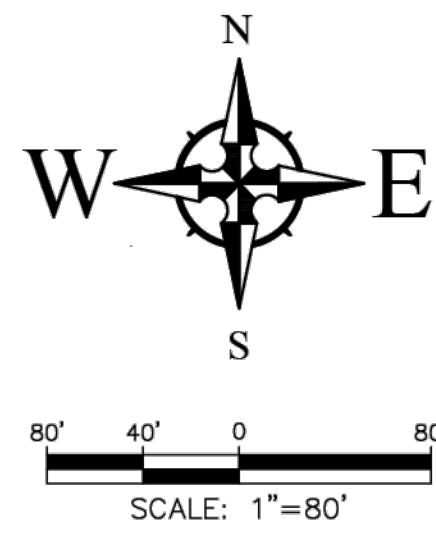
PO Box 1293  
Based on the Engineer's Grading and Drainage Certification received 6/5/2025 and site visit on 6/11/2025, this letter serves as a "green tag" from Hydrology Section for a Permanent Certificate of Occupancy for **Lot 3 and Lot 4 of the Griegos Farms** located at 4521 Guadalupe Church St. NE to be issued by the Building and Safety Division.

Albuquerque  
If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

NM 87103  
Sincerely,

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





#### DRAINAGE CERTIFICATION

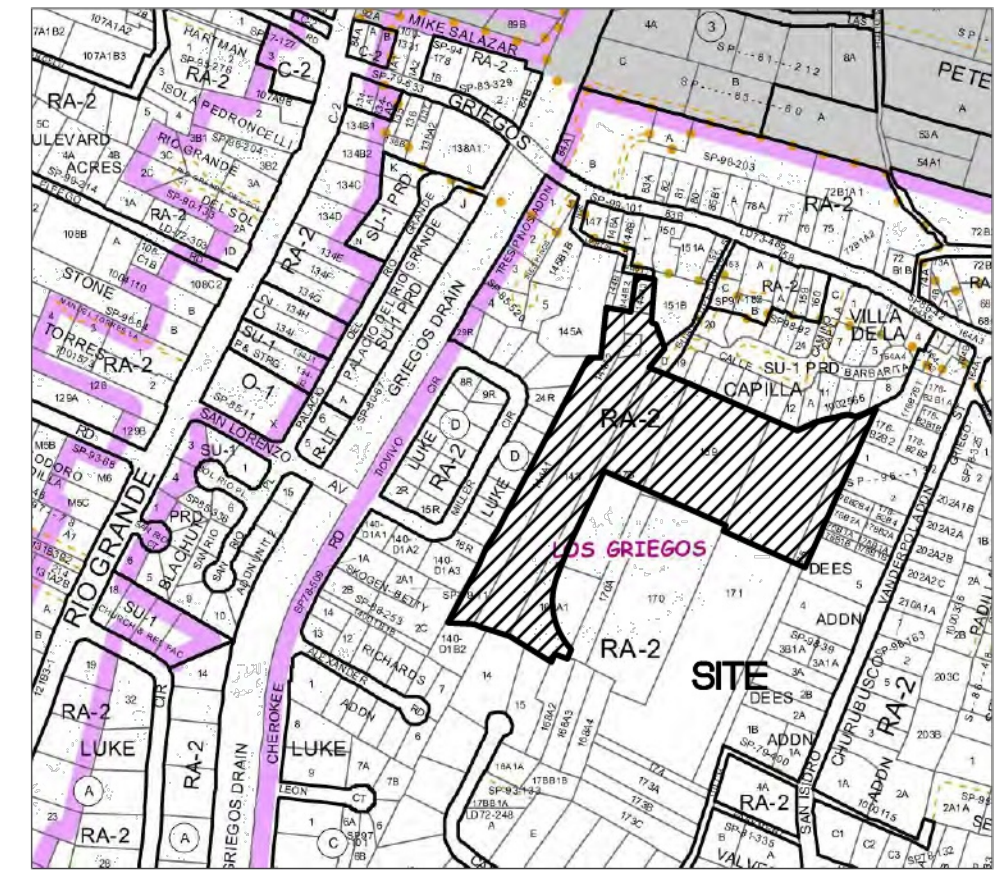
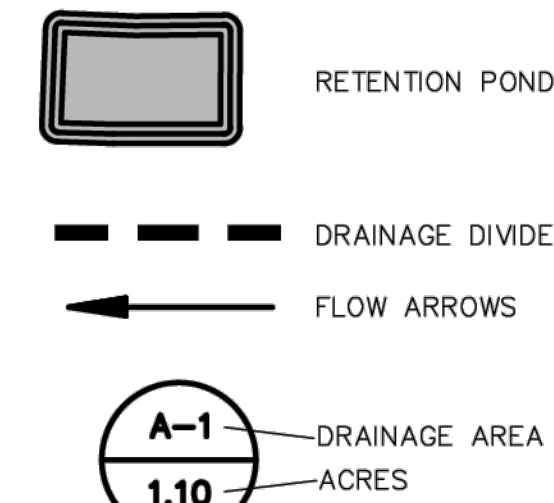
I, JEFFREY T. WOOTEN, NMPE 16892, OF THE FIRM WOOTEN ENGINEERING, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 3/15/2023. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT 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 4/8/2025 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 LOTS 3 & 4 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



#### 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.

#### 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.



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.)	Land Treatment Percentages (%)				Weighted C	Tc (min)	I (100) (in/hr)	Q(100) (cfs)	Q(100) (cfs)	WT E (inches)	V(100) (cu ft)	V(100) (cu ft)
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	5289	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	1.92	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									48.03		100509	130475

#### Proposed Drainage Calculations

This table is based on the COA DPM Chapter 6.2 (A), Zone 2																	
BASIN	Area (Ac.)	Land Treatment Percentages (%)				Weighted C	Tc (min)	I (100) (in/hr)	Q(100) (cfs)	WT E (inches)	V(100) (cu ft)	Ponding Ret'd (cu ft)	Ponding Proposed (cu ft)	Ponding Provided (cu ft)	Excess Ponding (cu ft)	Comments	
	A	B	C	D	E							Unimproveded	Unimproveded	Unimproveded	Unimproveded		
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	5225	5300	5225	75	Retained within site
A-2	0.43	0.0	0.0	80.0	20.0	0.79	12.00	3.82	3.03	1.30	1.81	2825	4324	4675	3067	-507	Overflows to A-1
A-3	0.70	0.0	0.0	70.0	30.0	0.82	12.00	3.44	2.81	1.97	1.42	3600	4828	10257	8197	-3389	Retained within site
A-4	0.40	0.0	0.0	80.0	20.0	0.68	12.00	3.31	2.26	0.91	1.29	1812	2338	3650	2817	-79	Retained within site
A-5	0.20	0.0	0.0	80.0	20.0	0.68	12.00	3.31	2.26	0.46	1.29	442	542	4227	365	-365	Retained within site
												1677		2159		3883	
A-6	0.76	0.0	0.0	40.0	60.0	0.79	12.00	3.82	3.03	2.30	1.81	4992	7642	6350	5933	-1509	Overflows to A-7
A-7	0.60	0.0	0.0	30.0	70.0	0.82	12.00	3.56	3.24	1.94	1.94	4225	6063	6646	3293	-227	Retained within site
A-8	0.94	0.0	0.0	25.0	75.0	0.83	12.00	4.02	3.34	2.81	2.81	6841	10396	10938	11436	-500	Retained within site
												23342		26534		520	
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	2273	2388	3451	-1174	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	1812	2382	4215	-2422	Retained within site
												4091		4666		575	
B-1	0.11	0.0	0.0	80.0	20.0	0.79	12.00	3.82	3.03	0.22	1.81	729	1106	1465	1445	-20	Retained within site
B-2	0.40	0.0	0.0	80.0	20.0	0.79	12.00	3.82	3.03	1.21	1.81	2878	4022	4122	4122	-100	Retained within site
B-3	0.61	0.0	0.0	60.0	40.0	0.74	12.00	3.57	2.63	1.61	1.55	3422	4849	4219	4219	-630	Overflows to B-8
B-4	0.14	0.0	0.0	80.0	20.0	0.79	12.00	3.82	3.03	0.42	1.81	320	4408	1397	1397	-11	Overflows to B-8
B-5	0.55	0.0	0.0	60.0	40.0	0.74	12.00	3.57	2.63	1.45	1.55	3085	4172	3230	3230	-1442	Overflows to B-8
B-6	0.83	0.0	0.0	60.0	40.0	0.74	12.00	3.57	2.63	1.88	1.55	4610	6598	7382	7382	-85	Retained within site
B-7	0.88	0.0	0.0	60.0	40.0	0.74	12.00	3.57	2.63	2.22	1.55	4951	6996	7455	7455	-459	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	2151	3895	6382	6382	-2498	Retained within site
B-9	1.31	0.0	0.0	20.0	80.0	0.71	12.00	3.82	2.72	2.56	1.42	6753	9075	9057	9057	-22	Retained within site
C	5.17	0.0	0.0	60.0	40.0	0.74	12.00	3.57	2.63	15.61	1.55	29809	41100	40900	40900	-4900	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	37522	45600	45600	-8077	Retained within site
TOTAL	20.37											71722	244925	197362	251781	24205	

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.

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

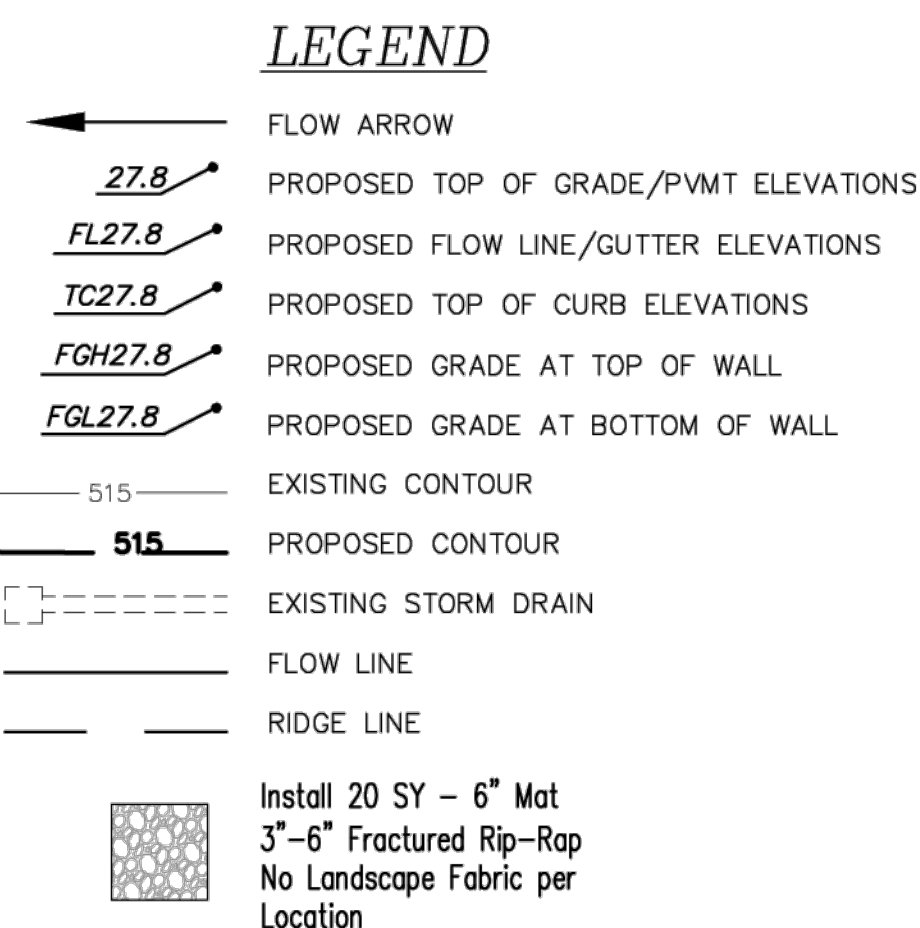


Griegos Farms  
Tract 2, Our Lady of Guadalupe  
Albuquerque, NM 87107

Drainage Management Plan

C-205





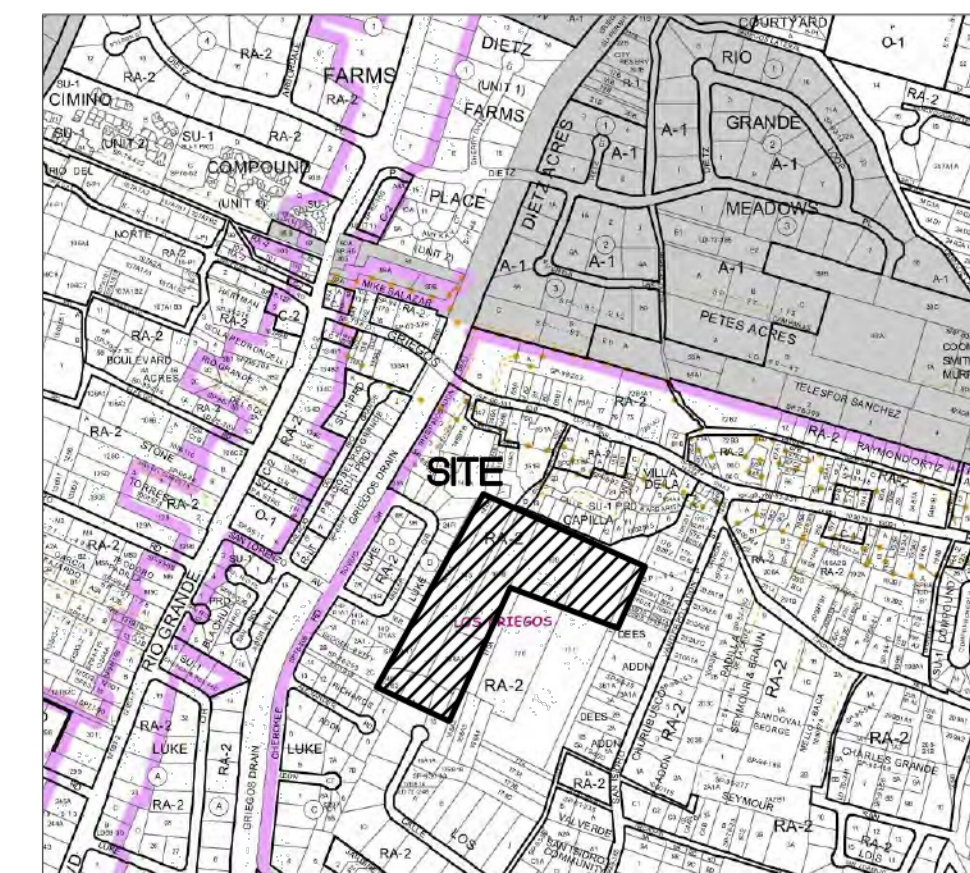
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS MADE ON THE FIELD. THE INFORMATION IS TO BE RELED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR 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.

I, JEFFREY T. WOOTEN, NMPE 16892, OF THE FIRM WOOTEN ENGINEERING, HEREBY CERTIFY THAT THE 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 FOR THIS PROJECT IS: PROJECT NO. 2022-001, PROJECT OWNER: BRIAN J. MARTINEZ, NMPS 18374, OF THE FIRM CARTESIAN SURVEYS, INC. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 4/8/2025 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT. I HEREBY CERTIFY THAT I BELIEVE THIS CERTIFICATION IS ACCURATE AND SUBMITTED IN SUPPORT OF A REQUEST FOR FINAL CERTIFICATE OF OCCUPANCY (FINAL C.O.) FOR LOTS 3 & 4 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.



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



**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.

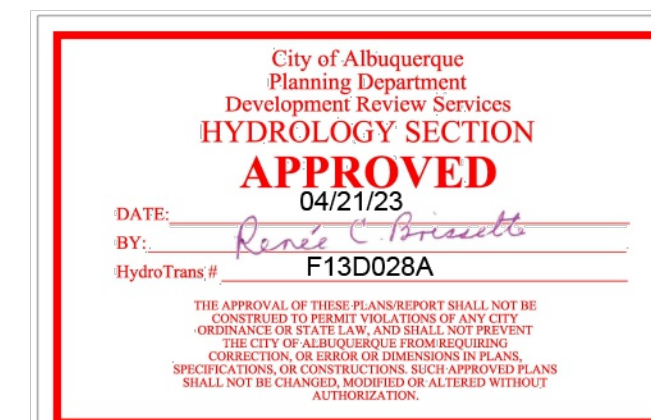


FIRM MAP 35001C0118G

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

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVING SHALL BE INSTALLED AS SHOWN ON THIS PLAN. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOELECTRICAL 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).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. 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.
6. 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 WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. 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 THAT SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE  $\pm 0.05'$  FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE  $\pm 0.05'$  FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WITH RESPECT TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS, WITH RESPECT TO STOP WATER DISCHARGE.

[illegible]

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



**Griegos Farms**  
Griegos Rd & Guadalupe Church St NW  
Albuquerque, NM 87107

Grading Plan - North

C-201