

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

September 25, 2025

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

**RE: Route 66 Lofts  
7600 Central Ave SW  
Permanent Certificate of Occupancy - Accepted  
Engineer's Certification Date: 9/23/2025  
Engineer's Stamp Date: 11/17/2023  
Hydrology File: K10D065**

Dear Mr. Wooten:

PO Box 1293

Based on the Certification received 09/23/2025 and the site visit on 09/24/2025, this letter serves as an approval of the Engineer's Certification from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

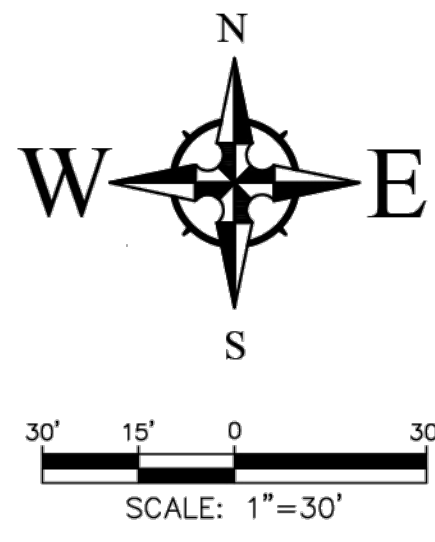
If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

NM 87103

Sincerely,

[www.cabq.gov](http://www.cabq.gov)

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

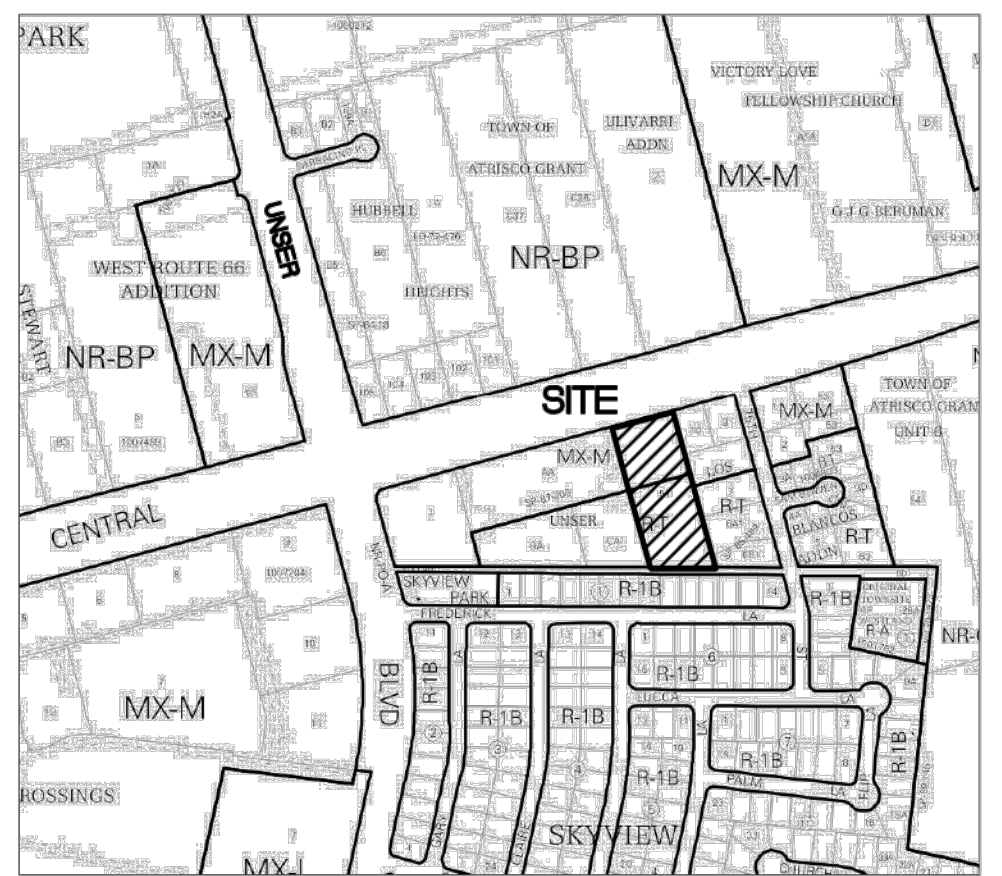


CENTRAL AVE SW  
(U.S. HIGHWAY 66)  
(200' R/W)

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
DATE: 12/06/23  
BY: *Rebecca Brantley*  
Hydrologist: K10D085

APPROVAL OF GRADING & DRAINAGE PLANS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

- LEGEND**
- FLOW ARROW
  - 27.8 PROPOSED TOP OF GRADE/PWMT 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



**VICINITY MAP - Zone Atlas K-10-Z**  
**LEGAL DESCRIPTION:**  
The West One-Half of Tract 52, Unit No. 6 of Plat of Town of Atascot Grant, Bernalillo County, NM.



**FIRM MAP 35001C0328J**  
Per FIRM Map 35001C0328J, dated November 04, 2016, 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 grading and drainage plan for a new multifamily project located at 7600 Central Ave SW. The site is currently undeveloped. The property consists of approximately 2.11 acres and is legally described as the West 1/2 of Tract 52, Unit No. 6, Town of Atascot Grant.

**EXISTING HYDROLOGIC CONDITIONS**  
The site currently slopes from north to south into minor low areas that pond. The drainage either infiltrates into the existing sandy soils or drains to the east into the Volcano Road Right-of-Way. Volcano Rd is not paved and it is our understanding that this road will remain unpaved.

**PROPOSED HYDROLOGIC CONDITIONS**  
The proposed site will drain into a new retention pond located on the south side of the property. Per the Calculations Table this sheet, the site generates 12,928 CF of drainage during the 100-Yr. 6-Hr Storm. 23,570 CF of volume is provided in the proposed pond, which should discharge in approximately 7 hours via percolation into the soil.\*\*

**CONCLUSION**  
This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm and meets city requirements. The proposed improvements for the site should not have any negative impacts to facilities downstream. With this submittal, we are requesting approval of both Grading Permit and Building Permit.

- 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 "GEO-TECHNICAL 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 WETTING 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.

**IMPERVIOUS AREA CALCULATIONS**  
**PROPOSED SITE CONDITIONS**  
TOTAL SITE AREA: 91,995 SF  
PERVIOUS AREA: 39,379 SF (42.80%)  
IMPERVIOUS AREA: 52,616 SF (57.20%)

**STORMWATER QUALITY VOLUME CALCULATION**  
TOTAL IMPERVIOUS AREA = 52,616 SF  
SWQ Volume Req'd = 52,616 \* 0.42' / 12 = 1,842 CF  
TOTAL VOLUME PROVIDED = 23,570 CF

**Pond Volume Calculations**

Elevation (ft)	Area (sq. ft)	Volume (cu-ft)	Volume Sum (cu-ft)
5085.0	1920	0.0	0.0
5086.0	2934	2427.0	2427.0
5087.0	4006	3470.0	5897.0
5088.0	5136	4571.0	10468.0
5089.0	6322	5729.0	16197.0
5090.0	8424	7373.0	23570.0

Existing Drainage Calculations													
This table is based on the COA DPM Chapter 6.2 (A), Zone: 1													
BASIN	Area (AC)	Land Treatment Percentages (%)				Weighted C	Tc (min)	Q(100) (cfs)	Q(100) (cfs)	WTE (inches)	V(100) (CF)	V(100) (CF)	
		A	B	C	D		(min)	(cfs)	(cfs)		(CF)	(CF)	
SITE	2.11	0.0	0.0	100.0	0.0	0.63	12.00	2.87	1.81	3.82	0.95	7276	7276
TOTAL	2.11											7276	7276

Proposed Drainage Calculations													
Ultimate Development Conditions Basin Data Table													
BASIN	Area (AC)	Land Treatment Percentages (%)				Weighted C	Tc (min)	Q(100) (cfs)	Q(100) (cfs)	WTE (inches)	V(100) (CF)	V(100) (CF)	
		A	B	C	D		(min)	(cfs)	(cfs)		(CF)	(CF)	
SITE	2.11	0.0	0.0	42.8	57.2	0.78	12.00	3.89	2.81	5.93	1.69	12928**	19368
TOTAL	2.11											12928	19368

**\*\*SOIL PERCOLATION DATA**

PER PERCOLATION TESTS CONDUCTED BY GEO-TEST, INC. (PATRICK WHORTON, PE), THE SOILS AT THE SOUTH POND DRAIN AT A RATE OF 9 MINUTES PER INCH. THIS EQUATES TO 6.67 INCHES PER HOUR. THE POND BOTTOM IS 1,920 SF WHICH MEANS THAT THE POND CAN DRAIN 1,067CF/HR (25,613 CF/DAY). SINCE THE 100 YR - 6 HR STORM VOLUME FOR BASIN A IS 2,553 CF, THE POND SHOULD BE ABLE TO COMPLETELY DRAIN IN JUST OVER 7 HOURS.

**DRAINAGE CERTIFICATION**

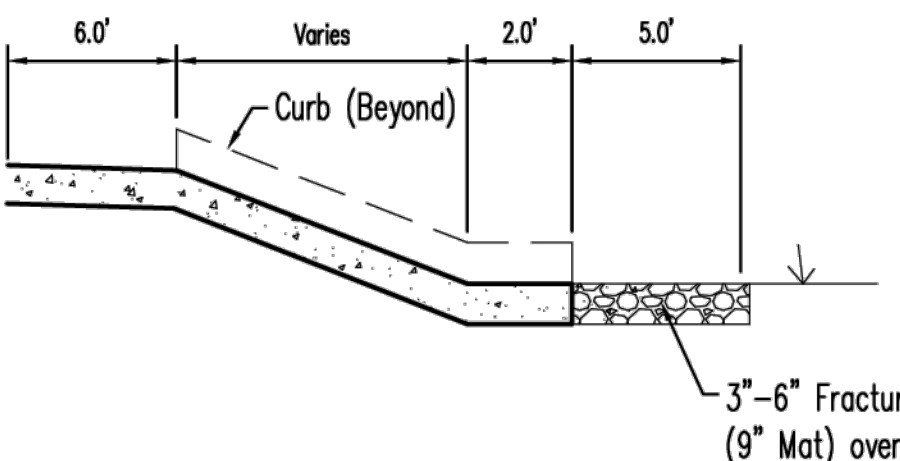
I, JEFFREY T. WOOTEN, NMPE 16892, OF THE FIRM WOOTEN ENGINEERING, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 11/17/2023. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT 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 9/9/2023 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 PERMANENT CERTIFICATE OF OCCUPANCY.

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.

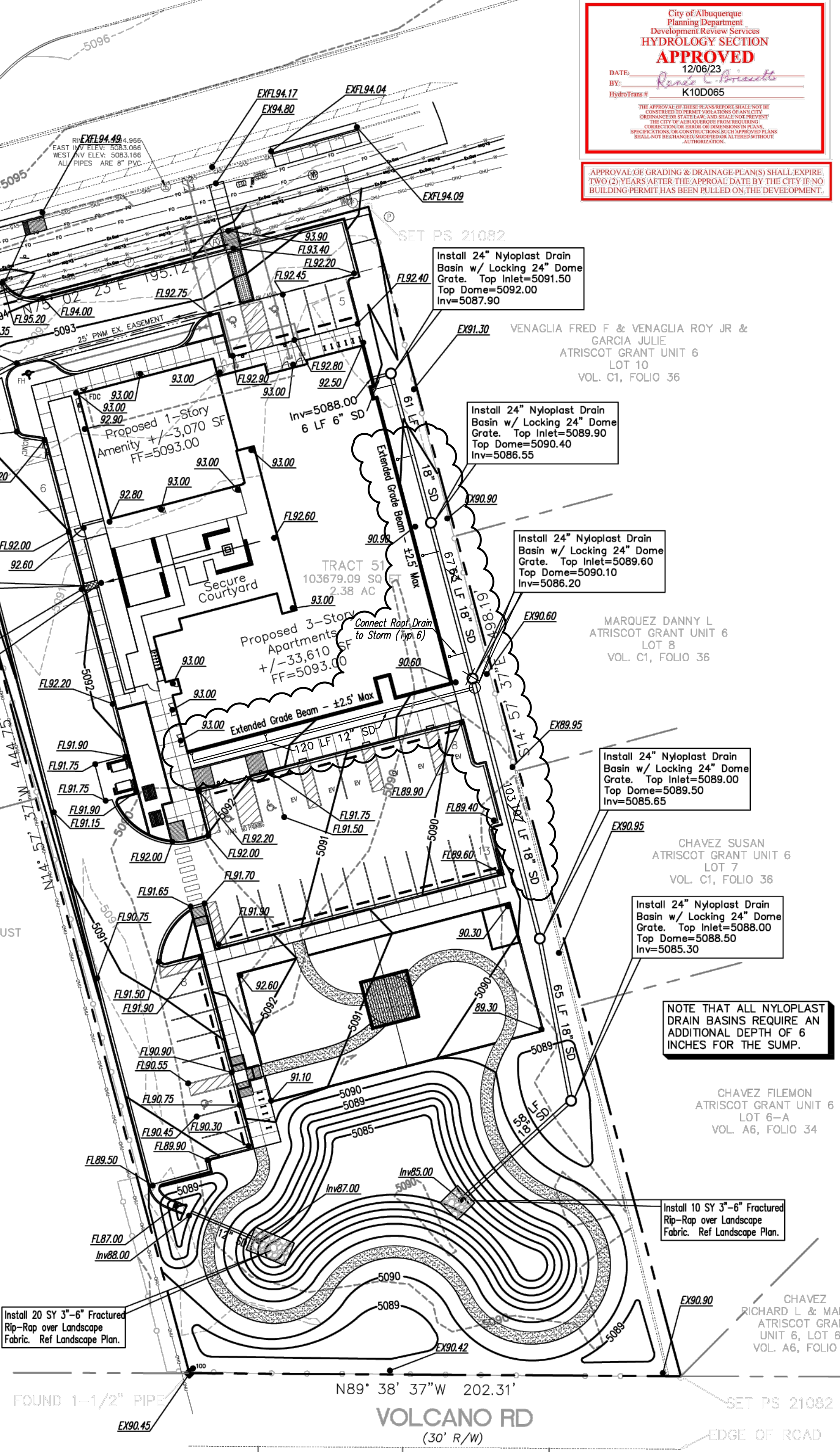
JEFFREY T. WOOTEN, NMPE 16892



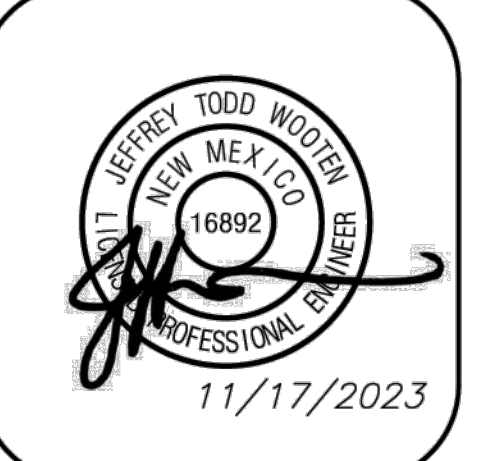
STEE UNSER TRUST  
ATRISCOT GRANT UNIT 6  
FOLIO 129



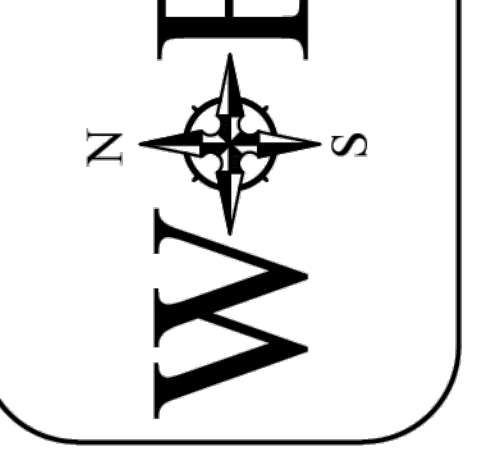
Typical Flume Cross Section  
NTS



NO.	DATE	REMARKS	BY
		DESIGN	
		REVISIONS	



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



Route 66 Lofts  
7600 Central Ave SW  
Albuquerque, NM 87121

Design Development  
Grading Plan

C-200