

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 15, 2025

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

**RE: District 505 Tower 10 Apartments
300 San Mateo Blvd. NE
Grading and Drainage Plans
Engineer's Stamp Date: 07/9/2024
Hydrology File: K18D065B**

Dear Mr. Wooten:

PO Box 1293

Based upon the information provided in your submittal received 07/09/2024, the Grading & Drainage Plan **is approved** for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Albuquerque

NM 87103

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.

www.cabq.gov

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

Sincerely,

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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS) K18D065B

Project Title: District 505 Tower 10 Apartments Hydrology File # K18/D086--
Legal Description: Parcels B, D, and E, Block 20
City Address, UPC, OR Parcel: 300 San Mateo NE

Applicant/Agent: Wooten Engineering Contact: Jeffrey T. Wooten
Address: PO Box 15814 , Rio Rancho, NM 87174 Phone: _____
Email: jeffwooten.pe@gmail.com

Applicant/Owner: _____ Contact: _____
Address: _____ Phone: _____
Email: _____

(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:

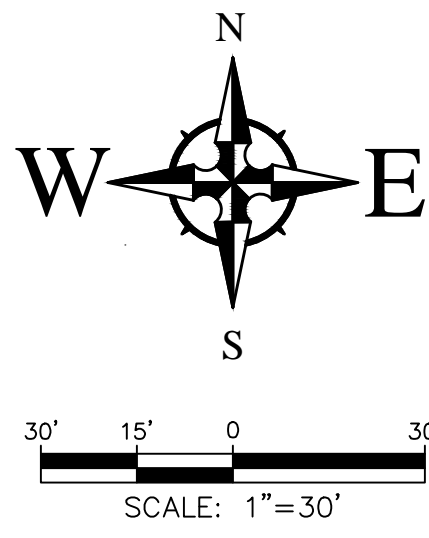
TYPE OF SUBMITTAL:

- 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:

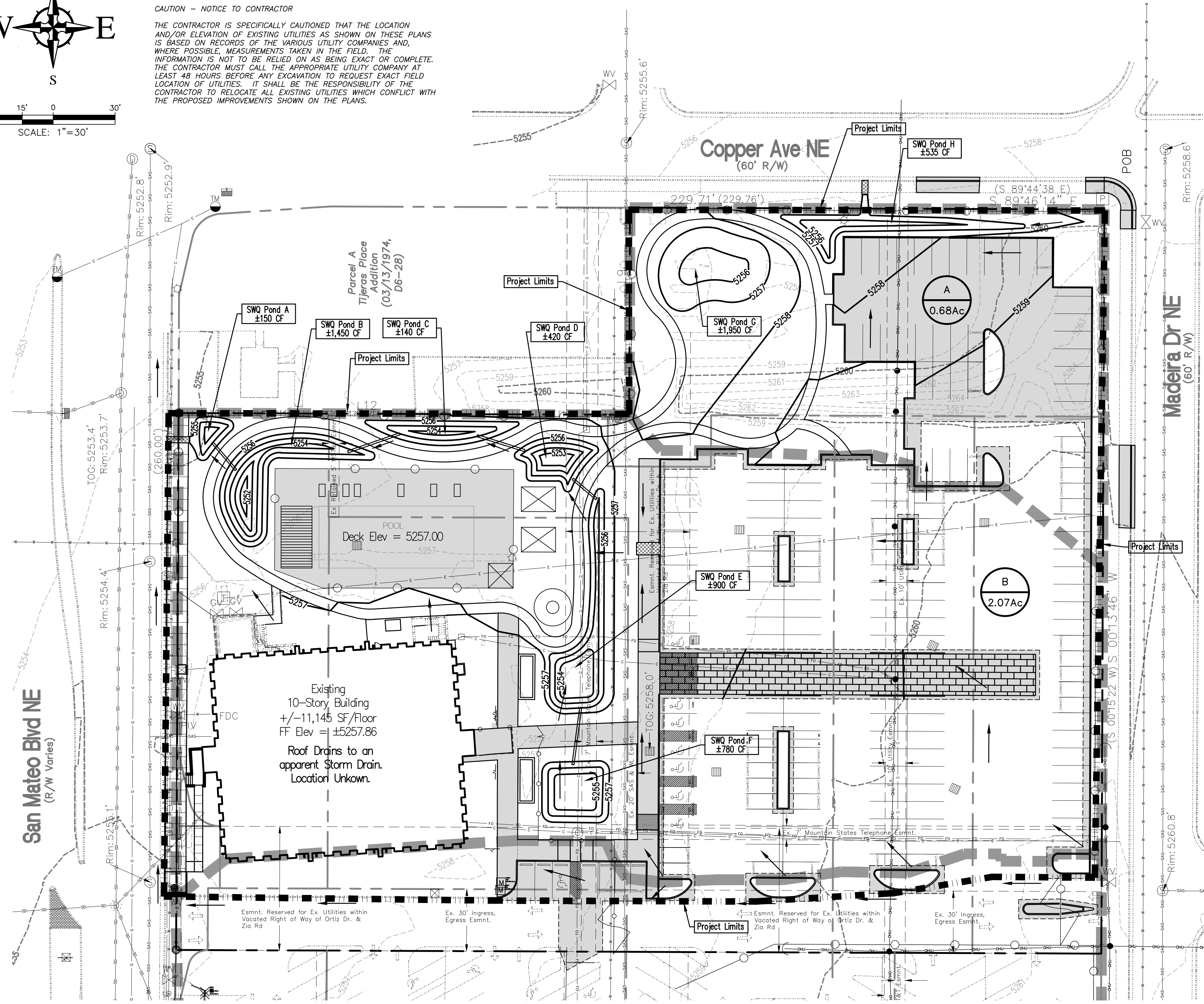
- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY (Temporary)
- CONCEPTUAL TCL DFT APPROVAL
- PRELIMINARY PLAT APPROVAL
- FINAL PLAT APPROVAL
- SITE PLAN FOR BLDG PERMIT DFT APPROVAL
- SIA/RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING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

DATE SUBMITTED: June 8, 2024



CAUTION - NOTICE TO CONTRACTOR

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.



DRAINAGE MANAGEMENT PLAN

INTRODUCTION
The purpose of this submittal is to provide a Conceptual Drainage Management Plan for the subject site located at 300 San Mateo Blvd NE. The scope of the project involves converting the existing office building into apartments, removing a large portion of the existing parking lot to make room for parking and additional site amenities.

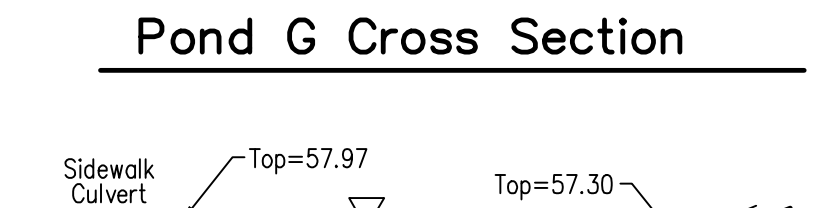
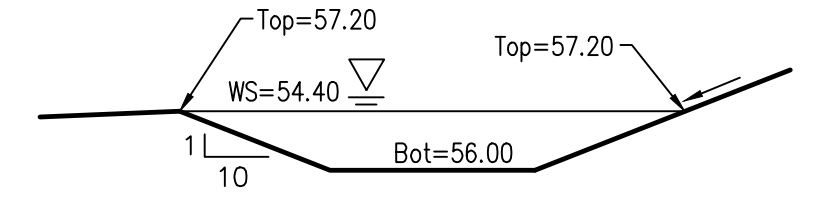
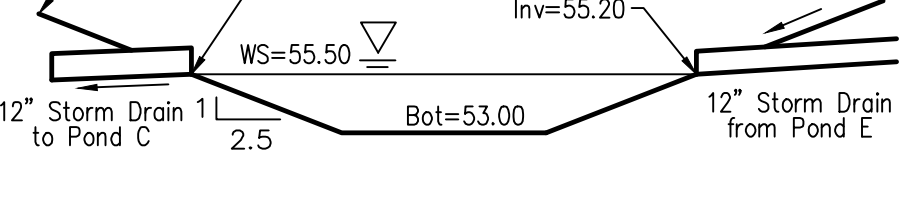
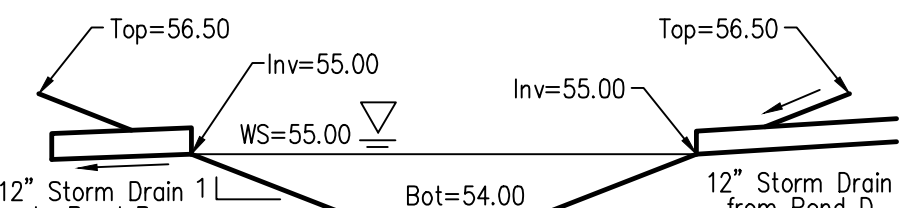
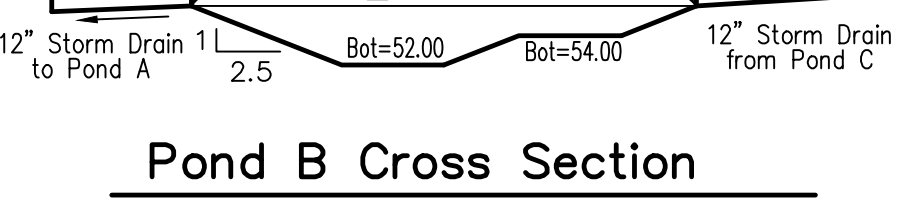
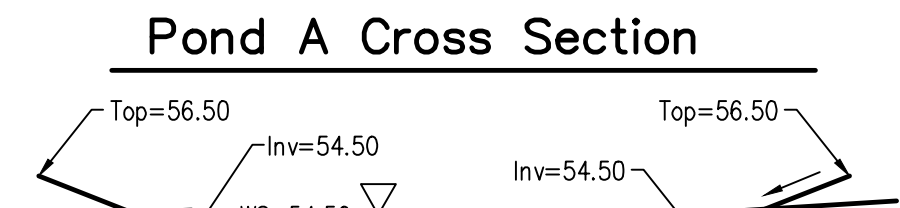
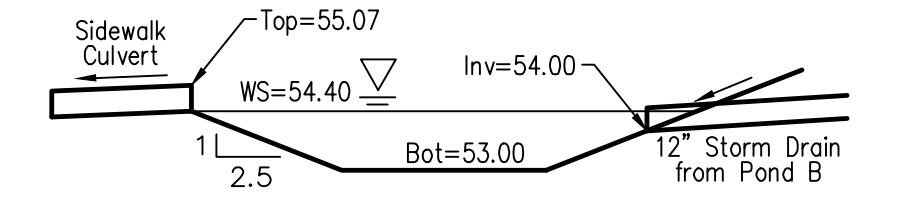
EXISTING HYDROLOGIC CONDITIONS
The site currently drains via sheet flow from southeast to northwest and into San Mateo Blvd. It appears that the existing building's roof is connecting to an existing storm drain; however, no as-built plans can be found that reflect the location and/or size of the pipe.

PROPOSED HYDROLOGIC CONDITIONS
The site will continue to drain from southeast to northwest and into San Mateo Blvd. Per the Drainage Calculation table this sheet, there will be a reduction of 1.72cfs (4,115 Cubic Feet) during the 100-Yr, 6-Hr Storm Event. Stormwater Quality Ponding is being installed per the volumes reflected in plan, this sheet. Each individual pond is labeled with the volume that it contains.

CONCLUSION
This drainage management plan shows that there will be a significant reduction in runoff from the site as part of the redevelopment project. Furthermore, Stormwater Quality Ponding will be provided on site. With this submittal, we are requesting Building Permit approval.

BASIN 'A' WATER QUALITY POND CALCULATION
TOTAL NEW IMPERVIOUS AREA = 14,030 SF
FIRST FLUSH = 14,030 * 0.26" / 12 = **228 CF**
TOTAL VOLUME PROVIDED (PONDS G-H) = **2,485 CF**

BASIN 'B' WATER QUALITY POND CALCULATION
TOTAL NEW IMPERVIOUS AREA = 10,500 SF
FIRST FLUSH = 10,500 * 0.26" / 12 = **410 CF**
TOTAL VOLUME PROVIDED (PONDS A-F) = **3,840 CF**



Pre-Developed Drainage Calculations

This table is based on the COA DPM Chapter 6.2(A), Zone: 3

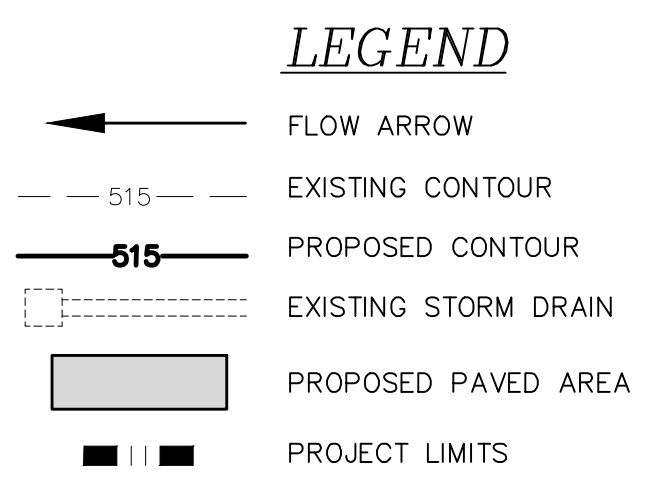
BASIN	Area (AC)	Land Treatment Percentages (%)				Weighted C	Tc (min)	I (100) (in/hr)	Q(100) (cfs/ac)	Q(100) (CFS)	WT E (inches)	V(100)200 (CF)	V(100)1000 (CF)	Comments
		A	B	C	D									
A-Pre	0.48	0.0	0.0	25.0	75.0	0.84	12.00	4.16	3.50	1.68	2.21	3846	6852	Surface Drains to Copper
B-Pre	2.36	0.0	0.0	10.0	90.0	0.88	12.00	4.36	3.85	9.08	2.43	20926	38559	Sheet Flows to San Mateo
TOTAL	2.84								10.76			24672	45411	

Post-Developed Drainage Calculations

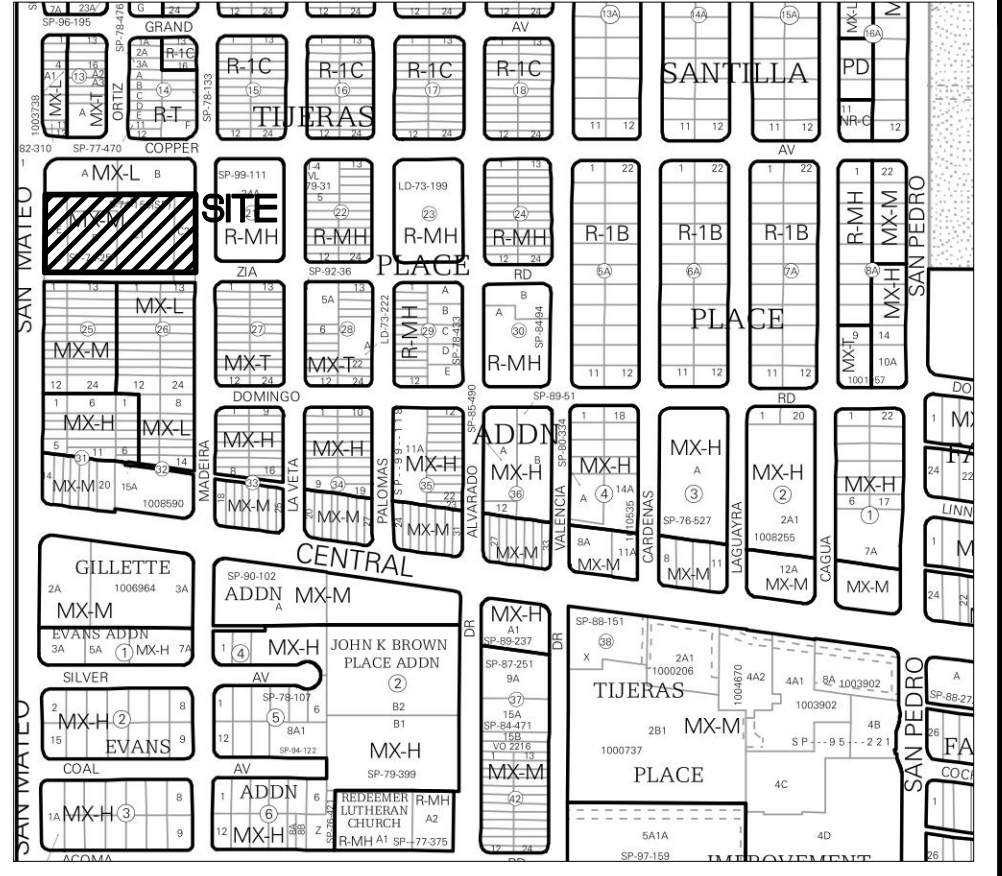
Ultimate Development Conditions Basin Data Table

This table is based on the COA DPM Chapter 6.2(A), Zone: 3

BASIN	Area (AC)	Land Treatment Percentages (%)				Weighted C	Tc (min)	I (100) (in/hr)	Q(100) (cfs/ac)	Q(100) (CFS)	WT E (inches)	V(100)200 (CF)	V(100)1000 (CF)	Comments
		A	B	C	D									
A	0.68	0.0	0.0	50.0	50.0	0.78	12.00	3.83	2.97	2.02	1.84	4530	7368	Surface Drains to Copper / San Mateo
B	2.07	0.0	0.0	30.0	70.0	0.83	12.00	4.09	3.39	7.03	2.13	16028	28125	Sheet Flows to San Mateo
TOTAL	2.75								9.04			20557	35493	



TOTAL IMPERVIOUS AREA TO BE REMOVED IS APPROXIMATELY 55,616 SF.
TOTAL IMPERVIOUS AREA TO BE ADDED IS APPROXIMATELY 24,530 SF.
IMPERVIOUS AREA REDUCTION = 31,086 SF



VICINITY MAP - K-18-Z

LEGAL DESCRIPTION:
A Certain Tract of Land Situate within Section 24, Township 10 North, Range 3 East, NM Principal Meridian within City of Albuquerque, Bernalillo County, NM, Comprising all of Parcels "B", "D" and "E" of the Replat showing Parcels "A" through "E", Inclusive, comprising all of Block 20, portion of Block 19 together with portions of Vacated Ortiz Dr. NE & Zia Rd. NE of Tjeras Pl Addition.

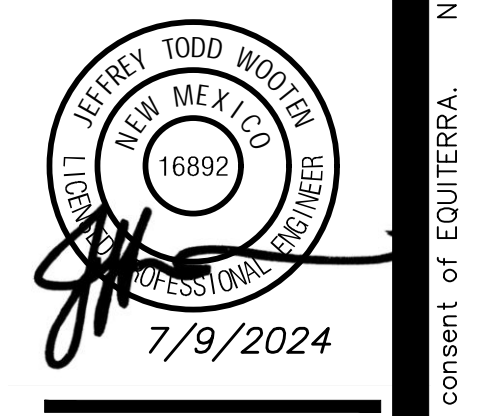


FIRM MAP 35001C0354H

Per FIRM Map 35001C0354H, dated August 16, 2012, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.

EQUITERRA
regenerative design

302 central ave se
albuquerque, nm 87102
ph 505.242.2851
www.equiterra.design



DISTRICT 505
TOWER 10 APARTMENTS
300 SAN MATEO BLVD NE
ALBUQUERQUE, NEW MEXICO 87102



DRB DOCUMENTS

DRAWN BY:
CHECKED BY:
DATE: July 9, 2024

REVISIONS

POST-DEVELOPED
DRAINAGE
MANAGEMENT PLAN

W E Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87114
Phone: (505) 980-3560

BENCH MARK
ACS MONUMENT "14_L17"
PUB. EL=5319.339' NAVD 1988

EQUITERRA hereby expressly reserves the common law copyright and other property rights in these drawings. These drawings shall not be reproduced without the written permission and consent of EQUITERRA. Nor are they to be assigned to any party without first obtaining written permission and consent from EQUITERRA.