

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 17, 2025

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

**RE: Chama Street Affordable Cottage Development
161 Chama St NE
Grading and Drainage Plans
Engineer's Stamp Date: 12/5/2025
Hydrology File: K19D157
Case # HYDr-2025-00438**

Dear Mr. Wooten:

Based upon the information provided in your submittal received 12/08/2025, the Grading & Drainage Plan **is approved** for Grading Permit and Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F) : *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the \$ 25.00 recording fee check made payable to Bernalillo County to the Hydrology Section of Development Review Services on the Ground floor of Plaza de Sol

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.

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

CITY OF ALBUQUERQUE

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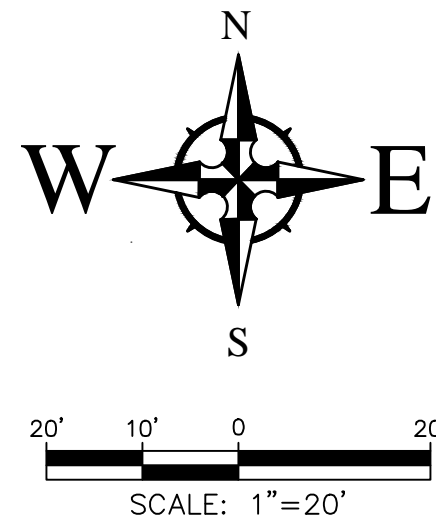
Planning Department, Development Review Services

PO Box 1293

Albuquerque

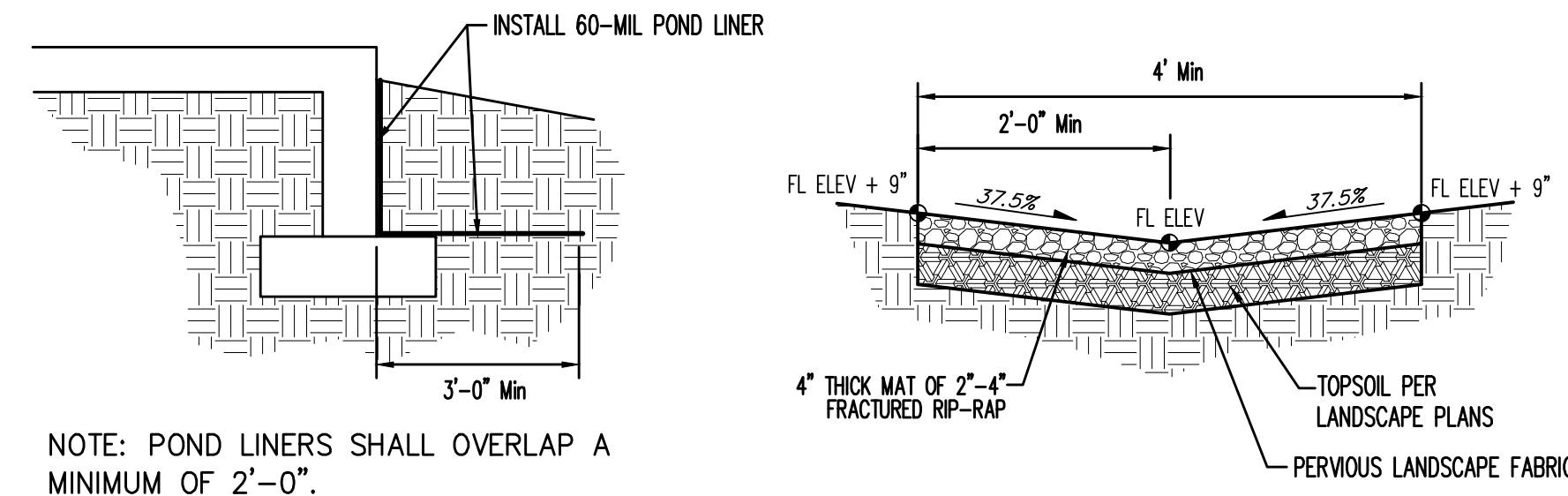
NM 87103

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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.



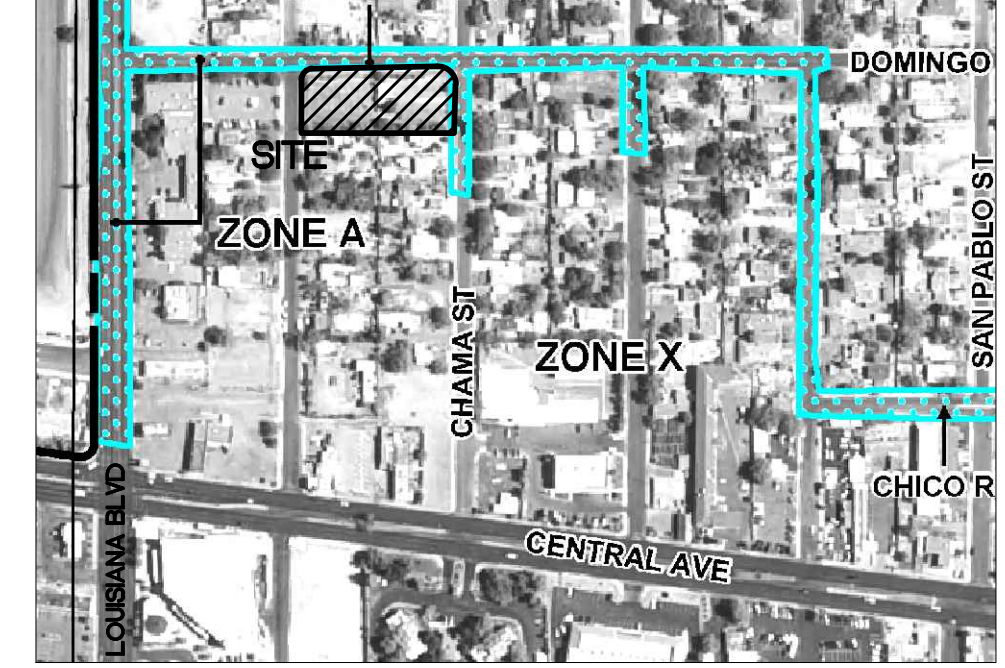
Pond Liner Detail NTS
Rock Lined Swale Detail NTS

- LEGEND**
- ← FLOW ARROW
 - 27.8 PROPOSED TOP OF GRADE/PVMT ELEVATIONS
 - FL27.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS
 - TC27.8 PROPOSED TOP OF CURB ELEVATIONS
 - TS27.8 PROPOSED TOP OF SIDEWALK ELEVATIONS
 - ExSW27.8 EXISTING TOP OF SIDEWALK ELEVATIONS
 - 24"C.O. PROPOSED 24" CURB OPENING
 - 515 EXISTING CONTOUR
 - 515 PROPOSED CONTOUR
 - EXISTING STORM DRAIN
 - FLOW LINE
 - RIDGE LINE



VICINITY MAP - NTS - Zone Atlas Page K-19-Z

Legal Description: Lots 23, 24, 25 and 26; Block 2, La Mesa Subdivision; City of Albuquerque. 0.62 Acres



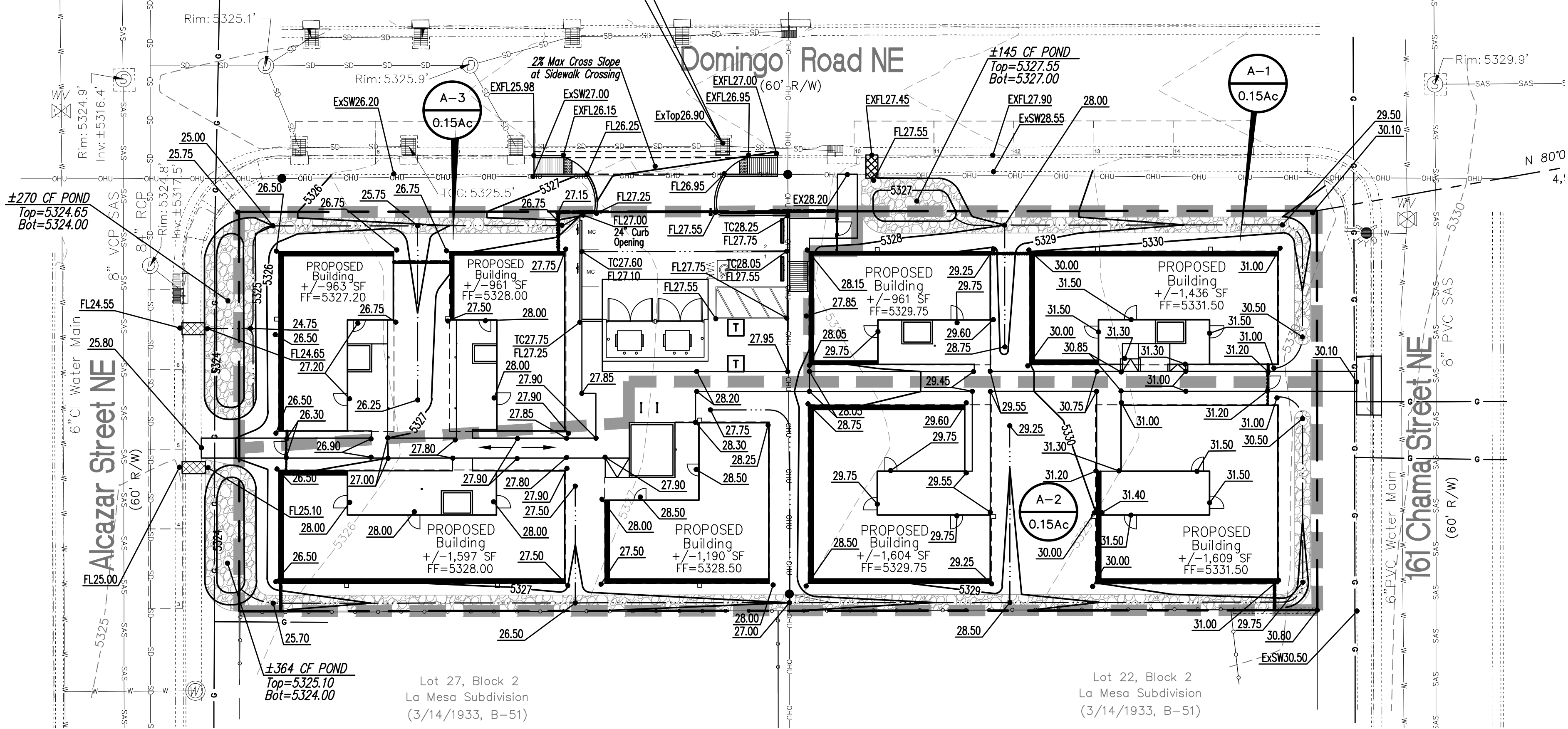
FIRM MAP 35001C0354H
Per FIRM Map 35001C0354H, dated August 16, 2012, the site is located in Zone X and is inside of the 0.2% Annual Chance Floodplain.

Benchmark - NAVD 88
ACS MONUMENT "14-K20"
HAVING AN ELEVATION OF 5381.929 FEET.

NOTE: ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE BY SEPARATE WORK ORDER. THIS INCLUDES DRIVEWAYS, SIDEWALKS, RAMPS, AND WATER/SEWER SERVICES.

REMOVE EXISTING TYPE 'A' INLET AND REPLACE WITH A DOUBLE TYPE 'D' INLET PER COA STD DWG 2206. TOP OF GRATE = ±5326.90 EX INVERT = UNKNOWN

INSTALL 60-MIL POND LINERS AT THE PERIMETER OF ALL BUILDINGS PER THE DETAIL THIS SHEET.



DRAINAGE MANAGEMENT PLAN

INTRODUCTION
The purpose of this submittal is to provide a final grading plan for the subject site located at the Southeast Corner of Domingo Road NE and Alcazar Street NE (161 Chama Street NE). The project consists of a new Multifamily Development.

EXISTING HYDROLOGIC CONDITIONS
The site is currently vacant and sheet flows from east to west and into Alcazar Street NE. There is one existing curb inlet along Alcazar Street NE and five existing curb inlets along Domingo Road NE.

FLOODPLAIN
Per FIRM Map 35001C0354H, both Domingo Road and Chama Street are located in Zone A without a flood depth being specified. However, the site itself is located in Zone X (0.2% annual chance floodplain) and not in the mapped area of Zone A. In order to ensure that proposed structures will be protected during the 100-Yr storm, the finished floor elevations of the buildings have been raised to be a minimum of 1 foot above the back of the existing adjacent sidewalks.

PROPOSED HYDROLOGIC CONDITIONS
Reference the Basin Calculations table this sheet. Basin A-1 drains through a rock lined swale and drains onto Domingo Rd NE via a sidewalk culvert. Basin A-2 drains through a rock lined swale and drains onto Alcazar St NE via a sidewalk culvert. Basin A-3 drains through a rock lined swale and drains onto Alcazar St NE.

The rock-lined swales are a stormwater quality feature that will slow the velocities of the stormwater from the roof drainage. Reference the Stormwater Quality Calculation table this sheet.

CONCLUSION
This drainage management plan conforms to the DPM and does not create any issues downstream. With this submittal, we are requesting Grading Permit and Building Permit approvals.

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 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).
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 SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATIONS.
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 WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

WEIGHTED C CALCULATIONS

Basin	Total Area (Ac)	Total (SF)	Perv Area (SF)	Imp Area (SF)	Imp Area (%)	Weighted C
A-1	0.12	5317	1878	3439	64.68%	0.69
A-2	0.32	13832	5385	8447	61.07%	0.67
A-3	0.18	7829	2323	5506	70.33%	0.72

STORMWATER QUALITY CALCULATIONS

Basin A-1 (NEW DEVELOPMENT RATE = 0.42%)
TOTAL NEW IMPERVIOUS PAVED AREAS = 3,439 SF
SWG VOLUME REQ'D = 3,439 * 0.42" / 12 = 120 CF
TOTAL VOLUME PROVIDED = 145 CF

Basin A-2 (NEW DEVELOPMENT RATE = 0.42%)
TOTAL NEW IMPERVIOUS PAVED AREAS = 8,447 SF
SWG VOLUME REQ'D = 8,447 * 0.42" / 12 = 296 CF
TOTAL VOLUME PROVIDED = 364 CF

Basin A-3 (NEW DEVELOPMENT RATE = 0.42%)
TOTAL NEW IMPERVIOUS PAVED AREAS = 5,506 SF
SWG VOLUME REQ'D = 5,506 * 0.42" / 12 = 193 CF
TOTAL VOLUME PROVIDED = 270 CF

Existing Drainage Calculations

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

BASIN	Area (A.C.)	Land Treatment Percentages (%)				Weighted C	Tc (min)	I(100) (in/hr)	Q(100) (cfs/ac)	Q(100) (CFS)	WT E (inches)	V(100)360 (CF)	V(100)10day (CF)	Comments
		A	B	C	D									
A-1	0.12	0.0	0.0	100.0	0.0	0.64	12.00	3.17	2.03	0.24	1.09	475	475	Sheet Flows to Alcazar
A-2	0.32	0.0	0.0	100.0	0.0	0.64	12.00	3.17	2.03	0.65	1.09	1266	1266	Sheet Flows to Alcazar
A-3	0.18	0.0	0.0	100.0	0.0	0.64	12.00	3.17	2.03	0.37	1.09	712	712	Sheet Flows to Alcazar
TOTAL	0.62											2453	2453	

Proposed Drainage Calculations

Ultimate Development Conditions Basin Data Table
This table is based on the COA DPM Chapter 6.2(A), Zone: 3

BASIN	Area (A.C.)	Land Treatment Percentages (%)				Weighted C	Tc (min)	I(100) (in/hr)	Q(100) (cfs/ac)	Q(100) (CFS)	WT E (inches)	V(100)360 (CF)	V(100)10day (CF)	Comments
		A	B	C	D									
A-1	0.12	0.0	0.0	35.3	64.7	0.71	12.00	4.02	2.84	0.34	2.05	895	1543	Drains in Swale and then into Domingo
A-2	0.32	0.0	0.0	39.0	61.0	0.79	12.00	3.98	3.15	1.01	2.00	2322	3952	Drains in Swale and then into Alcazar
A-3	0.18	0.0	0.0	29.7	70.3	0.79	12.00	4.10	3.23	0.58	2.14	1397	2453	Drains in Swale and then into Alcazar
TOTAL	0.62											4613	7948	

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 12/17/2025
BY: [Signature]
HydroTrans # K19D157

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM ENFORCING CODES, ORDINANCES, RULES OR REGULATIONS IN THE SAME SPECIFIC AREAS OR CONSTRUCTION DOCUMENTS, SUCH AS APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT NOTICE TO THE CITY OF ALBUQUERQUE.

THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN FILED ON THE DEVELOPMENT.

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

IMPROVE GROUP
A CONSTRUCTION INTEGRATION COMPANY

3550 Pan American Fwy
Albuquerque, NM 87107
800-244-1452 www.improvegroup.net

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CHAMA STREET AFFORDABLE COTTAGE DEVELOPMENT
161 CHAMA ST. NE
ALBUQUERQUE, NM 87108

JEFFREY TODD WOOLTON
NEW MEXICO
16892
REGISTERED PROFESSIONAL ENGINEER
12/5/2025

No	Date	Description
Revision Schedule		

ISSUE: SCHEMATIC DESIGN
PROJECT #: 2024026
FILE:
DRAWN BY: RMG
CHECKED BY: JTW
DATE: JULY 2025

GRADING PLAN

C-201