

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

November 10, 2025

Jeffrey T. Wooten, P.E.  
Wooten Engineering  
1005 21<sup>st</sup> St SE, Suite 13  
Rio Rancho, NM 87124

**RE: Chama Street Affordable Cottage Development  
Grading and Drainage Plan  
Engineer's Stamp Date: 10/24/2025  
Hydrology File: K19D157  
Case # HYDR-2025-00384**

Dear Mr. Wooten:

Based upon the information provided in your submittal received 10/24/2025, the Grading & Drainage Plan is **not** approved for Grading Permit, Building Permit, SO19 Permit or WO. The following comments need to be addressed for approval of the above referenced project:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Per Part 6-6(D) of the DPM: For development adjacent to or in an unnumbered A Zone, the base flood elevation (BFE) will be determined by best available data. If no data are available, the BFE is considered to be 2 feet above the highest adjacent grade. Please show the SFHA Zone A on the plan and state the determined BFE that will be used for the SFHA adjacent to the development.
2. Ensure that the lowest finished floor elevations are designed to be 1 foot above the BFE.
3. Add a note to the plans that due to the adjacent SFHA Zone A, a Pad Certification is required for Hydrology verification prior to approval for Building Permit. The required Engineer's Certifications should also be noted on the Infrastructure List.
4. Drainage Narrative – Please add mention of the adjacent SFHA Zone A along the east and north perimeter of the site.
5. An SO-19 Permit will be required and should be included on the request. Please include the [standard SO-19](#) notes on the grading plan.
6. Please call out the sidewalk culverts on the plan and reference City of Albuquerque standard detail No. 2236 – Sidewalk Culvert with Steel Plate Top at the sidewalk culvert.
7. Provide management onsite for the Stormwater Quality Volume (SWQV) in accordance with the new drainage ordinance, § 14-5-2-6 (H). **Please show the top and bottom of the ponds along with the volume for each pond.** The onsite drainage should be directed to these ponds prior to being collected in a private unground drainage system. Please follow the DPM Article 6-12 Stormwater Quality and Low-Impact Development for the sizing calculations. To calculate the required SWQV, multiply the impervious area draining to the BMP by 0.42 inches for new development sites and 0.26 inches for redevelopment sites. The calculations of both the required and the provided volume of

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each BMP must be shown on the Grading and Drainage Plan. **Each BMP should be labeled on the Grading and Drainage Plan with the required SWQV and associated water surface elevation and the 100-year water surface elevation. Landscaping of surface BMPs is also required to be noted on the Grading and Drainage Plan.**

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](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Montoya, Jr.', is positioned above the typed name.

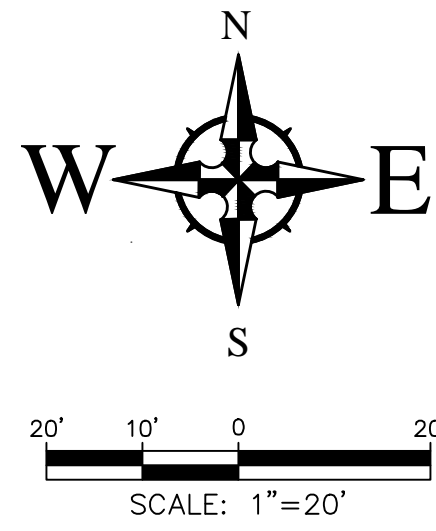
Anthony Montoya, Jr., P.E., C.F.M.  
Senior Engineer, Hydrology  
Planning Department, Development Review Services

PO Box 1293

Albuquerque

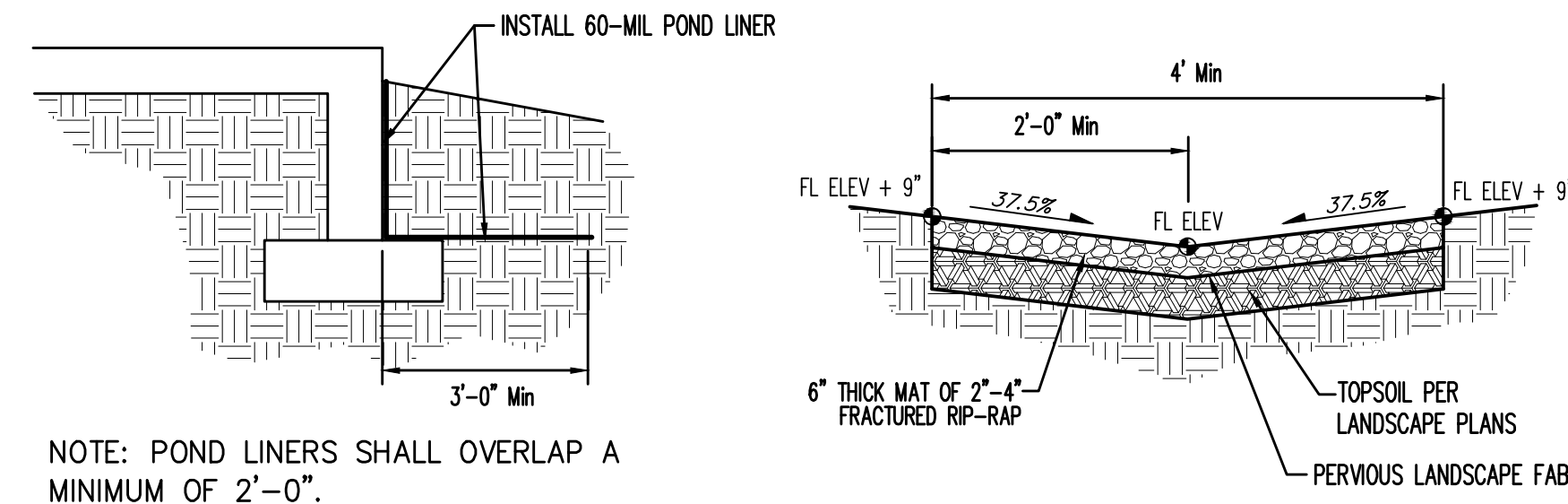
NM 87103

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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

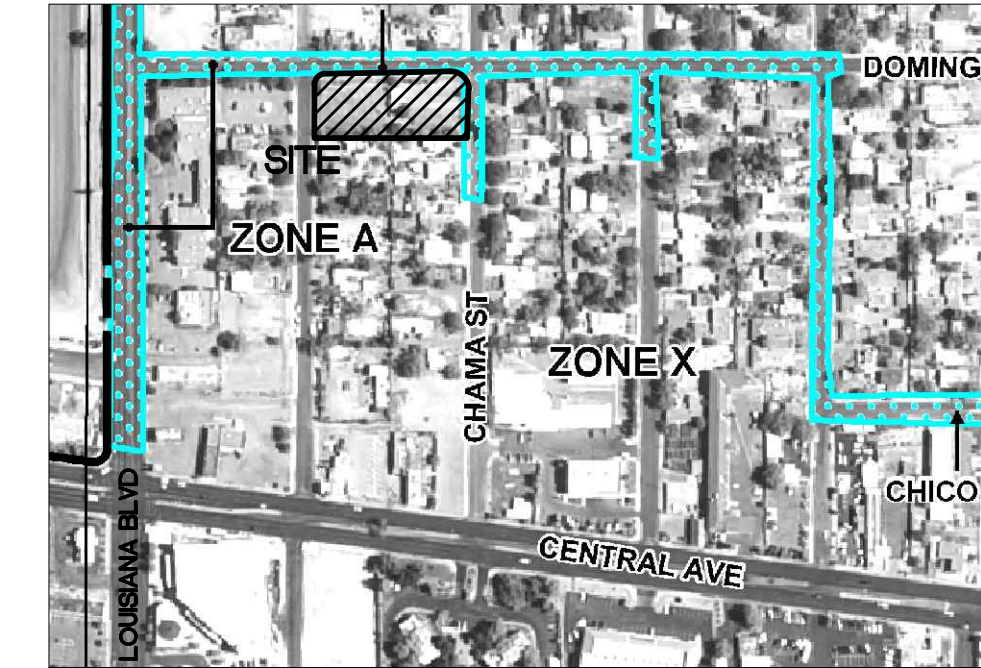
**LEGEND**

- ← 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
- 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



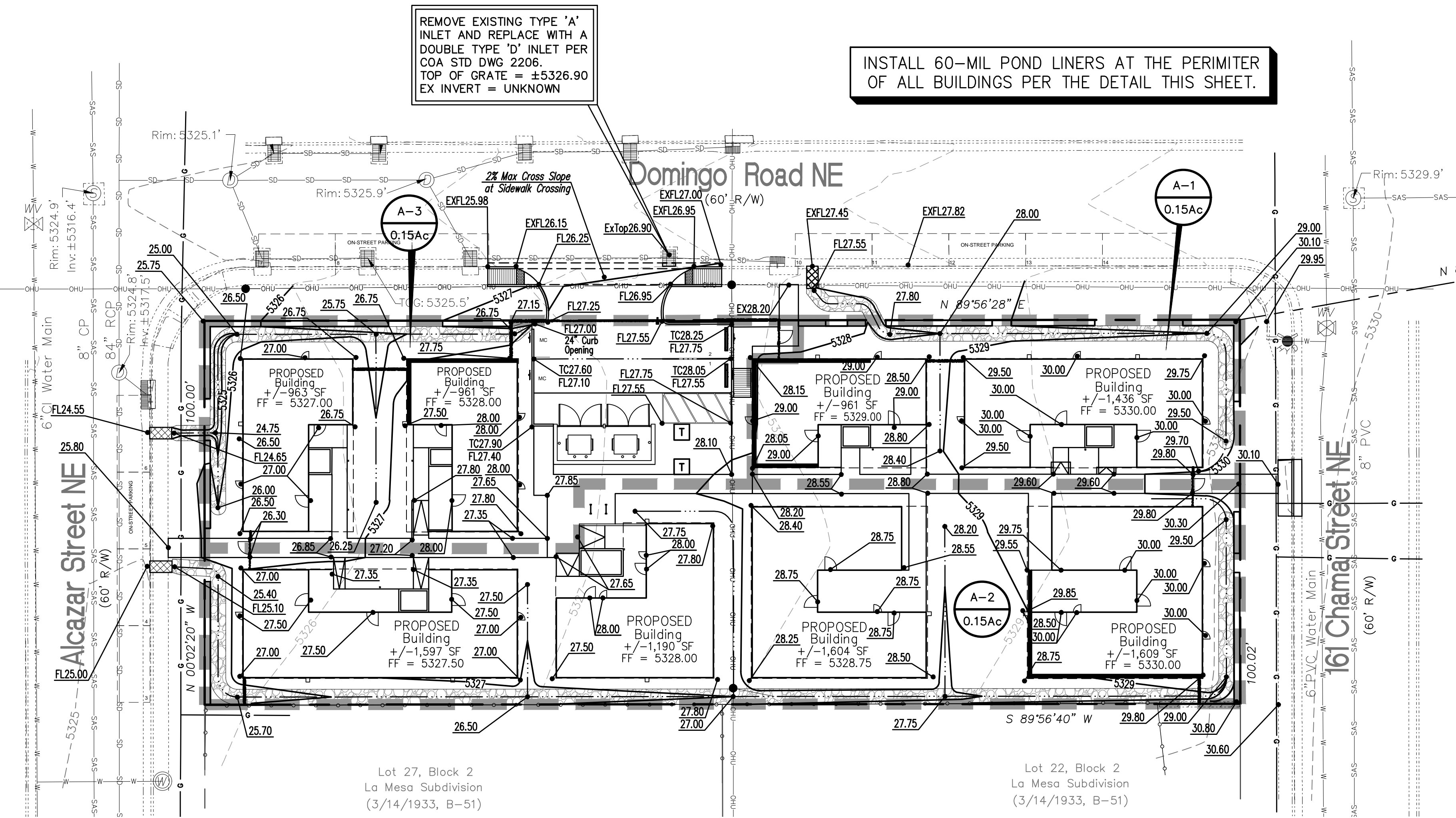
FIRM MAP 35001C0354H

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.

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 Domingo Road NE. Per FIRM Map 35001C0354H, the site is located in Zone X (0.2% annual chance floodplain). There is no off-site drainage entering the site.

**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 "GEOLOGICAL 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 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 WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

Existing 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)	WTE (inches)	V(100) <sub>360</sub> (CF)	V(100) <sub>60day</sub> (CF)	Comments
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
<b>TOTAL</b>	<b>0.62</b>									<b>1.26</b>		<b>2453</b>	<b>2453</b>	

WEIGHTED C CALCULATIONS						
Basin	Total Area (Ac)	Total (SF)	Perv Area (SF)	Imp Area (SF)	Imp Area (%)	Weighted C
A-1	0.12	5317	4023	1294	24.34%	0.45
A-2	0.32	13832	5669	7873	56.92%	0.64
A-3	0.18	7829	3640	4289	54.78%	0.63

**STORMWATER QUALITY CALCULATIONS**

**BASIN A-1 (NEW DEVELOPMENT RATE = 0.42")**  
 TOTAL NEW IMPERVIOUS PAVED AREAS = 1,294 SF  
 SWQ VOLUME REQ'D = 1,294 \* 0.42" / 12 = **45 CF**  
 TOTAL SWALE VOLUME PER LF = 1.5 CF  
 TOTAL VOLUME PROVIDED = 141 LF \* 1.5 = **211 CF**

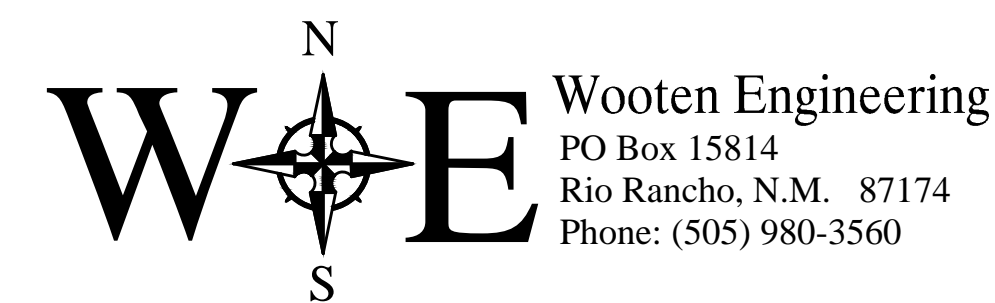
**BASIN A-2 (NEW DEVELOPMENT RATE = 0.42")**  
 TOTAL NEW IMPERVIOUS PAVED AREAS = 7,873 SF  
 SWQ VOLUME REQ'D = 7,873 \* 0.42" / 12 = **276 CF**  
 TOTAL SWALE VOLUME PER LF = 1.5 CF  
 TOTAL VOLUME PROVIDED = 350 LF \* 1.5 = **525 CF**

**BASIN A-3 (NEW DEVELOPMENT RATE = 0.42")**  
 TOTAL NEW IMPERVIOUS PAVED AREAS = 4,289 SF  
 SWQ VOLUME REQ'D = 4,289 \* 0.42" / 12 = **150 CF**  
 TOTAL SWALE VOLUME PER LF = 1.5 CF  
 TOTAL VOLUME PROVIDED = 107 LF \* 1.5 = **160.5 CF**

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 (Ac.)	Land Treatment Percentages (%)				Weighted C	Tc (min)	I (100) (in/hr)	Q(100) (cfs/ac.)	Q(100) (CFS)	WTE (inches)	V(100) <sub>360</sub> (CF)	V(100) <sub>60day</sub> (CF)	Comments
A-1	0.12	0.0	0.0	75.7	24.3	0.71	12.00	3.49	2.46	0.30	1.45	633	877	Drains in Swale and then into Domingo
A-2	0.32	0.0	0.0	43.1	56.9	0.79	12.00	3.92	3.11	1.00	1.94	2251	3772	Drains in Swale and then into Alcazar
A-3	0.18	0.0	0.0	45.2	54.8	0.79	12.00	3.89	3.07	0.55	1.91	1246	2069	Drains in Swale and then into Alcazar
<b>TOTAL</b>	<b>0.62</b>									<b>1.84</b>		<b>4130</b>	<b>6717</b>	

**Benchmark - NAVD 88**

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



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



No	Date	Description
Revision Schedule		

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

**GRADING PLAN**