

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

January 30, 2024

Jesse Luehring, P.E.  
Critical View Engineering, LLC  
11501 Modesto Ave NE  
Albuquerque, New Mexico 87122

RE: **Lot 21 Block 1 Unit 27 Unit 27  
5505 Valiente Rd. NW  
Volcano Cliffs Subdivision  
Grading and Drainage Plan  
Engineers Stamp Date 5/19/2023 (C11D009)  
Pad Certification Date: 1/24/2024**

Mr. Luehring,

Based upon the information provided in your submittal received 1/29/2024, this plan is approved for Building Permit.

**Advise the owner contractor not to use dirt as a ramp to climb the curb, use lumber or crusher fines for this purpose. Place this note on the plan.**

**Reiterate to the Owner/Contractor that a separate permit for a garden/retaining wall must be obtained with the approved G&D plan and Pad Certification. Also, if a swimming pool is to be placed after this approval a new grading and drainage plan will need to be resubmitted showing the changes for the land treatments.**

**Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist is required.**

If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Tiequan Chen, P.E.  
Principal Engineer, Hydrology  
Planning Department, Development Review Services

RR/TC  
C: File C11D009



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** G & D for 5505 Valiente Rd **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** C11D009

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** Lot 21, Block 1, Volcano Cliffs, Unit 27

**City Address:** 5505 Valiente Rd NW, Albuquerque NM, 87120

**Applicant:** Critical View Engineering **Contact:** Jesse Luehring

**Address:** 10900 Florence Ave NE, Albuquerque NM 87122

**Phone#:** 505-321-5917 **Fax#:** \_\_\_\_\_ **E-mail:** criticalviewabq@gmail.com

**Other Contact:** Owner **Contact:** Frankie Gonzales

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** fgonzal2@outlook.com

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) ☒ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes ☒ No

**DEPARTMENT** \_\_\_\_\_ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☒ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_
- ☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

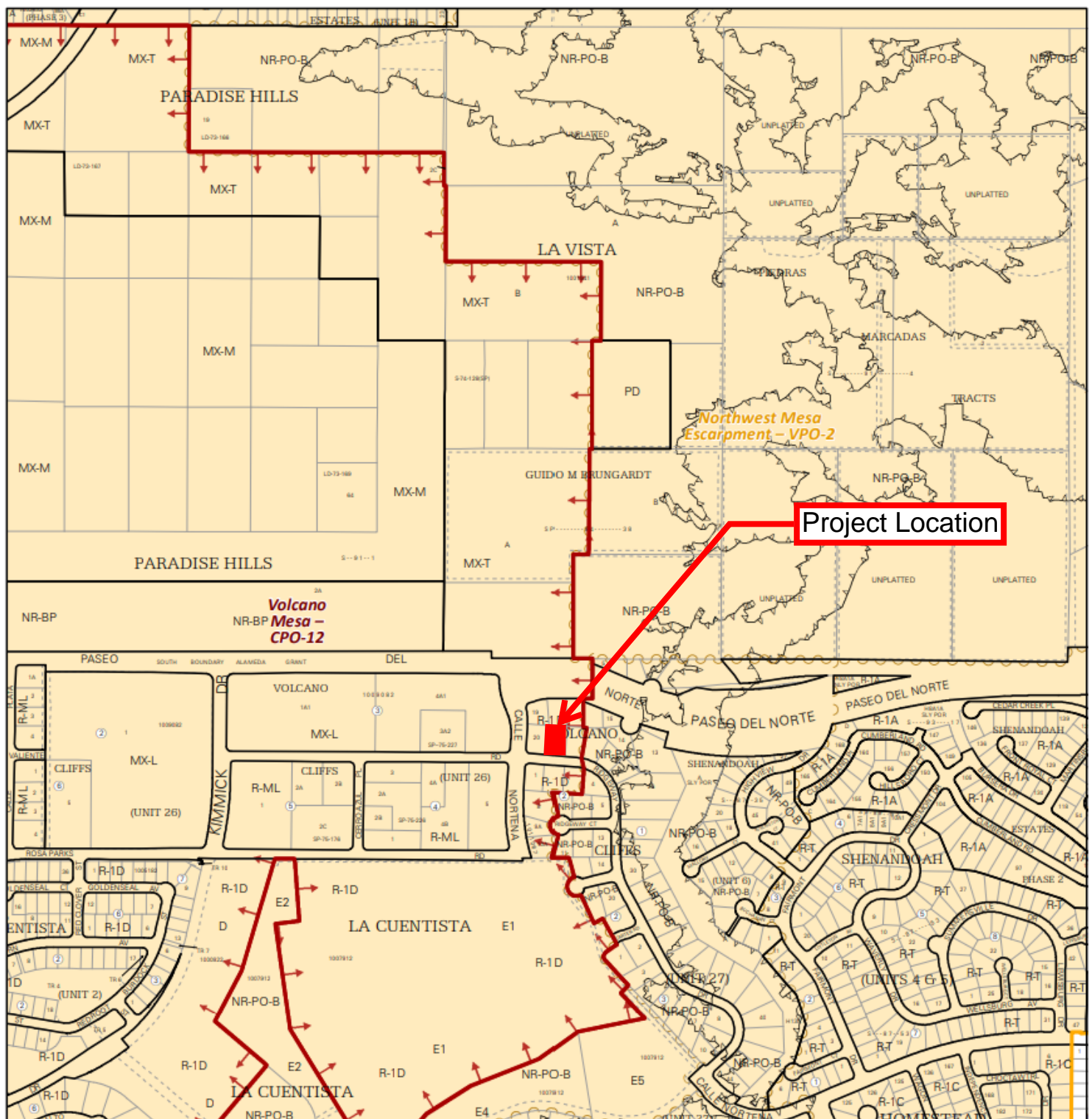
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☒ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** \_\_\_\_\_ **By:** Jesse Luehring, PE

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

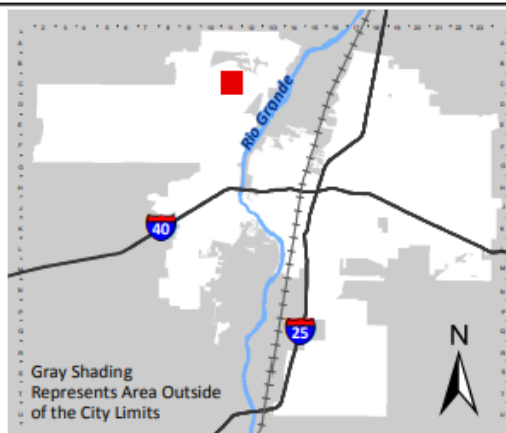


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).

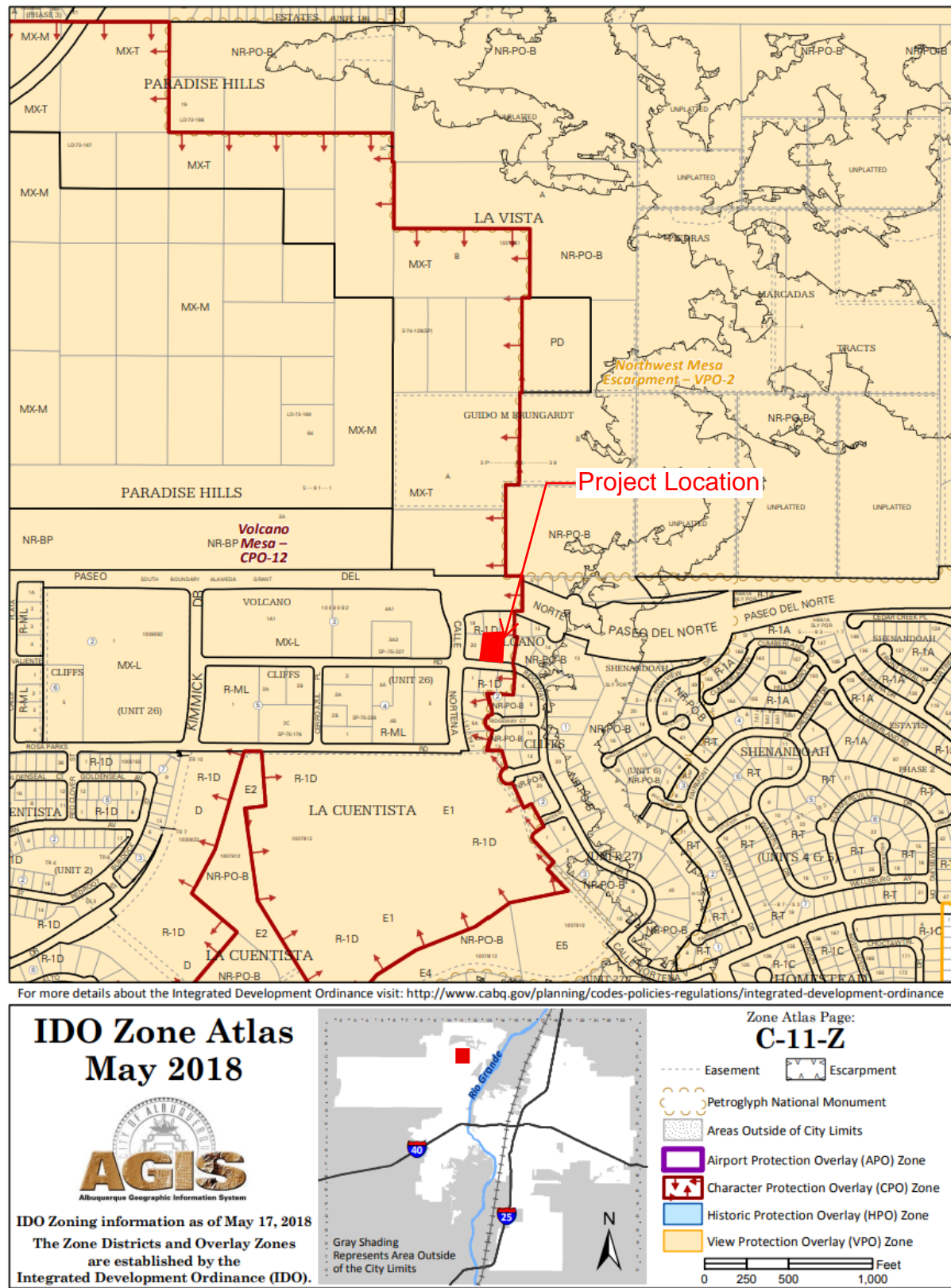


Zone Atlas Page:  
**C-11-Z**

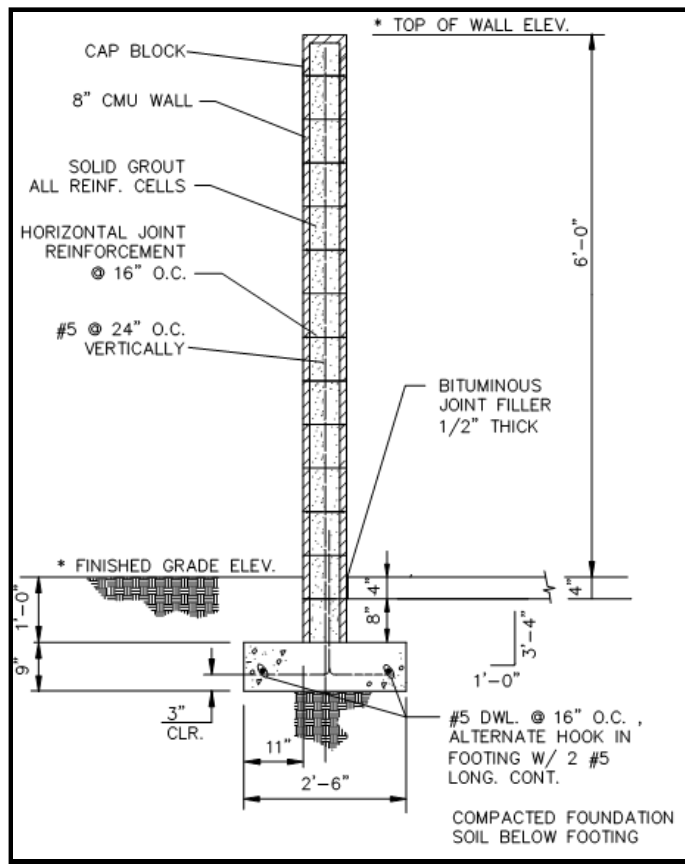
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet





CMU Garden Wall Detail



Earthwork Volumes

	Earthwork Volumes		
	Neat	Factored	Assumed Factors
Cut:	-118.859	-142.631	1.2
Fill:	664.5333	755.1515	0.88
Net	545.6741	612.5204	

Drainage Calculations

Lot 21, Block 1, Volcano Cliffs, Unit 27										
Developed Land Treatment			Allowed Conditions		Zone 1 DMP Coefficients (Table 6.2.13)			Developed Calcs		
Land Type	Proposed Area Lot (SF)	Proposed Area %	Volcano Heights DMP Allowed Conditions	Allowed Volumes	100-Yr Storm Inch Depth (6 hr)	100-Yr Excess Precip (In)	Peak Discharge CFS/AC	Peak Rate of Discharge (CFS)	100-Yr Storm Volume (Ac-Ft)	Req. SWQV Volume (Ac-Ft)
Type D	8590	58%	50%	0.032	2.17	2.24	4.12	0.81	0.037	0.006902
Type C	4242	29%	35%	0.009	2.17	0.95	2.87	0.28	0.008	-
Type B	2000	13%	15%	0.003	2.17	0.73	2.16	0.10	0.003	-
14832		100%	100%	0.044				1.19	0.047	0.006902
					Peak Discharge:			1.191 CFS		
					Stormwater Quality Volume:			300.7 Cubic Ft		
					100-Yr Storm Volume (Proposed)			2061.0 Cubic Ft		
					100-Yr Storm Volume (Allowed)			1930.6 Cubic Ft		
					100-Yr Storm Retention Volume			130.3 Cubic Ft		
Total Drainage Basin Area:		14832 SF 0.340 AC								

General Notes

1. All perimeter walls shall be permitted separately
2. No grading shall be allowed on adjacent properties
3. All disturbed areas shall be stabilized with concrete, gravel, asphalt, or native seed mix
4. It is recommended to contract with a licensed geotechnical engineer for all aspects of earthwork and engineered fill material

Narrative:

This is a grading and drainage plan for the construction of the building pad for the Lot at address 5505 Valiente Rd NW (UPC 101106425915140521)

The purpose of this plan is to establish the finished floor elevation, house layout, site concrete layout, wall locations, and general lot drainage of the site. This drainage plan has been prepared in accordance with the 2020 revision to the City of Albuquerque Development Process Manual, and in accordance with the Special Assessment District 228 Master Drainage Plan.

Drainage Intent:

Existing Conditions: This lot is an 0.34 acre vacant land property within the volcano cliffs development. The lot slopes approximately 5% to the Northeast. There are negligible offsite flows entering the property. All onsite flows exit the site to the East and drain to the adjacent open space.

Proposed Conditions: Improvements to the lot include a new residence, concrete driveway, and swimming pool that will add approximately 8590 SF of impervious area, or 58% of the property area (Developed conditions of the subdivision allows up to 50%). The lot is designed to drain to the adjacent openspace at the NE corner in accordance with the master drainage plan for the site. Due to the increased amount of impervious area, additional detention ponding is required, however stormwater quality pond volume requirements govern.

This pond is located at the NE corner of the proposed development. The feature is designed to capture and infiltrate the DPM required stormwater quality volume of approximately 300.7 CF. Storm event flows in excess of this volume will discharge from this water quality detention pond at the NE corner of the property by overflowing the drainblocks to the adjacent openspace.

Additional improvements will include the construction of garden walls and gates. Drainage paths will not be impacted by these improvements.

Stormwater Quality Volumes (DPM 6-12):

The required Stormwater Quality Volume to be managed on this lot is for a 0.62" storm (new development). After accounting for initial abstraction, this results in a net of 0.42" rainfall on impervious (Type D) soils, or 301 cubic feet of detention storage for this property. The initial storage on site will be collected and held in the landscape pond near the street, and the larger pond near the SE outfall of the property as shown on the Plan.

FEMA Flood Map

