

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 26, 2025

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

RE: **Lot 5 Block 2 Unit 22 SAD 228**
8008 Canoncito Rd. NW
Volcano Cliffs Subdivision
Grading and Drainage Plan
Engineers Stamp Date 10/7/2025 (D10D003C5, HYDR-2025-00408)
Pad Cert Date: 11/14/2025

Mr. Luehring,

PO Box 1293

Based upon the information provided in your submittal received 11/24/2025, this plan is approved for Building Permit.

Albuquerque

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.

NM 87103

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.**

www.cabq.gov

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 D10D003C5



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: G & D for 8008 Canoncito Rd Building Permit #: _____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lot 5, Block 2, Volcano Cliffs, Unit 22

City Address: 8008 Canoncito 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: Builder Contact: James Williams

Address: _____

Phone#: _____ Fax#: _____ E-mail: James_williams777@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:

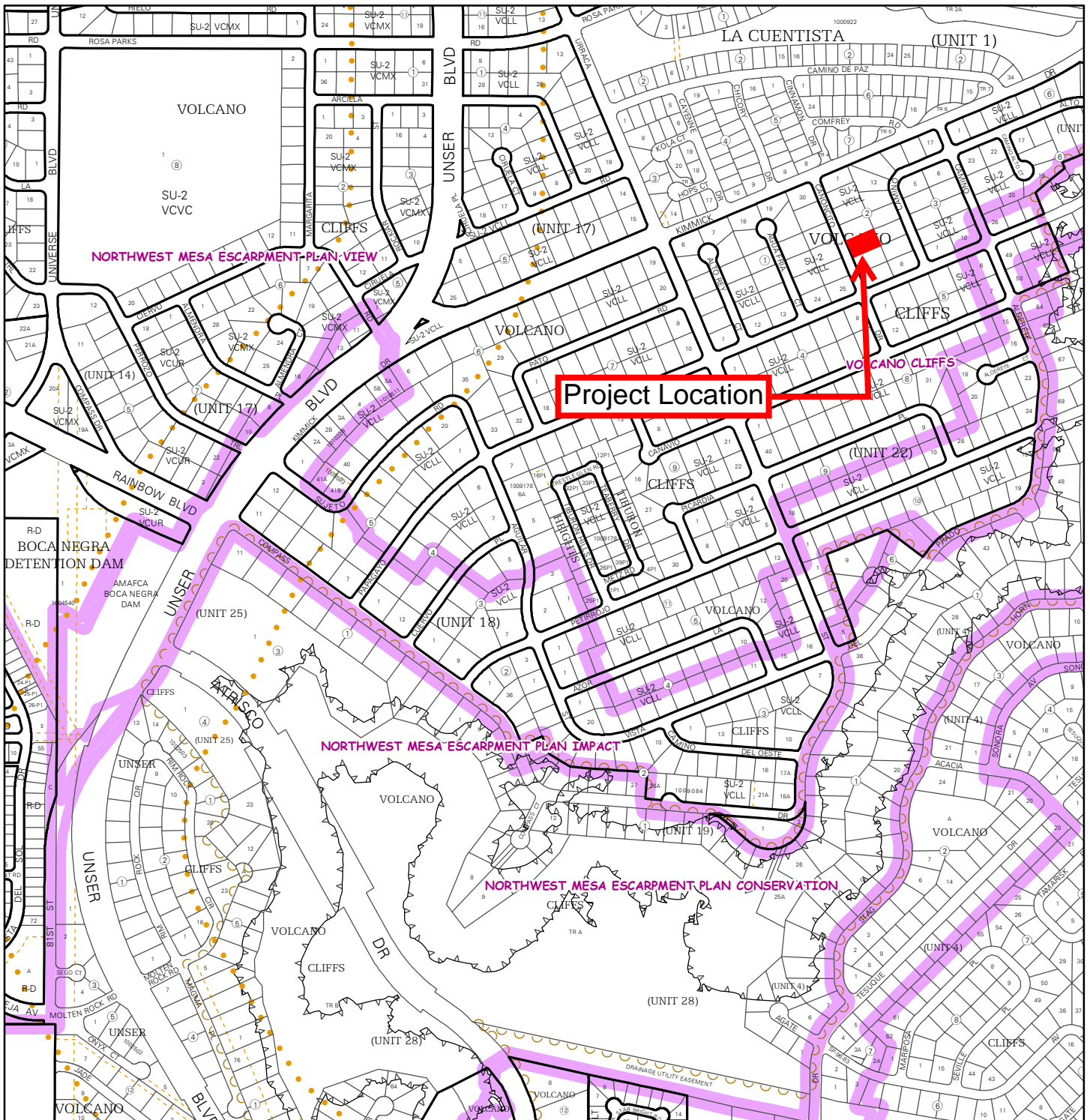
- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG. PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/ RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL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

DATE SUBMITTED: _____ By: Jesse Luehring, PE

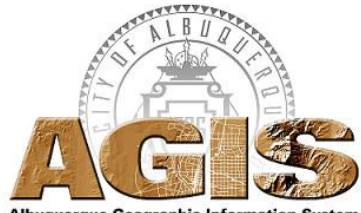
COA STAFF: _____

ELECTRONIC SUBMITTAL RECEIVED: _____

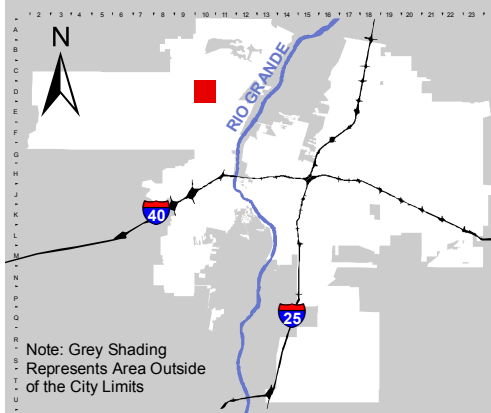
FEE PAID: _____



For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 1/28/2016



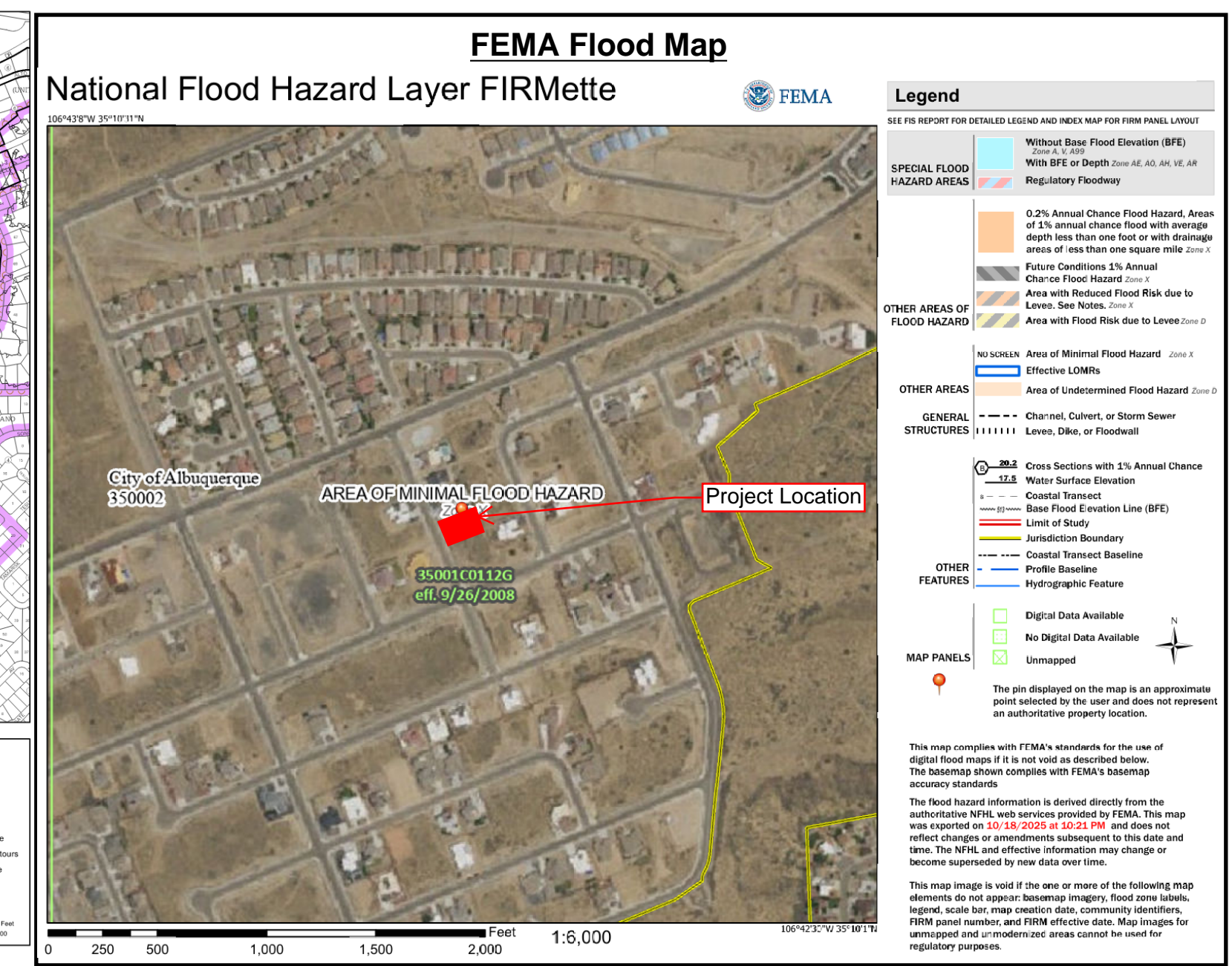
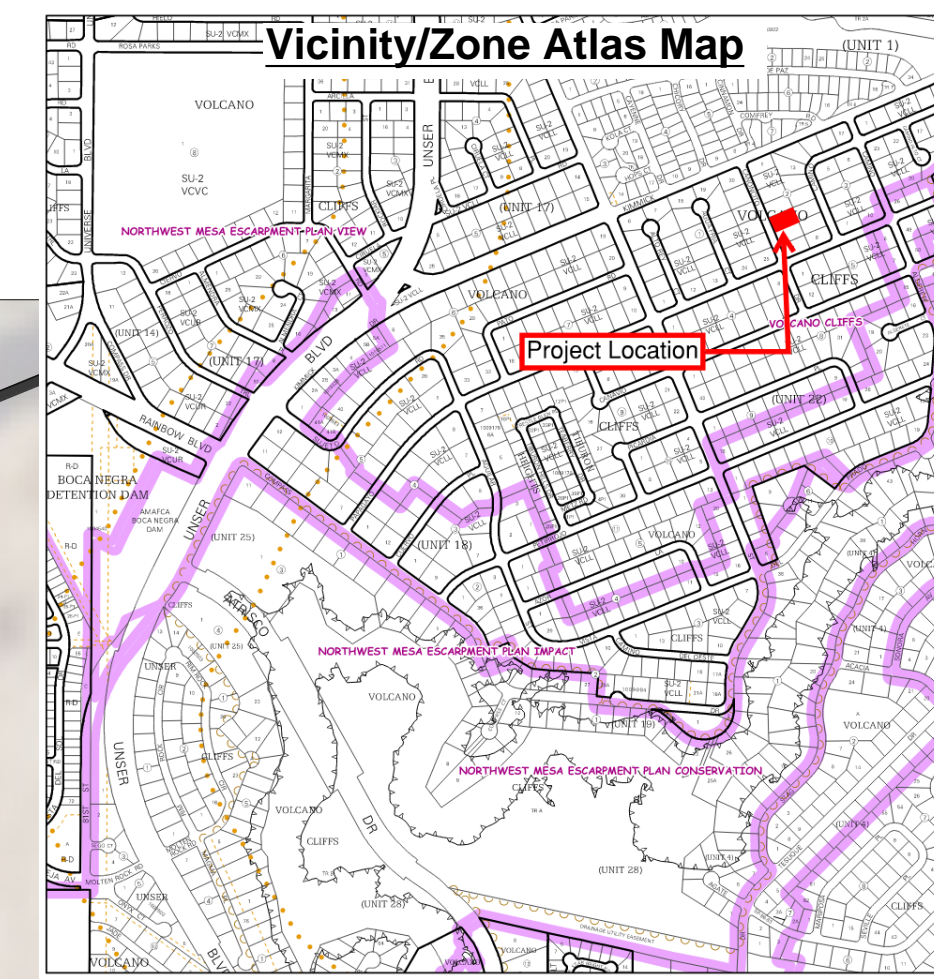
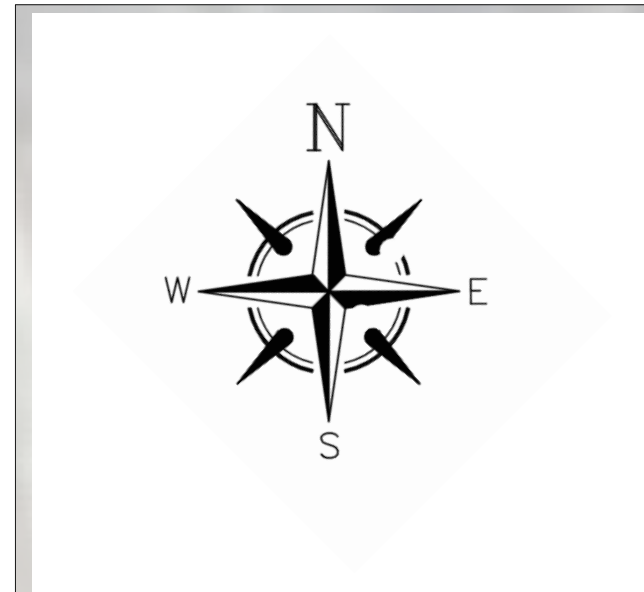
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-10-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet



Drainage Calculations

Lot 5, Block 2, Volcano Cliffs, Unit 22

Developed Land Treatment		Proposed		Allowed Conditions		Zone 1 DMP Coefficients (Table 6.2.13)			Developed Calcs	
Land Type	Area (SF)	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	5298	37%	50%	0.031	2.17	2.4	4.12	0.50	0.023	0.004257
Type C	7103	49%	35%	0.009	2.17	0.95	2.87	0.47	0.013	-
Type B	2000	14%	15%	0.003	2.17	0.73	2.16	0.10	0.003	-
Total		14401	100%	100%	0.043			1.07	0.038	0.004257

Peak Discharge:	1.068 CFS
Stormwater Quality Volume:	185.4 Cubic Ft
100-Yr Storm Volume (Proposed):	1672.9 Cubic Ft
100-Yr Storm Volume (Allowed):	1874.5 Cubic Ft
100-Yr Storm Retention Volume:	-201.6 Cubic Ft

Narrative:

This is a grading and drainage plan for the construction of the building pad for the Lot at address 8008 Canoncito Dr NW (UPC 10100634184111213)

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.

- General Notes**
- All perimeter walls shall be permitted separately
 - No grading shall be allowed on adjacent properties
 - A pad certification is required before the building permit is issued
 - An as-built certification is required before certificate of occupancy is issued.
 - All disturbed areas shall be stabilized with concrete, gravel, asphalt, or native seed mix
 - It is recommended to contract with a licensed geotechnical engineer for all aspects of earthwork and engineered fill material
 - Driveway cutout shown in concept form only, and shall comply with NM Standard Specs for Public Works Construction, specifically Std Detail 2425
 - Any sideyard gates shall allow drainage conveyance to the front of the property as shown. All disturbed areas shall be stabilized with concrete, gravel, asphalt, or native seed mix
 - All ponding areas, including at lot outflow to have 2"-4" cobblestone

Drainage Intent:

Existing Conditions: This lot is an 0.33 acre vacant land property within the volcano cliffs development. The lot slopes approximately 4% to the Southeast, with a rock outcropping at the northern, highest elevation portion. There are negligible offsite flows entering the property. All onsite flows exit the site to the Southeast and drain to the neighboring property.

Proposed Conditions: Improvements to the lot include a new residence and concrete driveway that will add approximately 5298 SF of impervious area, or 37% of the property area (Developed conditions of the subdivision allows up to 50%). The lot is designed to drain to the SE corner in accordance with the historical flows and the master drainage plan for the site. A stormwater quality pond is designed and located to capture and infiltrate the DPM required stormwater quality volume of approximately 230 CF. Storm event flows in excess of this volume will discharge from the water quality detention ponds by the designed wall weeps and to the neighboring undeveloped property, eventually flowing to Papagayo Rd and draining to the inlets in the street.

Additional improvements may include the construction of misc. garden walls and gates. Drainage paths shall 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 186 cubic feet of detention storage for this property. This storage on site will be collected and held in the SE shallow landscape pond, sized to hold 230 CF.

LEGEND

—	BOUNDARY LINE
---	EASEMENT
— 5411 —	PROPOSED MINOR CONTOUR (1')
— 5410 —	PROPOSED MAJOR CONTOUR (5')
- - - 5411 - - -	EXISTING MINOR CONTOUR (1')
- - - 5410 - - -	EXISTING MAJOR CONTOUR (5')
⊕ 5235.65	EXISTING SPOT ELEVATION
⊕ TOC: 5235.65	PROPOSED TOP OF CONCRETE ELEVATION
⊕ FG: 5235.65	PROPOSED FINISHED GRADE ELEVATION

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 11/26/2025
BY: *Jesse Luehring*
HydroTrans # D10D003C5

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCES OR STATE LAWS AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM ENFORCING CURRENT ORDINANCES OR STATE LAWS. SPECIFIC CONDITIONS OR CONSTRUCTION DOCUMENTS, SUCH AS APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

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.

Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Earthwork Volumes	fill	1.000	1.000	11168.55	22.05	693.20	671.15-Fill
Pond Vol	fill	1.000	1.000	484.83	0.53	9.07	8.54-Fill > [230 CF]

Grading Plan

DRAINAGE CAPACITY VERIFICATION - WALL WEEP HOLES

FOUR (4) 4-INCH DIAMETER WEEP HOLES THROUGH 8-INCH CONCRETE OR CMU WALL (EQUIVALENT TO TWO CMU CELLS TURNED SIDWAYS). FLOW DISCHARGES FREELY TO OUTFALL.

CALCULATIONS BASED ON STANDARD ORIFICE FLOW EQUATION:
 $Q = C \cdot D \cdot A \cdot \sqrt{2 \cdot G \cdot H}$

ASSUMPTIONS:
C, D = 0.62 (CONSERVATIVE SHARP-EDGED VALVE)
TOTAL AREA, A = 0.349 SQ FT (FOUR 4-IN OPENINGS)
FREE DISCHARGE, NO OUTLET SUBMERGENCE

RESULTS:
TO CONVEY Q = 1.10 CFS, REQUIRED HEAD H = 0.40 FT (4.8 INCHES) TO CENTERLINE OF WEEP HOLES.

VERIFICATION:
 $H = (1 / (2 \cdot G)) \cdot (Q / (C \cdot D \cdot A \cdot \sqrt{2}))^2 = 0.40$ FT

CONCLUSION:
FOUR 4-IN WEEP HOLES THROUGH AN 8-IN WALL WILL ADEQUATELY DRAIN APPROXIMATELY 1.1 CFS WITH LESS THAN 6 INCHES OF UPSTREAM HEAD (CONSERVATIVE). IF USING SHORT-TUBE COEFFICIENT C, D = 0.80, THE SAME FLOW OCCURS WITH APPROX. 3 INCHES HEAD.

PAD CERTIFICATION:

I, JESSE LUEHRING NMPE 21684 OF THE FIRM CRITICAL VIEW ENGINEERING, HEREBY CERTIFY THAT THE FINISHED PAD HAS BEEN CONSTRUCTED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10-26-25. THE ATTACHED CERTIFIED AS-BUILT SURVEY INDICATES THAT THE FINISHED PAD HAS BEEN CONSTRUCTED. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A BUILDING PERMIT. 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.

Jesse Luehring, NMPE 21684
11-14-25

Revision A: 11/14/25
Modified to reflect actual Pad Elevation

ENGINEER'S SEAL	8008 CANONCITO DR	DRAWN BY JUL
		Grading & Drainage Plan
	10/26/2025	Critical View Engineering, LLC
Jesse Luehring P.E. #21684	PO Box 90074 ALBUQUERQUE, NM 87199 (505) 321-5917	JOB #