

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

June 29, 2020

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

**Re: 7835 Aguila St. NW S.A.D. 228  
Lot 1 Block 2 Volcano Cliff's Unit 19  
Request for Permanent C.O. – Approved  
Engineer's Stamp dated: 6/29/19 (D10D003G1)  
Certification dated: 6/17/2020**

Dear Mr. Luehring,

PO Box 1293

Based on the Certification received on 6/24/2020, the site is acceptable for release of Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

NM 87103

Sincerely,

[www.cabq.gov](http://www.cabq.gov)

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

**Project Title:** G & D for 7835 Aguila Residence **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** D10D003G1  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Lot 1, Block 2, Volcano Cliffs Unit 19  
**City Address:** 7835 Aguila Street NW

**Applicant:** Critical View Engineering **Contact:** Jesse Luehring  
**Address:** 11501 Modesto Ave NE, Albuquerque NM 87122  
**Phone#:** 505-321-5917 **Fax#:** \_\_\_\_\_ **E-mail:** criticalviewabq@gmail.com  
**Owner:** Owner/Builder **Contact:** Mel Gallegos  
**Address:** \_\_\_\_\_  
**Phone#:** 505-220-3149 **Fax#:** \_\_\_\_\_ **E-mail:** jets1969afc@icloud.com

**TYPE OF SUBMITTAL:** PLAT (   # OF LOTS)    ☒ RESIDENCE    DRB SITE    ADMIN SITE

**IS THIS A RESUBMITTAL?:**    Yes    ☒ No

**DEPARTMENT:**    TRAFFIC/ TRANSPORTATION    ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

**TYPE OF SUBMITTAL:**

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

## Critical View Engineering

PO Box 90073

Albuquerque, NM 87199

505-321-5917

June 17, 2020

Rudy E. Rael BS, CE, CFM  
City of Albuquerque, Planning Department  
Assistant Engineer, CRS Coordinator, Hydrology

RE: COO Certification by Engineer of Record (D10D003G1)

Property Desc: Lot #1, Block #2, Volcano Cliffs Unit #19

I, Jesse J. Luehring, NM Professional Engineer #21684, working on behalf of Critical View Engineering, LLC, hereby certify that the overall grading of the subject property is in substantial conformance to the approved plans dated 4/7/19, and will drain in accordance with the design intent. Pond sizing has been modified, but still meets all hydrologic requirements specified by the SAD 228 Drainage Master Plan and the City of Albuquerque DPM, including 'First Flush' requirements. All 'as-built' elevations are shown on the attached plan.

The record information edited onto the original design document has been obtained under my supervision, and is true and correct to the best of my knowledge and belief. This certification is for the pad elevation, finished floor elevation and site grading, and is submitted to support the Certificate of Occupancy for this residence.

Note that the record information presented herewith is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of the property. Those relying on this record document are advised to obtain independent verification of its accuracy.

Warm regards,

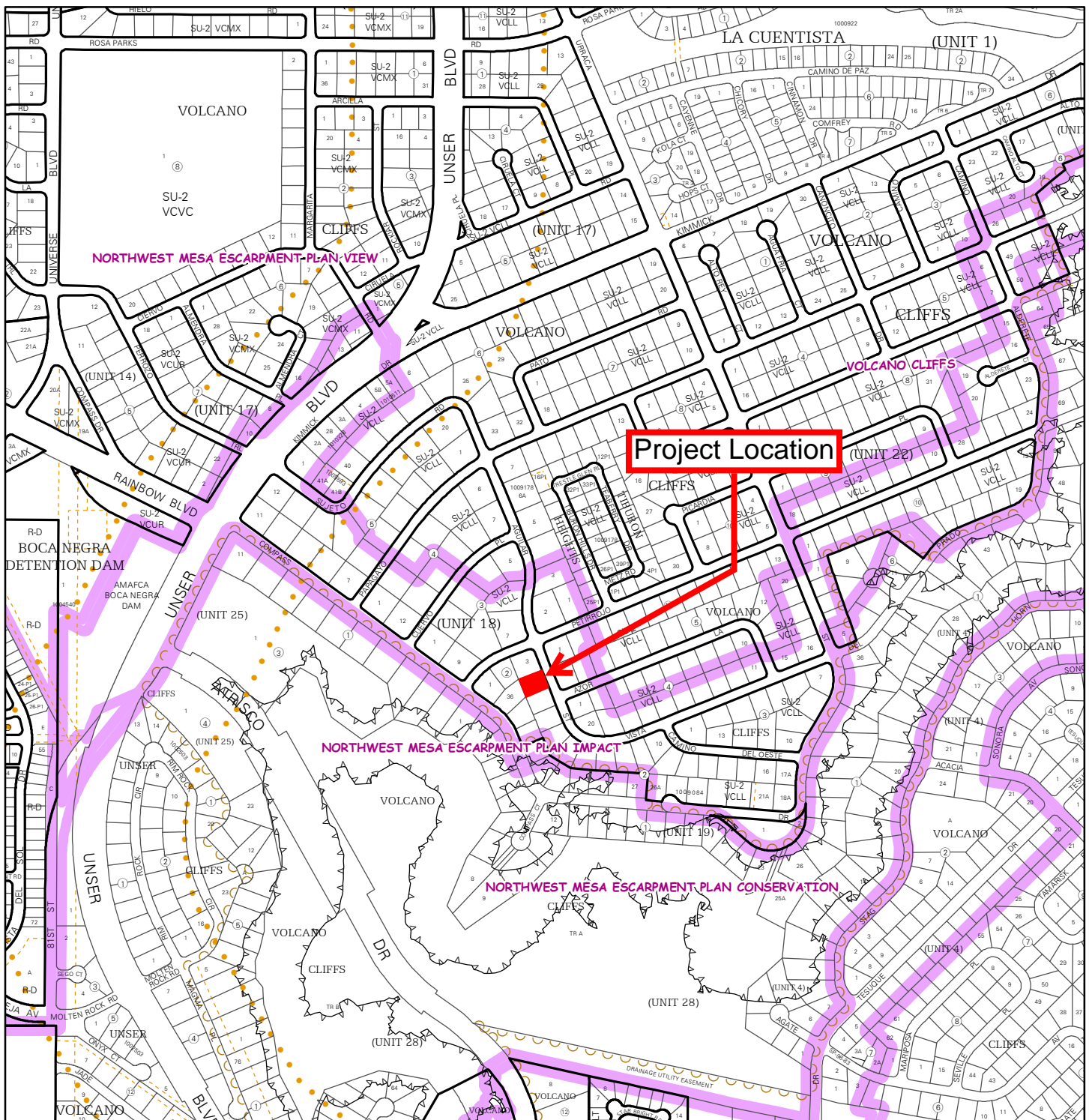


Jesse Luehring, PE

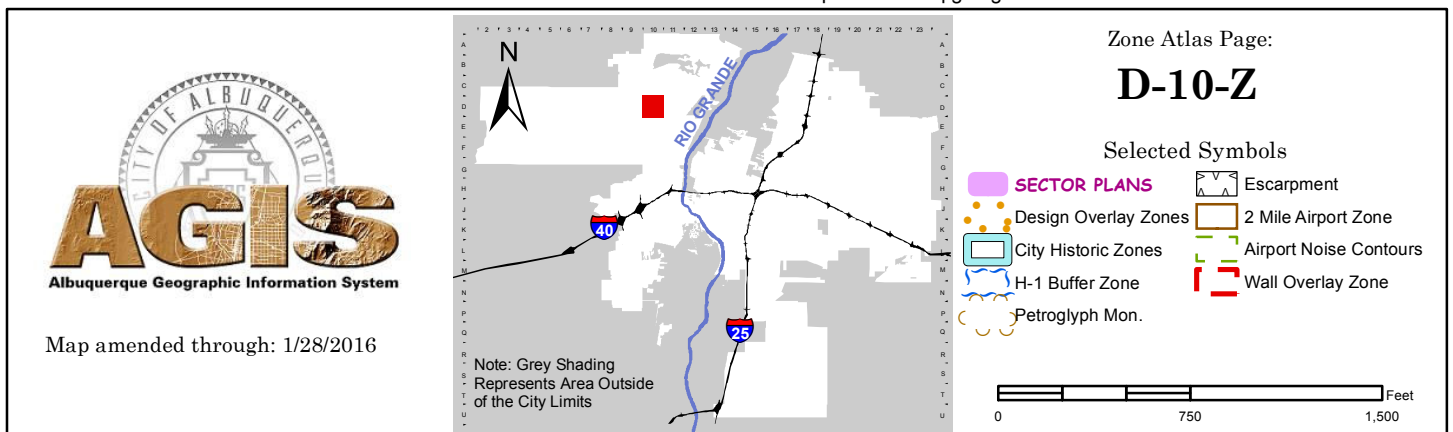
*Attached: Revised Plan reflecting actual site conditions*



6-17-20



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

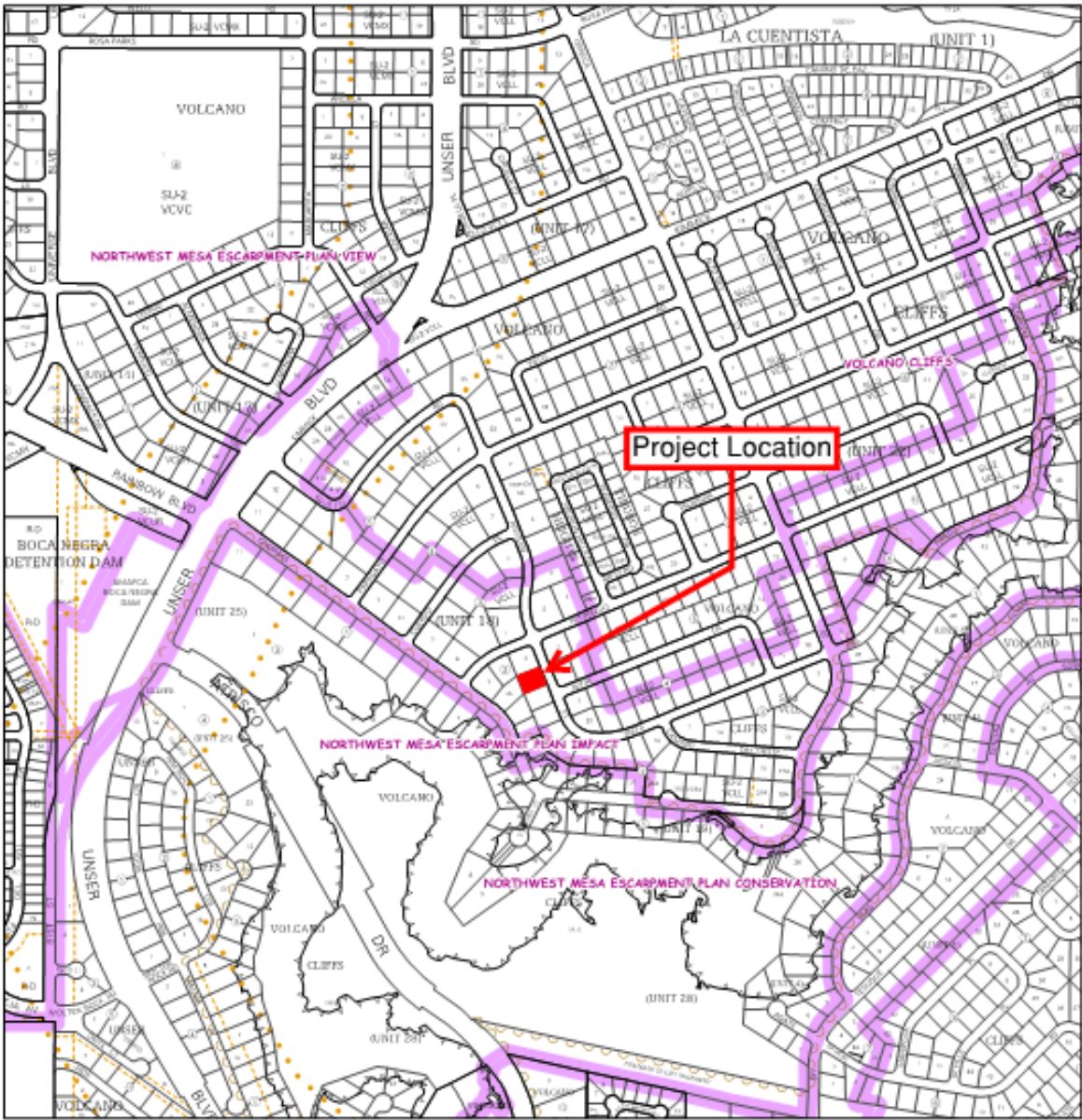




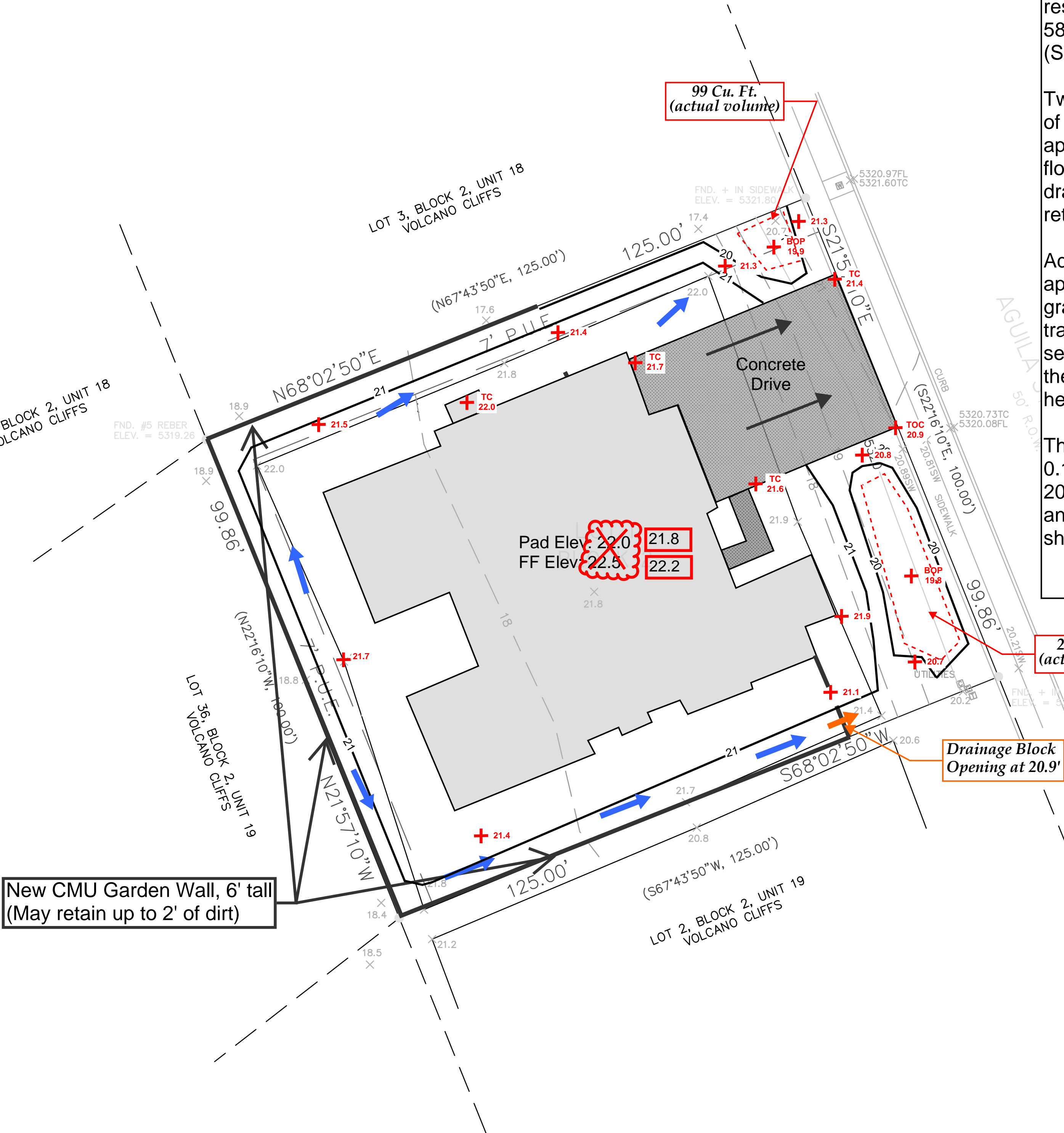
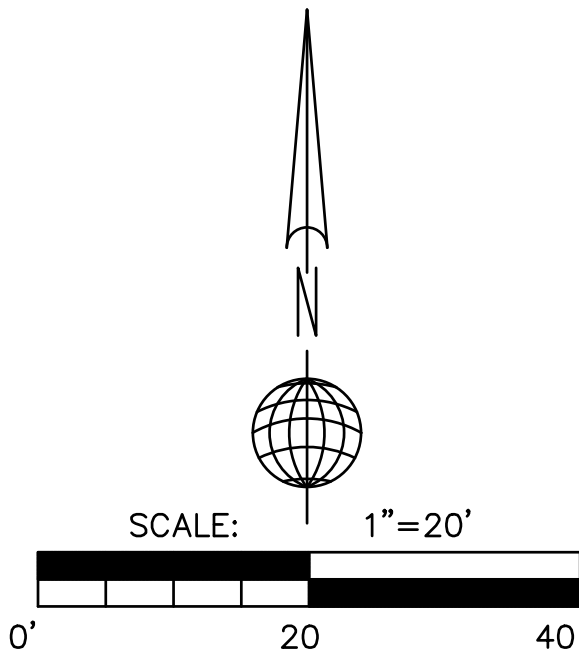
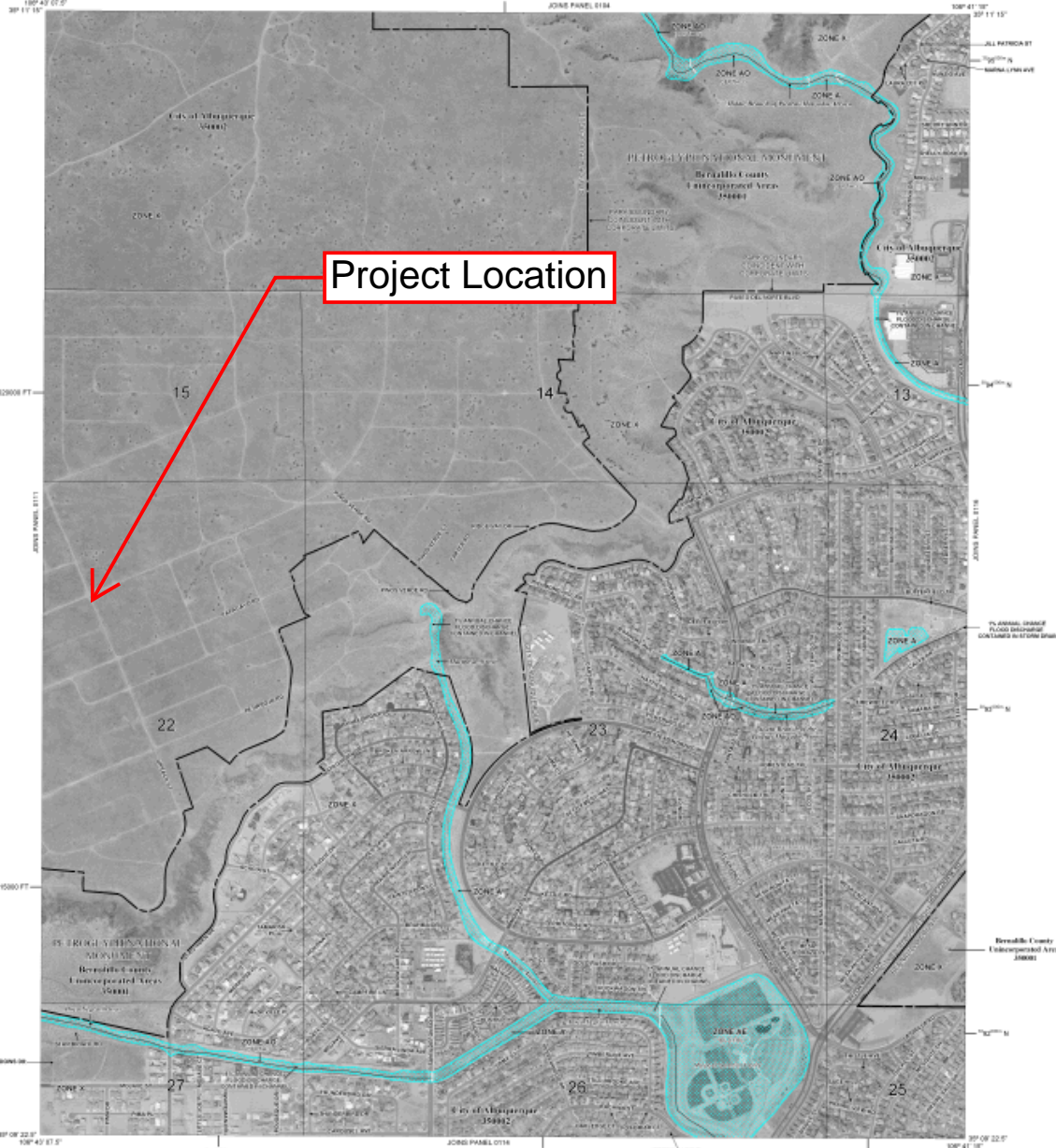
Drainage Calculations

Lot 1, Block 2, Volcano Cliffs Unit 19									
Land Type	Area Lot (SF)	Property Area %	SAD 228 DMP %	100-Yr Storm Inch Depth (6 hr)	Excess Precip (In)	Peak Discharge CFS/AC	Peak Rate of Discharge (CFS)	100-Yr Storm Volume (Ac-Ft)	First Flush Volume (Ac-Ft)
Type D	5887	47%	50%	2.20	1.97	4.37	0.59	0.022	0.003829
Type C	4614	37%	40%	2.20	0.99	2.87	0.30	0.009	0.000794
Type B	2000	16%	10%	2.20	0.67	2.03	0.09	0.003	-
12501		100%	100%				0.99	0.033	0.004624
Total Drainage Basin Area:		12501 SF 0.287 AC				Peak Discharge:	0.988 CFS		
						First Flush Volume:	201.403 Cubic Ft		
						100-Yr Storm Volume	1458.771 Cubic Ft		

Vicinity Map



FEMA Flood Map



Narrative

This is a grading and drainage Plan for the construction of the building pad for the Lot at address 7835 Aguila St. NW (Lot #1, Block #2, Volcano Cliffs Subdivision Unit 19, a part of Special Assessment District 228)

The purpose of this plan is to establish the first floor elevation, house layout, and lot drainage including offsite flows. This drainage report has been prepared in accordance with the latest revision to the City of Albuquerque Development Process Manual. The development of the lot must comply with the SAD 228 Drainage Report dated January 2012

Drainage Intent:

Existing Conditions: This lot is an 0.287 Acre property, that is bound to the North, West and South by undeveloped residential lots, with frontage to Aguila St. to the East. The lot generally drains to the Southwest, with minimal offsite flows. Street drainage flows south, eventually contained in the large retention pond at the SE end of the development (Pond 6 near the intersection of Urracca St. and and Compass Ct).

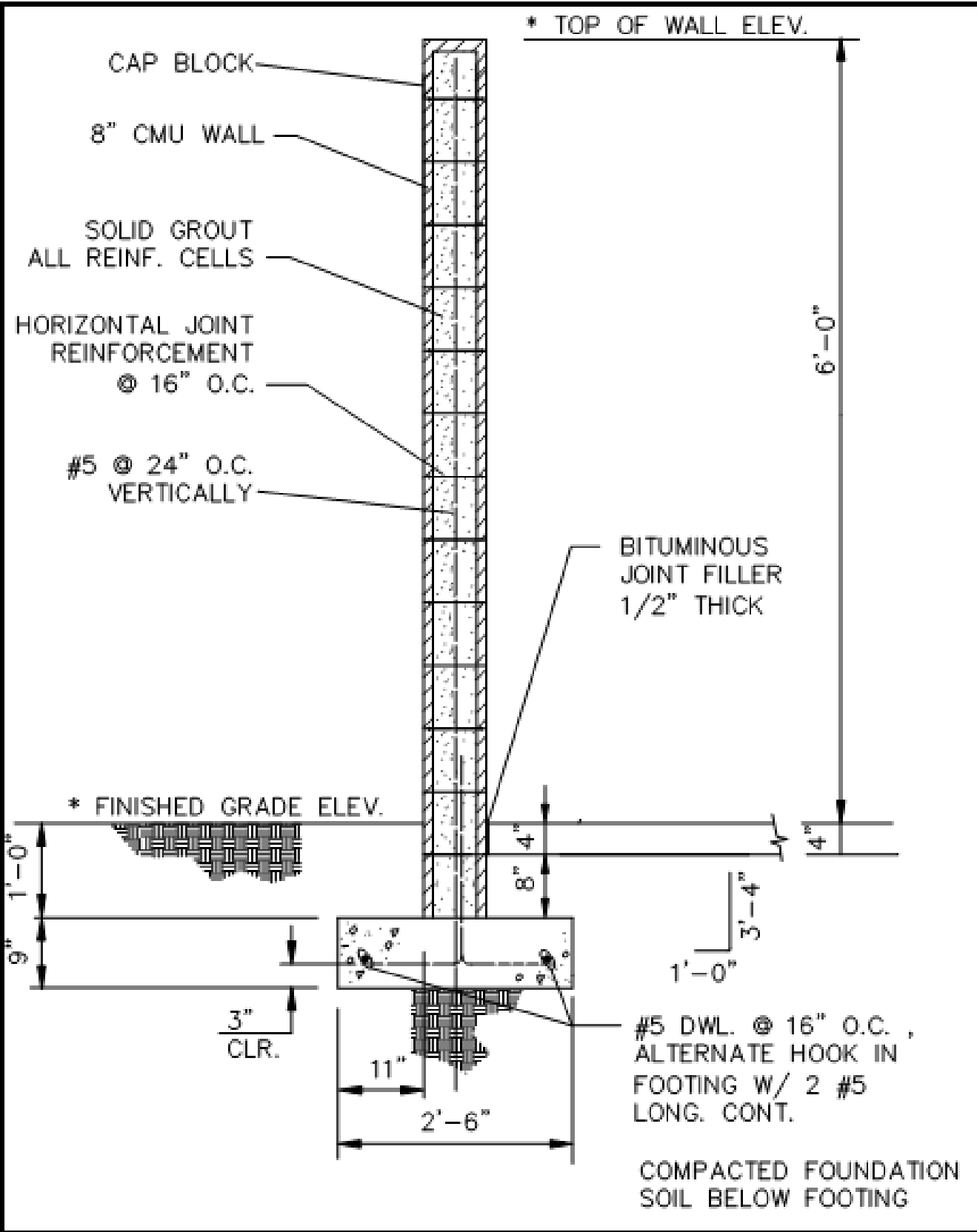
Proposed Conditions: Improvements to the lot include a new residence and concrete driveway that will add approximately 5887 SF of impervious area, or 47% of the property area (SAD 228 DMP allows up to 50%).

Two water quality retention ponds with a combined volume of 396 Cu. Ft. are designed to capture the 'first flush' of approximately 202 CF and maintain SAD 228 DMP design flows. The existing sandy loam soils at the site are well drained (hydrologic soil group 'B') which will ensure a short retention time.

Additional improvements will include the construction of approximately 285 LF of CMU garden wall, 6'-0" above grade. These walls may retain up to 2'. The Backyard flows traversing through this wall will be conveyed through 2 separate CMU blocks turned sideways (one at each end of the property), which will allow 2.8 CFS of flow at 0.5 ft. of head.

The initial 'First Flush' to be managed on this lot is 0.44" less 0.10" initial abstraction, resulting in a net of 0.34" rainfall, or 202 cubic feet. The initial storage on site will be collected and held in the two landscape ponds near the street as shown on the Plan.

CMU Garden Wall Detail



GRADING AND DRAINAGE PLAN

7835 AGUILA ST NW  
LOT #1, BLOCK #2, VOLCANO  
CLIFFS UNIT #19

Critical View  
Engineering, LLC  
11501 Modesto Ave NE  
Albuquerque NM, 87122  
505-321-5917



REV 2-COO Cert 6-17-20

