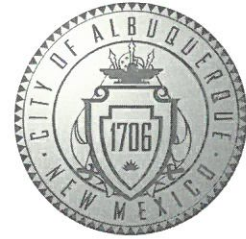


CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

July 3, 2017

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

**RE: Lot 1, Block 2, Unit 19
7835 Aguila St. NW
Grading and Drainage Plan
Engineers Stamp Date 4/7/19 (D10D003G1)
Pad Certification date 4/27/19**

Dear Mr. Luehring,

Based upon the information provided in your submittal received 4/29/19, this plan is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology. Also, please advise the owner/contractor that a separate wall permit must be obtained and this approved grading plan dated 4/7/19, pad certification dated 4/27/19 must be provided with the wall permit application. Also, please advise the contractor/owner that the ponds must stay in place or CO will not be granted.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

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

Sincerely,

James D. Hughes, P.E.
Principal Engineer, Hydrology
Planning Department

RR/JDH
C: File D10D003G1

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: _____
City Address: _____

Engineering Firm: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Surveyor: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Contractor : _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION
- MS4/ EROSION & SEDIMENT CONTROL

CHECK 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
- PRE-DESIGN MEETING
- OTHER (SPECIFY) _____

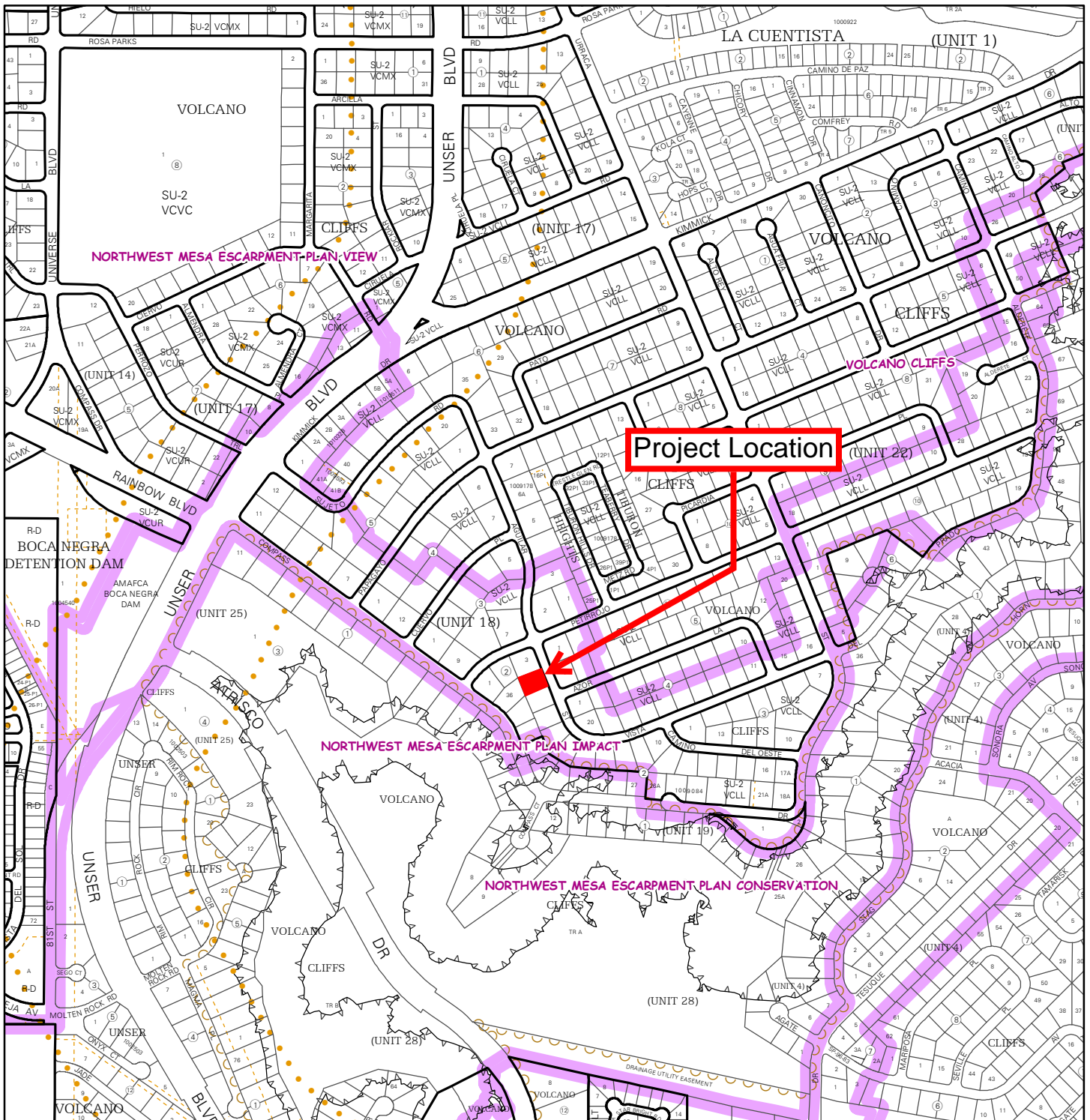
TYPE OF SUBMITTAL:

- ENGINEER/ ARCHITECT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: _____ By: _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



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

Map amended through: 1/28/2016

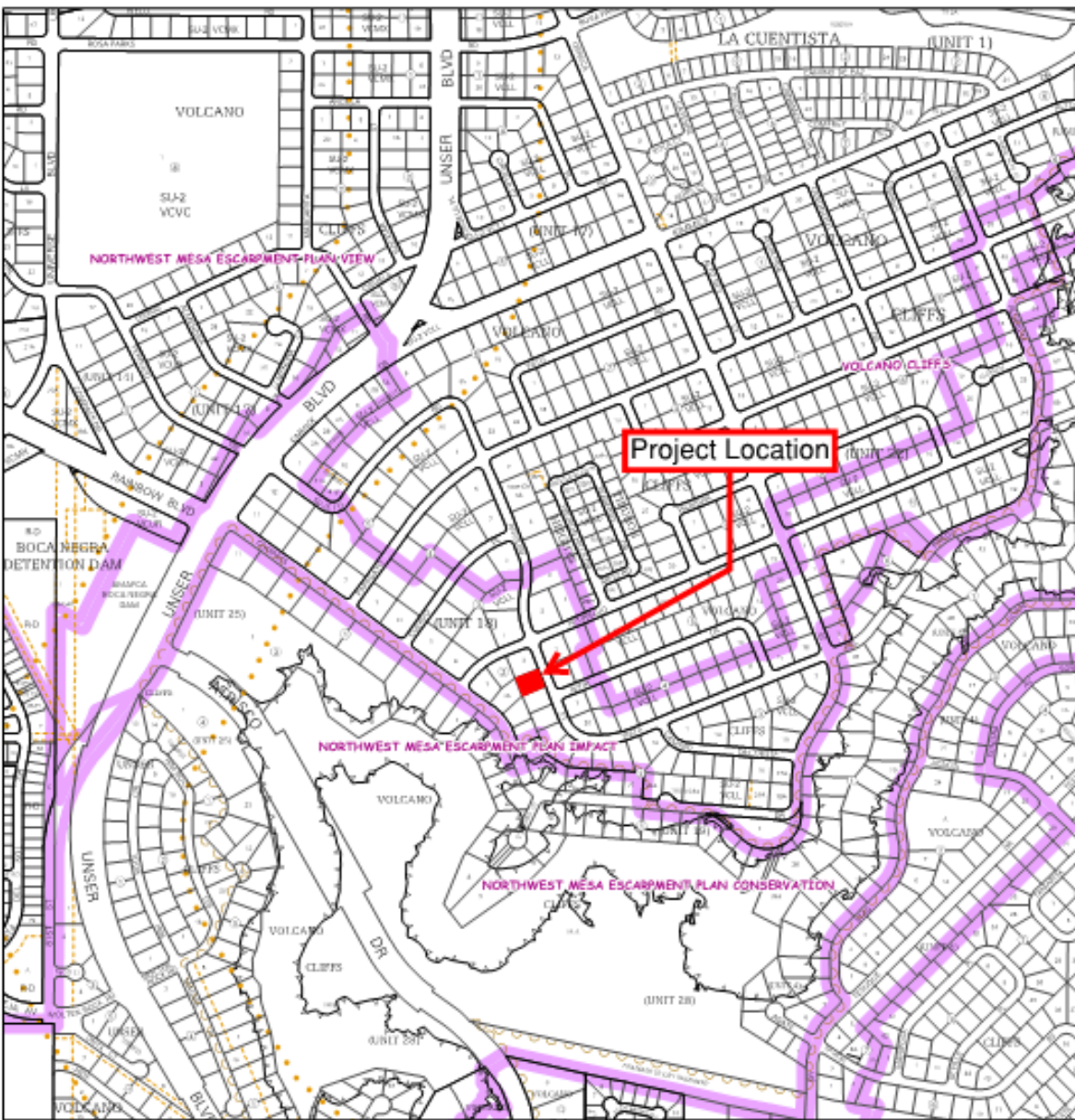
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-10-Z

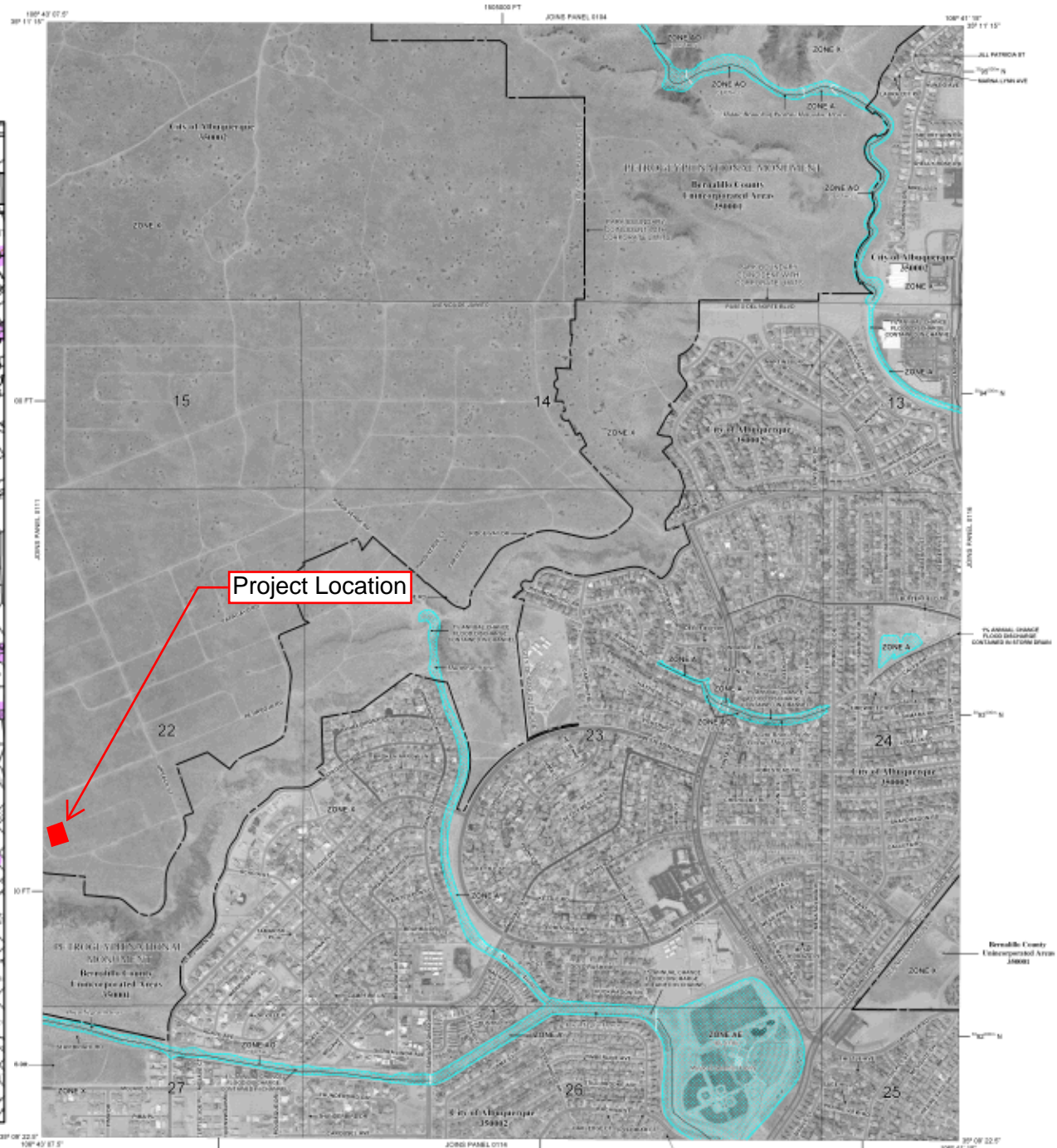
Selected Symbols

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



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

First Flush

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 181 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.

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		

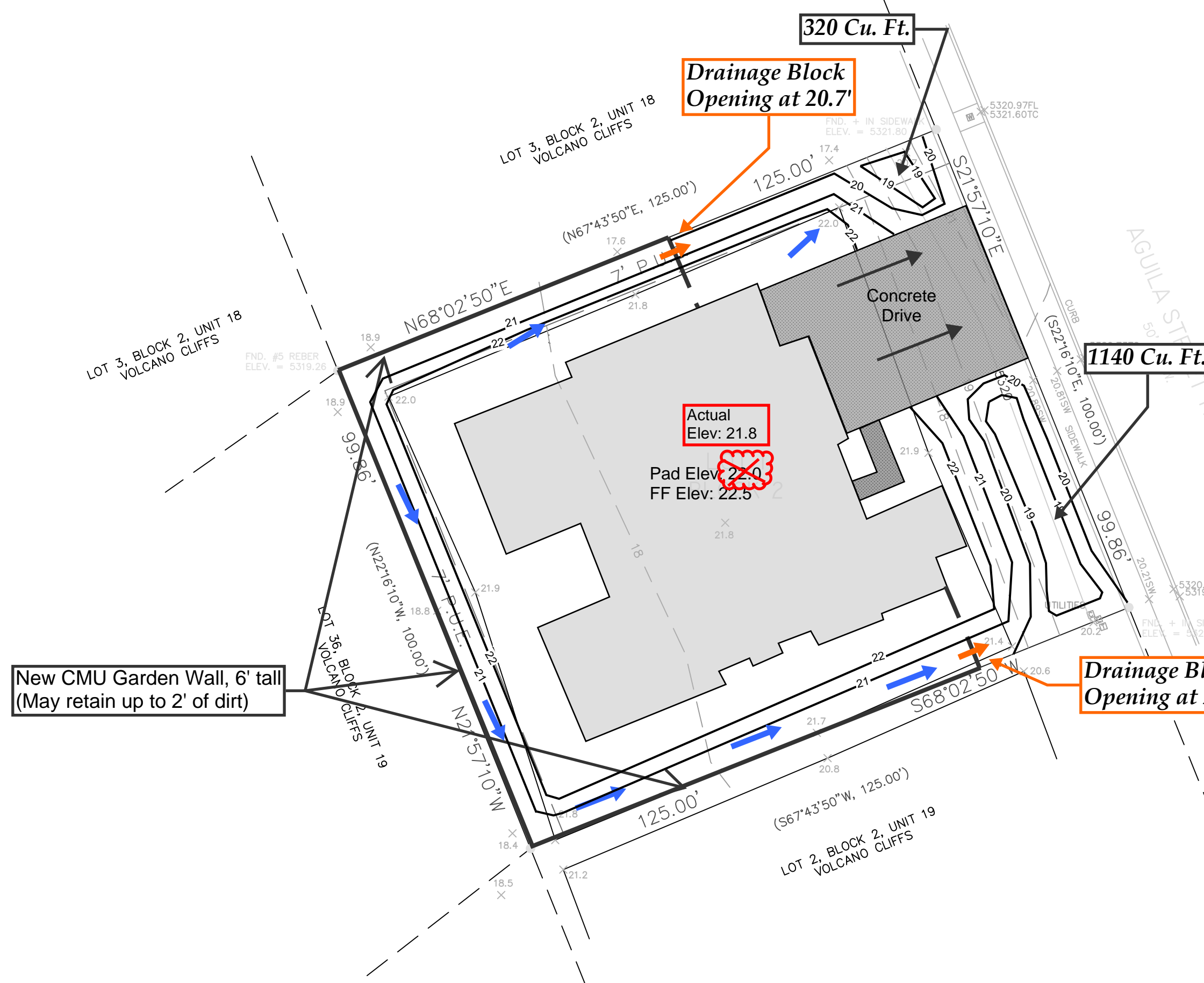
Drainage Intent:

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 1460 Cu. Ft. are designed to capture not only the 'first flush' of approximately 202 CF, but also retain the excess precipitation from a 100 yr, 6 hr storm. 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.

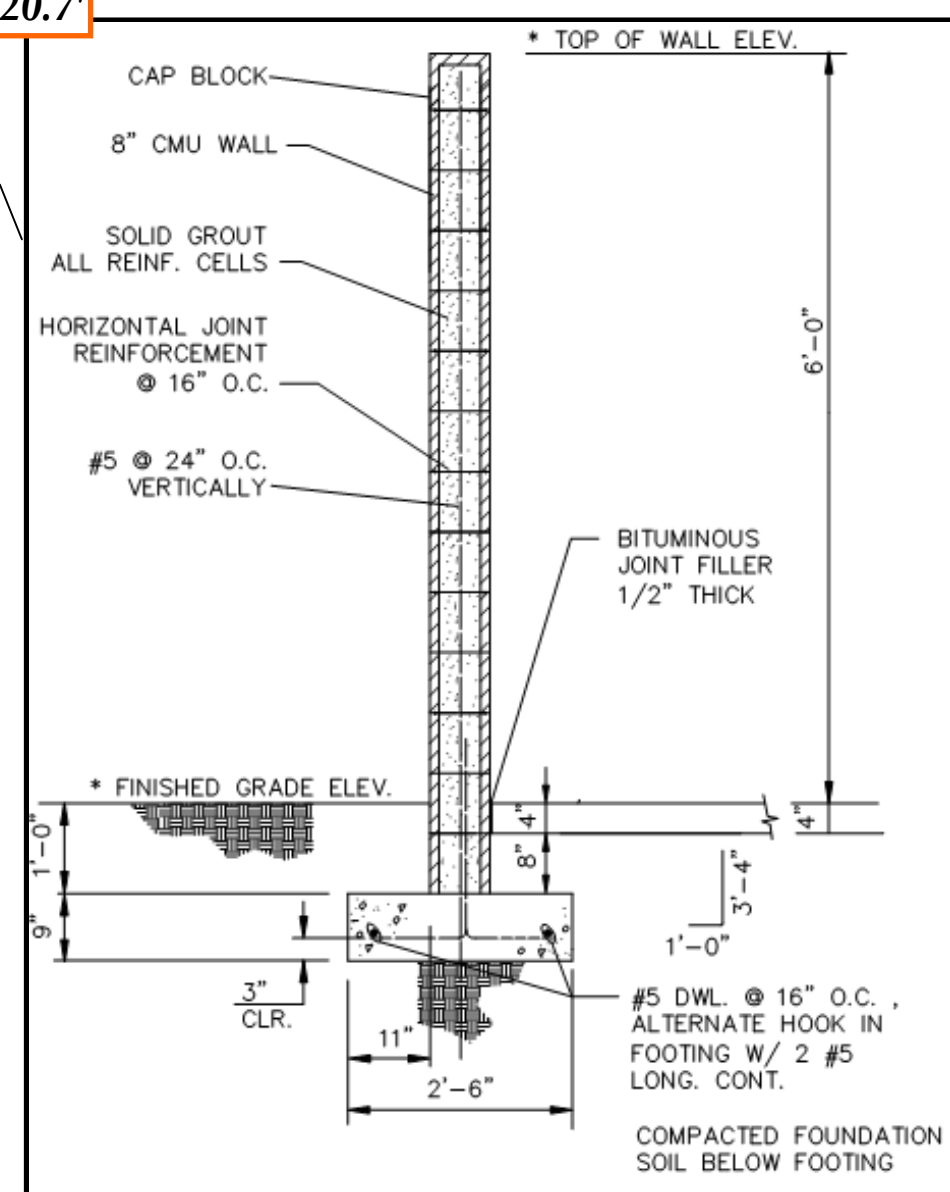


Revision A: 4/27/19
Modified to reflect actual Pad Elevation

New CMU Garden Wall, 6' tall
(May retain up to 2' of dirt)

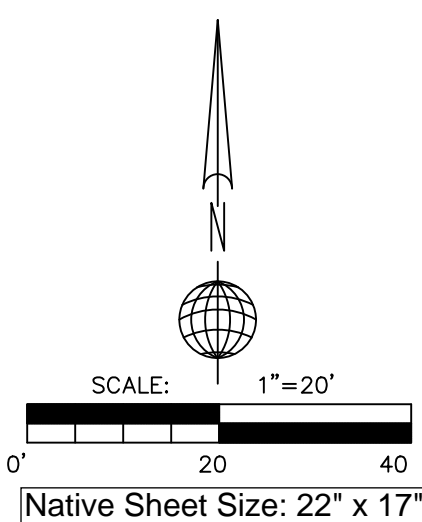
Drainage Block Opening at 20.7'

CMU Garden Wall Detail



Grading Notes

1. Grading activities on adjacent properties is not permitted.
2. Unprotected slopes shall be no steeper than 4H:1V. If there is sufficient slope protection (i.e. plantings or rock cover) slopes may be no steeper than 3H:1V.
3. Garden walls may retain up to 2' of dirt on one side



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

