

# CITY OF ALBUQUERQUE

Planning Department  
David Campbell, Director



Mayor Timothy M. Keller

July 1, 2019

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

RE: **Lot 2, Block 2, Unit 19 S.A.D. 228**  
**7831 Aguila St NW**  
**Grading and Drainage Plan**  
**Engineers Stamp Date 6/26/19 (D10D003G2)**

Mr. Luehring,

Based upon the information provided in your submittal received 6/28/19, this plan is approved for Grading Permit.

**A pad certification is required before concrete is poured, either by a letter from you stating that the pad is built according to the plan submitted or by an as-built with elevations plotted.**

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 6/26/19 must be provided with the wall permit application.

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 D10D003G2

PO Box 1293

Albuquerque

NM 87103

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# City of Albuquerque

Planning Department  
Development & Building Services Division

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

**Project Title:** G & D for 7831 Aguila Residence **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

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

**Legal Description:** Lot 2, Block 2, Volcano Cliffs Unit 19

**City Address:** 7831 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

**Other Contact:** Owner/Builder **Contact:** Lukas Gallegos

**Address:** 1901 Avondale Pl NW, Albuquerque NM 87120

**Phone#:** 505-340-7544 **Fax#:** \_\_\_\_\_ **E-mail:** handwconstructionllc@gmail.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:** \_\_\_\_\_

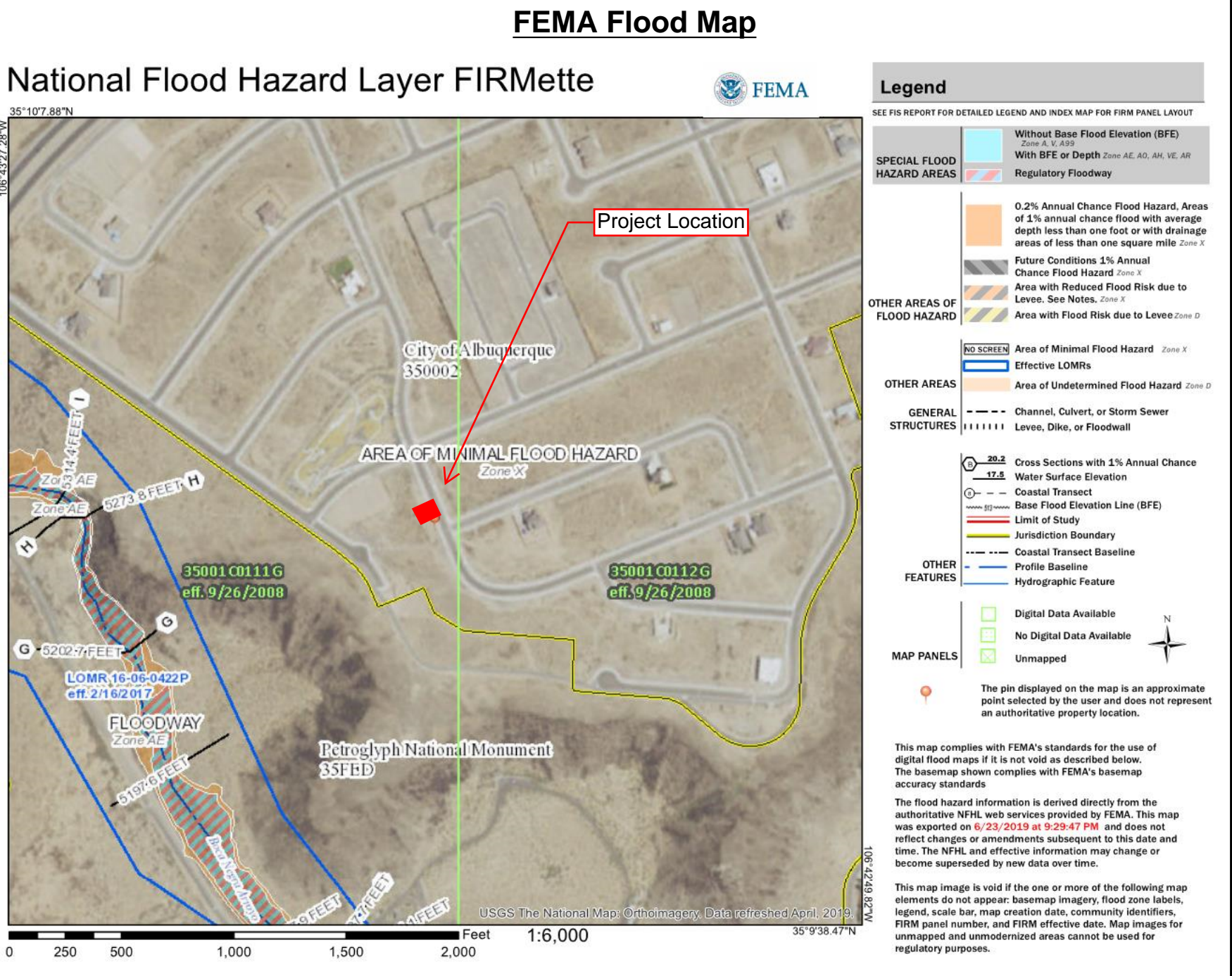
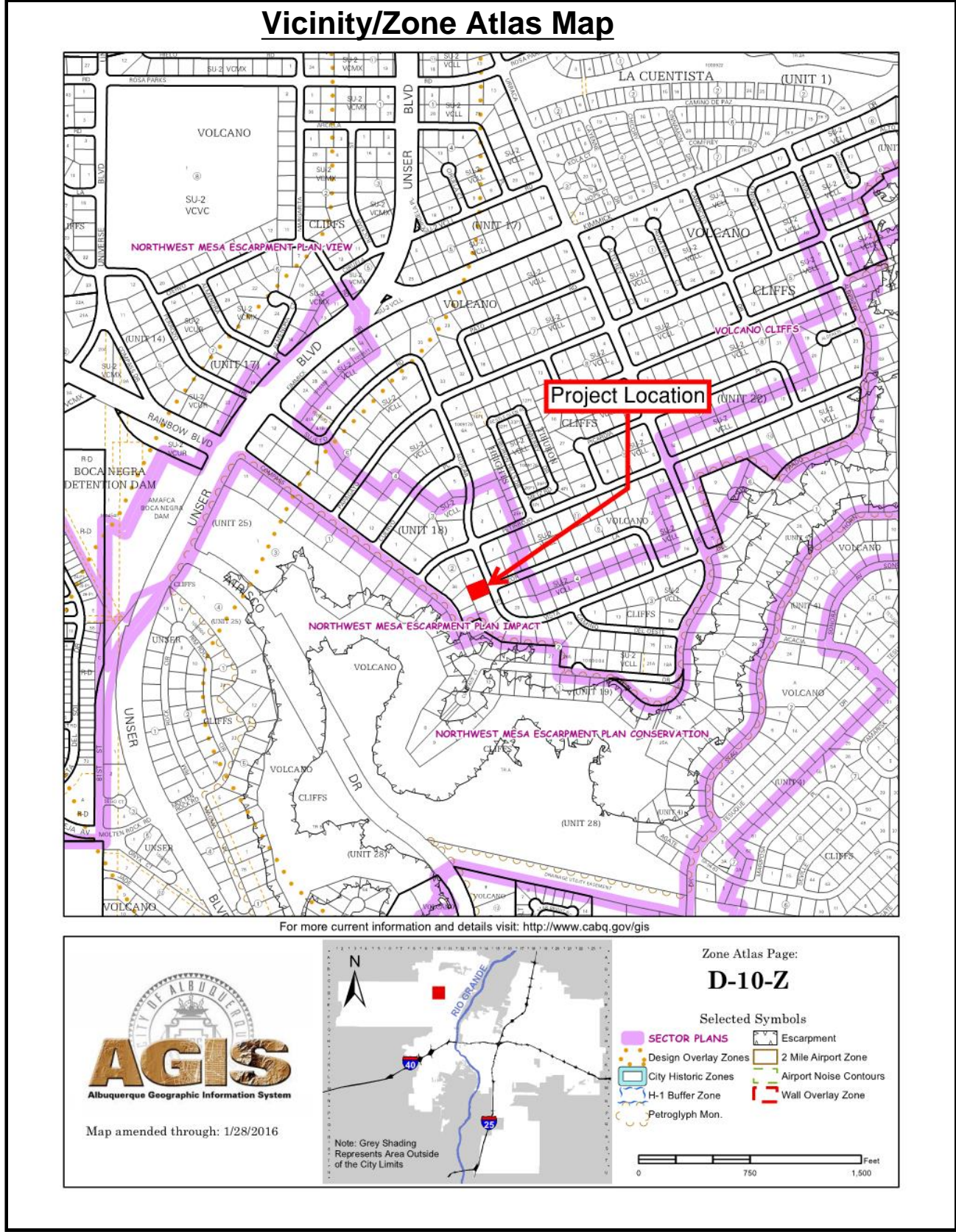
COA STAFF:

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

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







- General Notes
1. All perimeter walls shall be permitted separately
  2. No grading shall be allowed on adjacent properties
  3. A pad certification is required before the building permit is issued
  4. An as-built certification is required before certificate of occupancy is issued.
  5. All disturbed areas shall be stabilized with concrete, gravel, asphalt, or native seed mix
  6. It is recommended to contract with a licensed geotechnical engineer for all aspects of earthwork and engineered fill material
  7. Driveway cutout shown in concept form only, and shall comply with NM Standard Specs for Public Works Construction, specifically Std Detail 2425

Narrative:

This is a grading and drainage Plan for the construction of the building pad for the Lot at address 7831 Aguilas St. NW (Lot #2, 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, site concrete layout, wall locations, and general lot drainage of the site. This drainage plan has been prepared in accordance with the latest revision to the City of Albuquerque Development Process Manual, and in accordance with Plate 3 of the SAD 228 Drainage Report dated November 2011. There are negligible offsite flows entering this property. The site is located in rainfall 'Zone 1' per the DPM.

Drainage Intent:

Existing Conditions: This lot is an 0.287 acre vacant land property, that is bound on the North, East, and South by undeveloped lots, with street frontage to Aguilas St. to the West. The lot has had fill grading done since SAD 228 development, and existing topographic information shown on this plan reflects the current state. The lot generally drains to the East, with negligible offsite flows entering the property. The SAD 228 DMP places this property in drainage basin 205-A, and assumes that onsite will drain into Aguilas St., eventually discharging into Pond 6 at the southern end of SAD 228 development.

Proposed Conditions: Improvements to the lot include a new residence and concrete driveway that will add approximately 5336 SF of impervious area, or 43% of the property area (SAD 228 DMP allows up to 50%). The lot is designed to drain to the street, in accordance with the SAD 228 DMP.

Two water quality detention ponds with a combined volume of 410 Cu. Ft. are designed to capture the 'first flush' of approximately 189 Cu. Ft. The existing sandy loam soils at the site are well drained (hydrologic soil group 'B') which will ensure a short retention time. Larger storm event flows will discharge from the southern pond at the SE corner of the property by overflowing the existing sidewalk.

Additional improvements will include the construction of approximately 290 LF of 6 ft tall garden wall. These walls may retain up to 1' of soil. Drainage will traverse through the location of the gates on the sideyard, and gates will be a minimum of 6" above grade.

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 189 cubic feet of detention storage for this property. The initial storage on site will be collected and held in the two landscape ponds near the street as shown on the Plan.

Engineer's Certification

I, Jesse Luehring, hereby certify that I have inspected the site, and that all existing grades are accurately reflected in the topographic survey obtained to develop this grading and drainage plan.

Jesse Luehring, PE #21684

