Planning Department
Alan Varela, Interim Director

Mayor Timothy M. Keller

December 6, 2021

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

RE: **Lot 10, Block 9, Unit 10 S.A.D. 228**
6528 Papagayo Rd. NW
Grading and Drainage Plan
Engineers Stamp Date 12/3/2021 (D10D003I10)

Mr. Luehring,

Based upon the information provided in your submittal received 12/3/19, this plan cannot be approved for Grading Permit until the following comments are addressed.

- Show how pad is protected from erosion. Must be in place before approval of grading plan.

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

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

Sincerely,

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: G & D for 6528 Papagayo Rd Building Permit #: _____ Hydrology File #: D10D003I10

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

Legal Description: Lot 10 Block 9 Volcano Cliffs Unit 10 SAD 228

City Address: 6528 Papagayo Rd.

Applicant: Critical View Engineering Contact: Jesse Luehring

Address: PO Box 90073, Albuquerque NM, 87199

Phone#: 505-321-5917 Fax#: _____ E-mail: criticalviewabq@gmail.com

Other Contact: Owner Contact: John Apodaca

Address: 6528 Papagayo Rd NW, Albuquerque NM 87120

Phone#: 505-428-1830 Fax#: _____ E-mail: john.apodaca1@sfcc.edu

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) X RESIDENCE _____ DRB SITE ___ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes X No

DEPARTMENT _____ TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
X 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

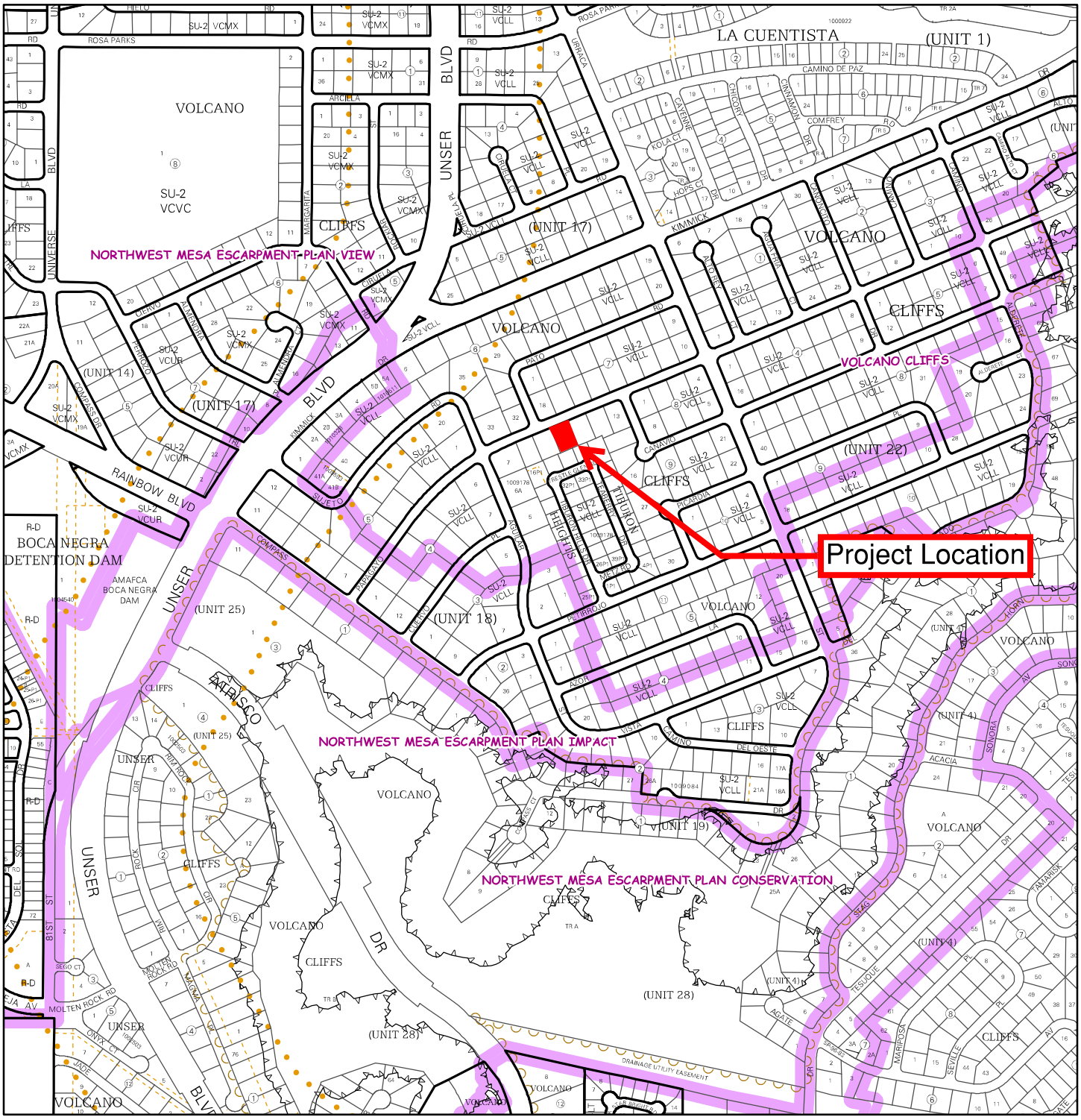
____ PRELIMINARY PLAT APPROVAL
____ SITE PLAN FOR SUB'D APPROVAL
____ SITE PLAN FOR BLDG. PERMIT APPROVAL
____ FINAL PLAT APPROVAL

____ SIA/ RELEASE OF FINANCIAL GUARANTEE
____ FOUNDATION PERMIT APPROVAL
X GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: 11/15/21 By: Jesse Luehring

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

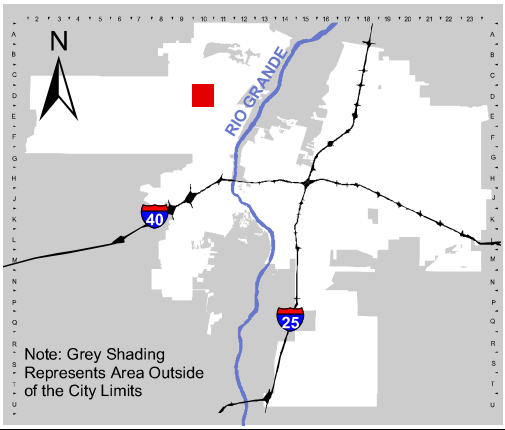
FEE PAID: _____



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

Albuquerque Geographic Information System

Map amended through: 1/28/2016



Zone Atlas Page:

D-10-Z

Selected Symbols

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

0 750 1,500 Feet

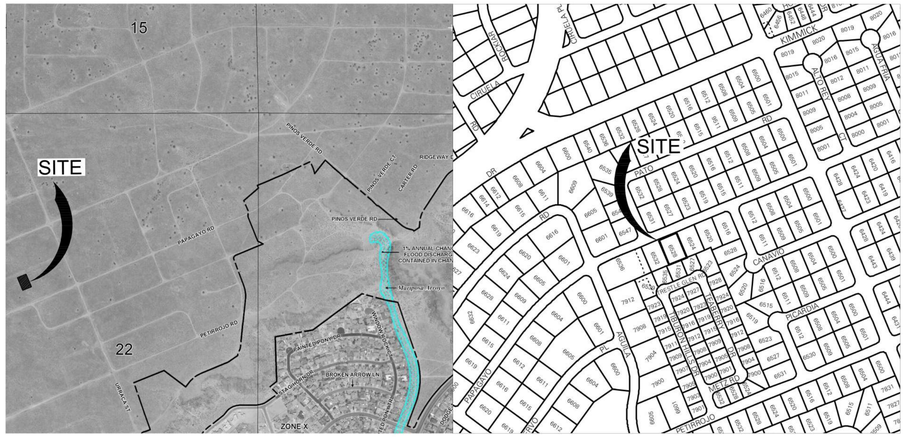
Existing Conditions Photos

Drainage Calculations

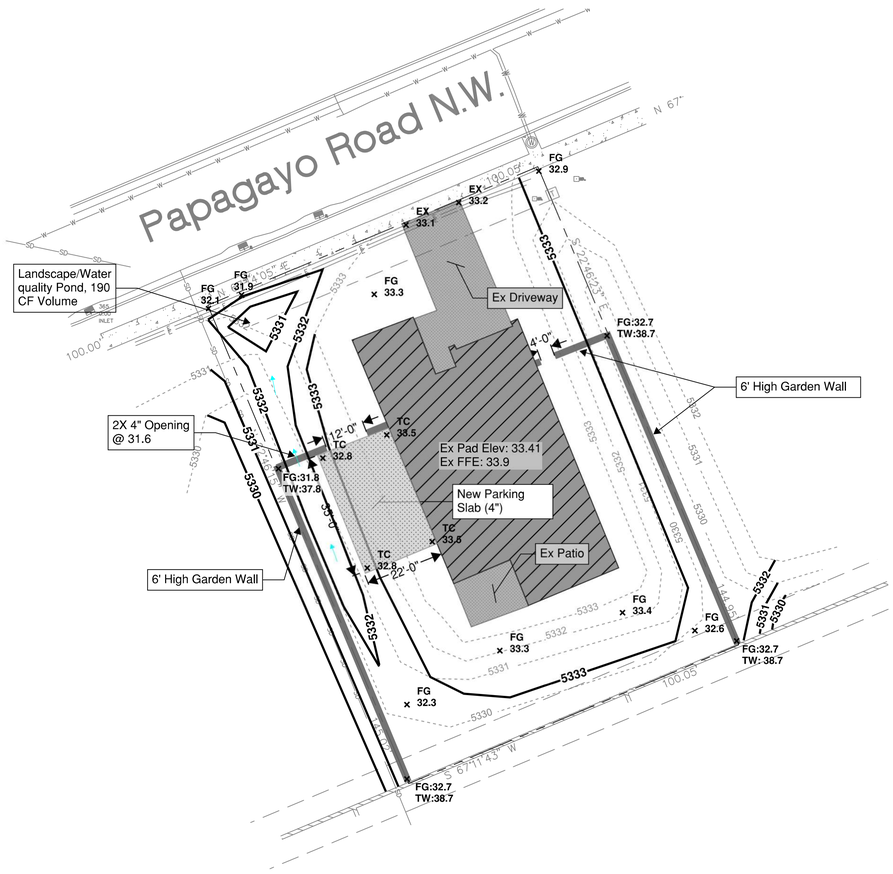
Lot 10, Block 9, Volcano Cliffs Subdivision

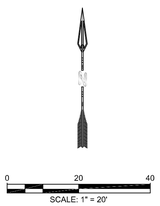
Land Type	Area Lot (SF)	Property Area %	SAD 228 DMP Developed Conditions	100-Yr Storm Inch Depth (6 hr)	100-Yr Excess Precip (In)	Peak Discharge CFS/AC	Peak Rate of Discharge (CFS)	100-Yr Storm Volume (Ac-Ft)	Req. SWQV Volume (Ac-Ft)
Type D	5233	34%	50%	*2.17*	*2.24*	*4.12*	0.49	0.022	0.004205
Type C	1500	10%	40%	*2.17*	*0.95*	*2.87*	0.10	0.003	-
Type B	8766	57%	10%	*2.17*	*0.73*	*2.16*	0.43	0.012	-
	15499	*100%*	*100%*				*1.03*	*0.037*	*0.004205*

Total Drainage Basin Area:	15499 SF	Peak Discharge:	1.028 CFS
	0.356 AC	Stormwater Quality Volume	183.2 Cubic Ft
		100-Yr Storm Volume	1628.8 Cubic Ft

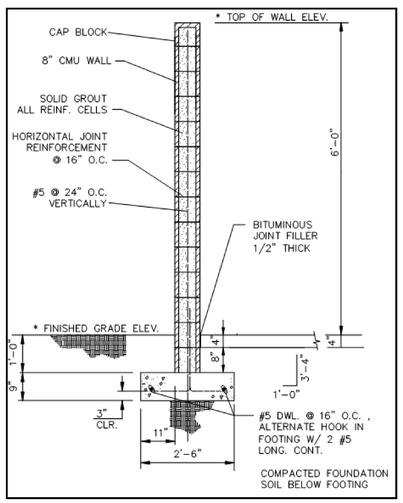


FEMA Flood Map 35001C0111G VICINITY MAP: D-10-Z





CMU Garden Wall Detail



General Notes

1. All perimeter walls shall be permitted with appropriate agencies
2. No grading shall be allowed on adjacent properties unless permission is received from property owner
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 site improvements including perimeter garden walls and a side yard concrete pad for the residence at address 6528 Papagayo Rd NW *(UPC 101006326530910143)*

The purpose of this plan is to establish the location of site improvements and general lot drainage of the site. This property previously received a grading permit in support of the pad construction (D10D003I10-Stamped 5/12/20), however full implementation of the lot grading was never fully constructed. This plan captures the current state of the property and intends to support final configuration for a fully developed and landscaped property. In addition to the considering the aforementioned plan, this drainage plan has been prepared in accordance with the latest revision to the City of Albuquerque Development Process Manual, and in accordance with 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 0.35 acre property with a single family home built an a previously permitted building pad. The property is bound to the West by undeveloped land, to the East by a property with an established building pad, and to the South by a developed subdivision with large retaining wall. The existing building pad for the property consists of import fill, as the natural elevation of the lot (and neighboring properties) is lower than the elevation of the road. It generally drains to the west, with negligible offsite flows. The SAD 228 DMP places this property in drainage basin 201-H, and assumes that flows will drain West or North to the street, eventually discharging into Pond 5 at the West end of SAD 228 development.

Proposed Conditions: Improvements to the lot include garden walls and a concrete driveway on the West side that will add approximately 770 SF of impervious area, bringing the total 'Type D' land cover to 34% 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.

A stormwater quality detention pond BMP will be constructed with a volume of 190 Cu. Ft. This feature is designed to capture and infiltrate the DPM required stormwater quality volume of approximately 183 CF. Storm event flows in excess of this volume will discharge from this water quality detention pond at the NW corner of the property by overflowing the existing sidewalk and into Papagayo Rd.

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 183 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 as shown on the Plan.

Grading and Drainage Plan

6528 Papagayo Rd NW
Block #10, Lot #9, Volcano Cliffs Subdivision
(UPC: 101006326530910143)

Critical View Engineering, LLC
PO Box 90073
Albuquerque NM, 87199
505-321-5917

JESSE J. LUEHRING
NEW MEXICO
21684
PROFESSIONAL ENGINEER
12/03/2021

Drawn: 11/12/21
Rev: 0

CRITICAL VIEW ENGINEERING