

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 5, 2022

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

**Re: Lot 11 Block 9 Unit 18 Volcano Cliffs SAD 228
6524 Papagayo Rd. NW
G&D Plan Date: 5/12/2020 (D10D003I11)
Pad Certification Date: 6/30/2020
CO Certification Date: 9/29/2022**

Mr. Luehring,

PO Box 1293

Based on the Certification received on 9/22/2022, the site is not acceptable for release of Certificate of Occupancy by Hydrology until the comments are addressed.

Albuquerque

- Provide swales on the rear yard and the side yards by the cmu walls. All the flows from the roof are putting pressure on the cmu walls, this is not allowed.

NM 87103

If you have any questions, you can contact me at 924-3999 or Rudy Rael at 924-3977.

www.cabq.gov

Sincerely,

Shahab Biazar, P.E.
City Engineer, Planning
Development Review Services

RR/EA
C: File D10D003I11



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: G & D for 6524 Papagayo **Building Permit #:** _____ **Hydrology File #:** F12D004

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

Legal Description: Lot 11, Block 9, Volcano Cliffs Unit 19

City Address: 6524 Papagayo Rd NW

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:** 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: 9/15/22 **By:** Jesse Luehring

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Critical View Engineering

PO Box 90073

Albuquerque, NM 87199

505-321-5917

September 16, 2022

Ernest Armijo, PE

City of Albuquerque, Planning Department

Development Review Services

RE: COO Certification by Engineer of Record (F12D004)

Property Desc: Lot 11, Block 9, 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 8/11/20, and will drain in accordance with the design intent. 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 per DPM Part 6-14(G) 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.

Very Respectfully,

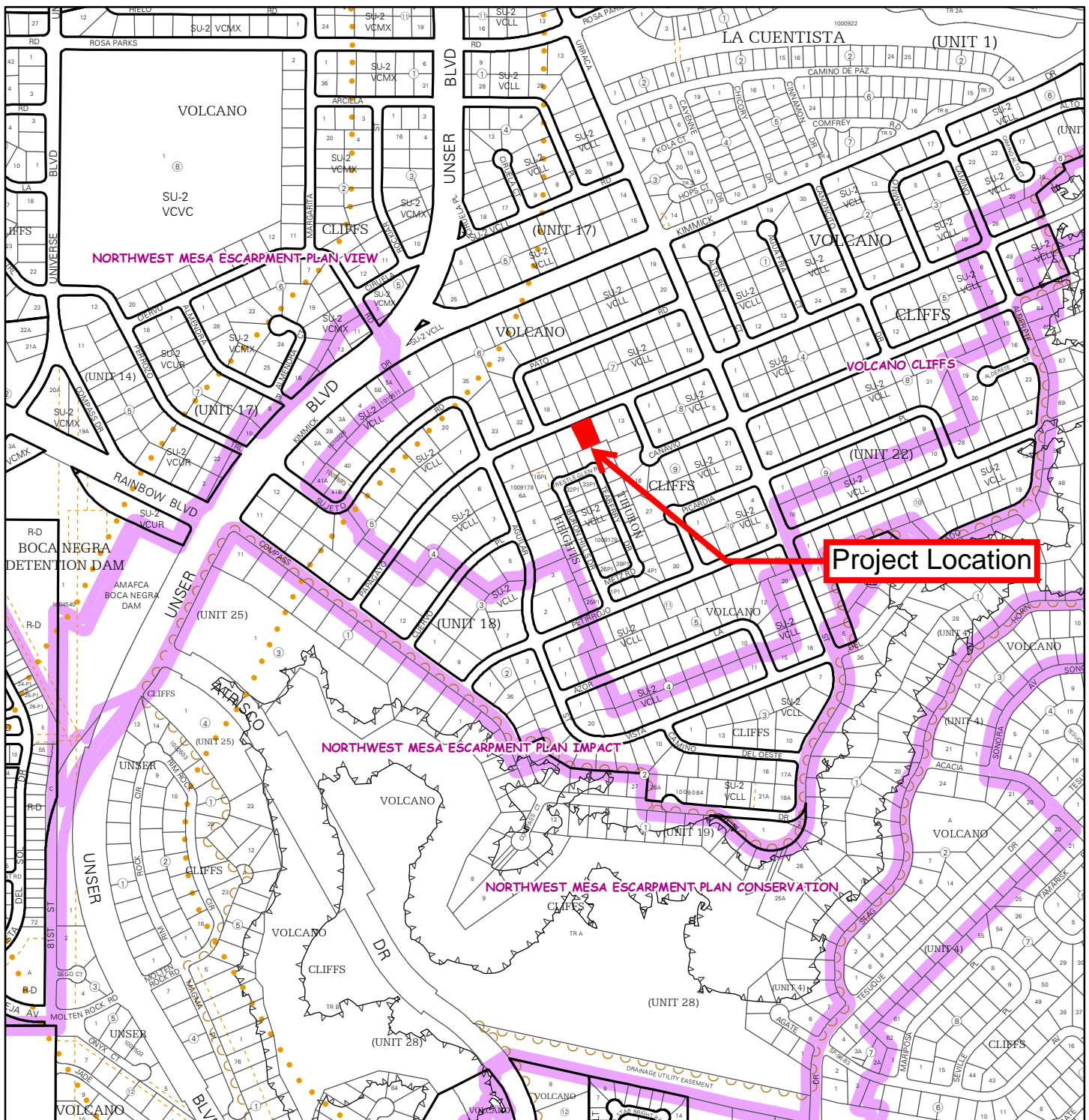


Jesse Luehring, PE

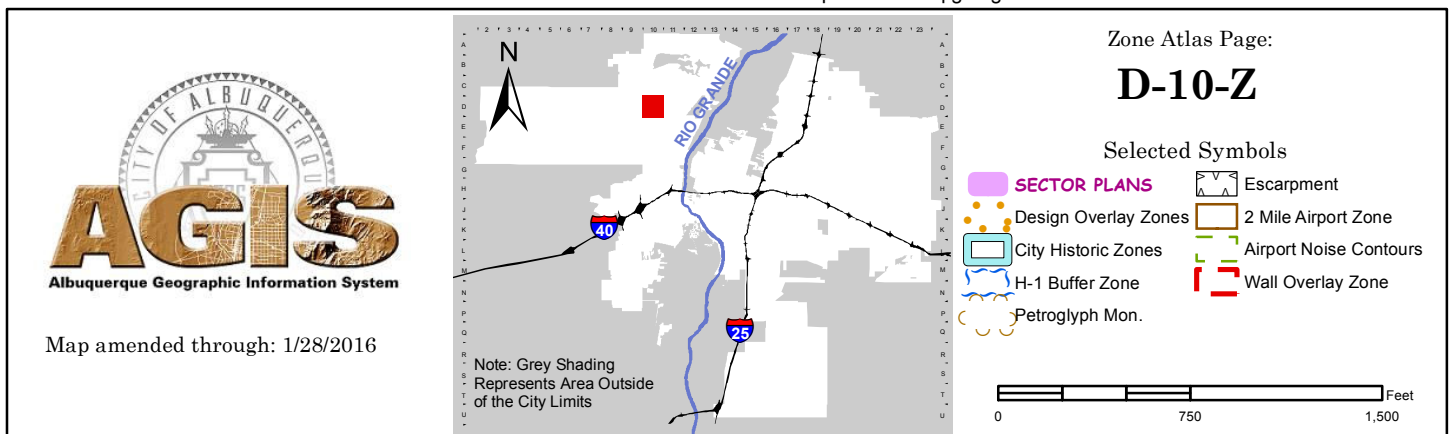
Attached: Revised Plan reflecting actual site conditions



9/16/22



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



Engineer Certification Photos



Legend:

- Existing Min. Contour
- Existing Maj. Contour
- Proposed Min. Contour
- Proposed Maj. Contour
- Existing Spot Elev.
- Proposed Spot Elev.
- Flow Direction

Contour Interval is 0.5'

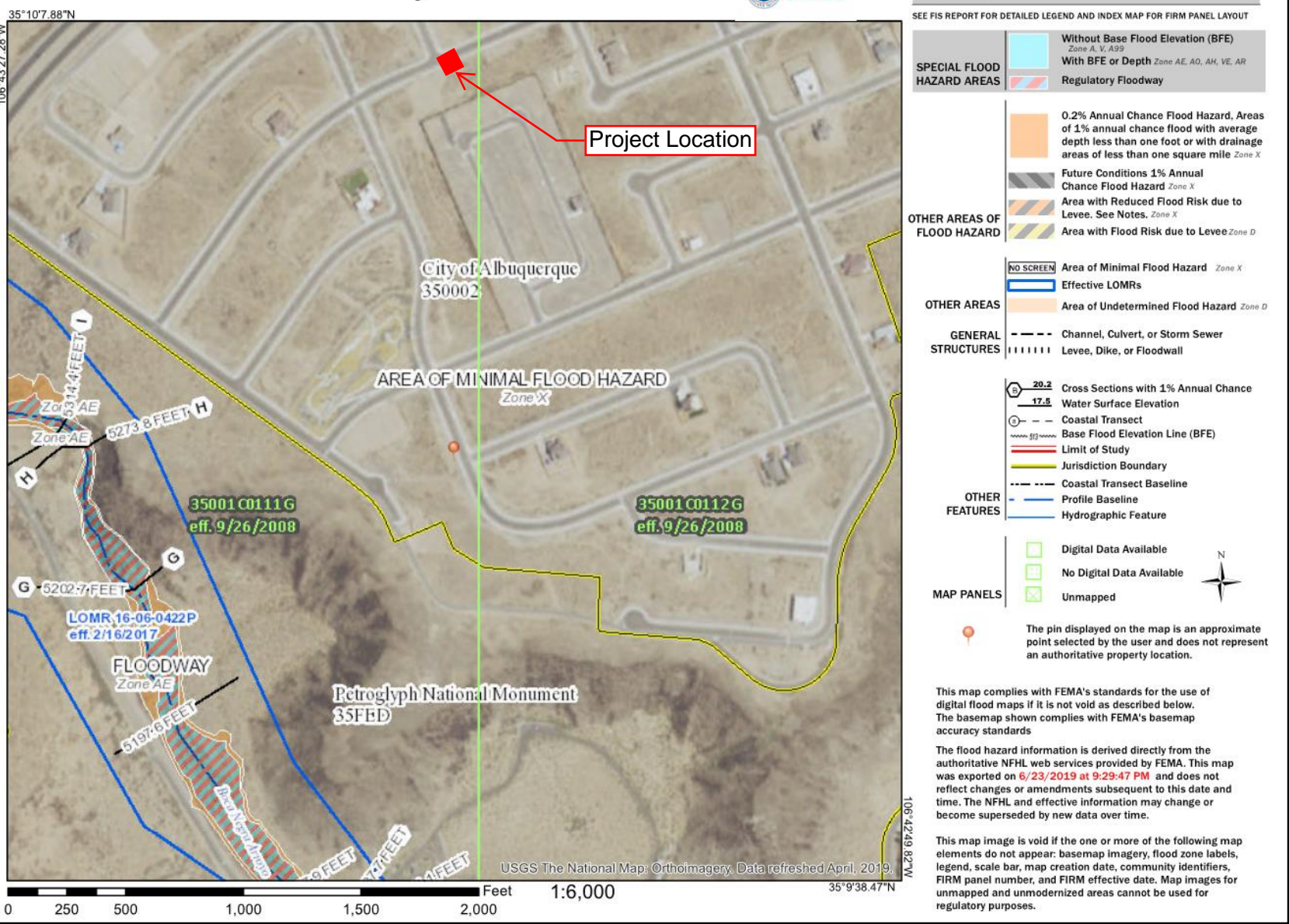
NOTES:

- Date of Survey – May 8, 2020
- Coordinates are modified NM State Plane ground surface coordinates, Central Zone, NAD83, using a combined factor of 1.000328829 applied at origin (0,0).
- Benchmark Reference – National Geodetic Survey CORS Station 'ZAB1'. Static GPS observations post-processed to ZAB1 to obtain NAVD88 elevations
- This is not a boundary survey. Property lines shown hereon are for reference only, and are based on previous surveys by others.

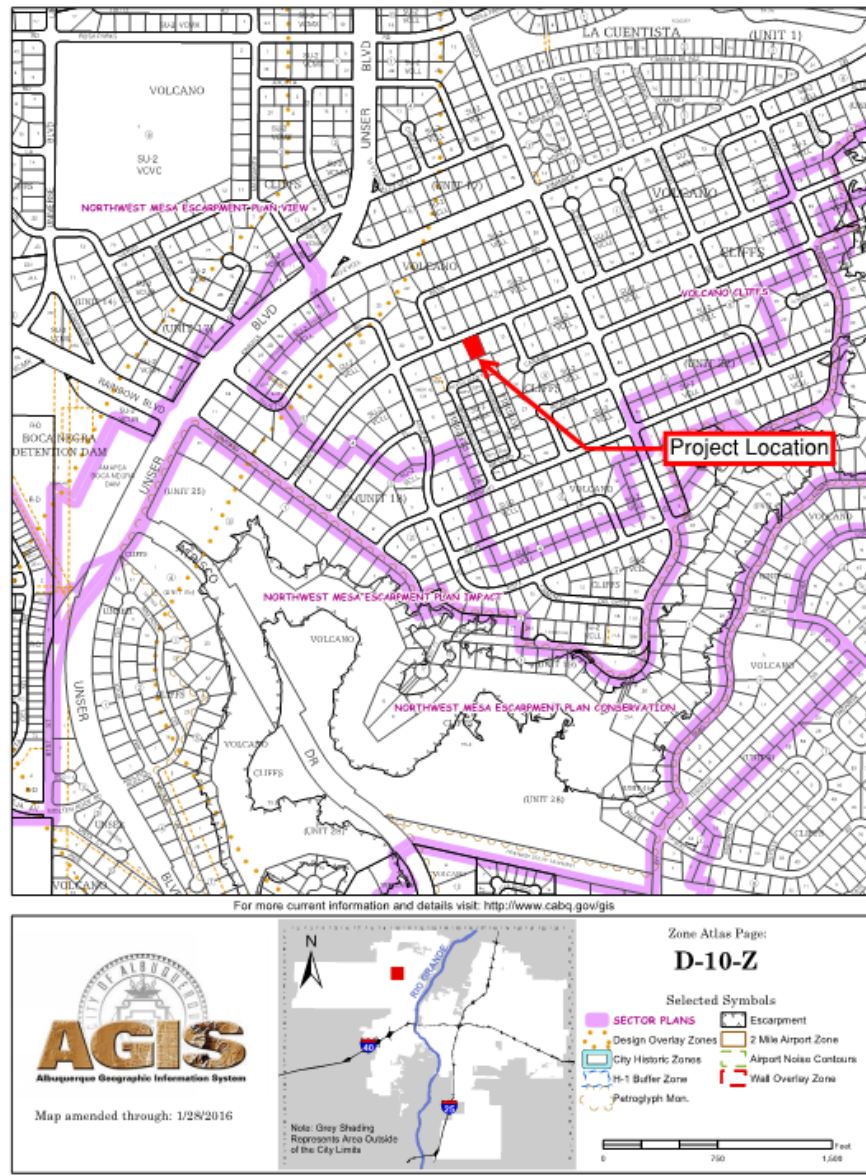
Rio Grande Surveying Co. PC
PO Box 7155
Albuquerque, NM 87194
(505) 379-4579 m
rgsc360@gmail.com

May 14, 2020

National Flood Hazard Layer FIRMette



Vicinity/Zone Atlas Map



Drainage Calculations

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	6200	43%	50%	2.20	1.97	4.37	0.62	0.023	0.004033
Type C	3500	24%	40%	2.20	0.99	2.87	0.23	0.007	0.000603
Type B	4800	33%	10%	2.20	0.67	2.03	0.22	0.006	-
	14500	100%	100%				1.08	0.036	0.004635
						ALLOWED Peak Discharge:	1.18 CFS		
						ACTUAL Peak Discharge:	1.08 CFS		
Total Drainage Basin Area:						First Flush Volume:		202 Cubic Ft	
						100-Yr Storm Volume		1575 Cubic Ft	
		14500 SF 0.333 AC							

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
8. Any sideyard gates shall allow drainage conveyance to the front of the property as shown

Narrative:

This is a grading and drainage Plan for the construction of the building pad for the Lot at address 6524 Papagayo Rd (Lot #11, Block #9, Volcano Cliffs Subdivision Unit 18, 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 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 0.33 acre vacant land property, that is bound on the South, East, and West by developed lots, with street frontage to Papagayo Rd. to the North. The lot is lower than the elevation of the road, and generally drains to the West, with negligible offsite flows entering the property. The SAD 228 DMP places this property in drainage basin 201-H, and assumes that onsite 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 a new residence and concrete driveway that will add approximately 6200 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.

A water quality detention pond with a volume of 228 Cu. Ft. is designed to capture the 'first flush' of approximately 202 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 NW edge of the pond by overflowing the existing sidewalk.

Additional improvements will include the construction of approximately 100 LF of 6 ft tall garden wall. These walls may retain up to 2' of soil. Drainage will traverse through any location of 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 202 cubic feet of detention storage for this property. The initial storage on site will be collected and held in the 228 cubic foot capacity landscape pond 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

Revision A: 10/3/20
Modified to reflect
actual Pad Elevation

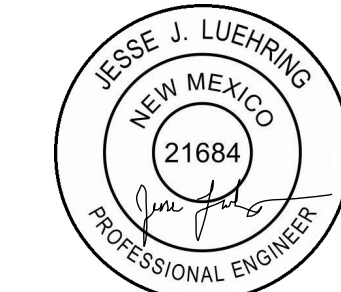
Revision B: 9/15/22
COO As-built Info

Critical View Engineering, LLC

11501 Modesto Ave NE
Albuquerque NM, 87122
505-321-5917

GRADING AND DRAINAGE PLAN

6524 PAPAGAYO RD NW
LOT # 11, BLOCK #9, VOLCANO CLIFFS UNIT # 18



Drawn: 8/11/20
Rev: 0

