CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

October 22, 2025

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

RE: **Lot 1 Block 5 Unit 18 SAD 228**
6601 Papagayo NW
Volcano Cliffs Subdivision
Grading and Drainage Plan
Engineers Stamp Date 10/7/2025 (D10D003K1, HYDR-2025-00375)

Mr. Luehring,

Based upon the information provided in your submittal received 10/20/2025, this plan is approved for Building Permit.

Advise the owner contractor not to use dirt as a ramp to climb the curb, use lumber or crusher fines for this purpose. Place this note on the plan.

Reiterate to the Owner/Contractor that a separate permit for a garden/retaining wall must be obtained with the approved G&D plan and Pad Certification. **Also, if a swimming pool is to be placed after this approval a new grading and drainage plan will need to be resubmitted showing the changes for the land treatments.**

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

If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Tiequan Chen, P.E.
Principal Engineer, Hydrology
Planning Department, Development Review Services

RR/TC
C: File D10D003K1

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 6601 Papagayo Rd Building Permit #: _____ Hydrology File #: _____

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

Legal Description: Lot 1, Block 5, Volcano Cliffs, Unit 18

City Address: 6601 Papagayo Rd NW, Albuquerque NM, 87120

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: Owner Contact: Louis Casias

Address: _____

Phone#: _____ Fax#: _____ E-mail: louiecasisa@yahoo.com

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

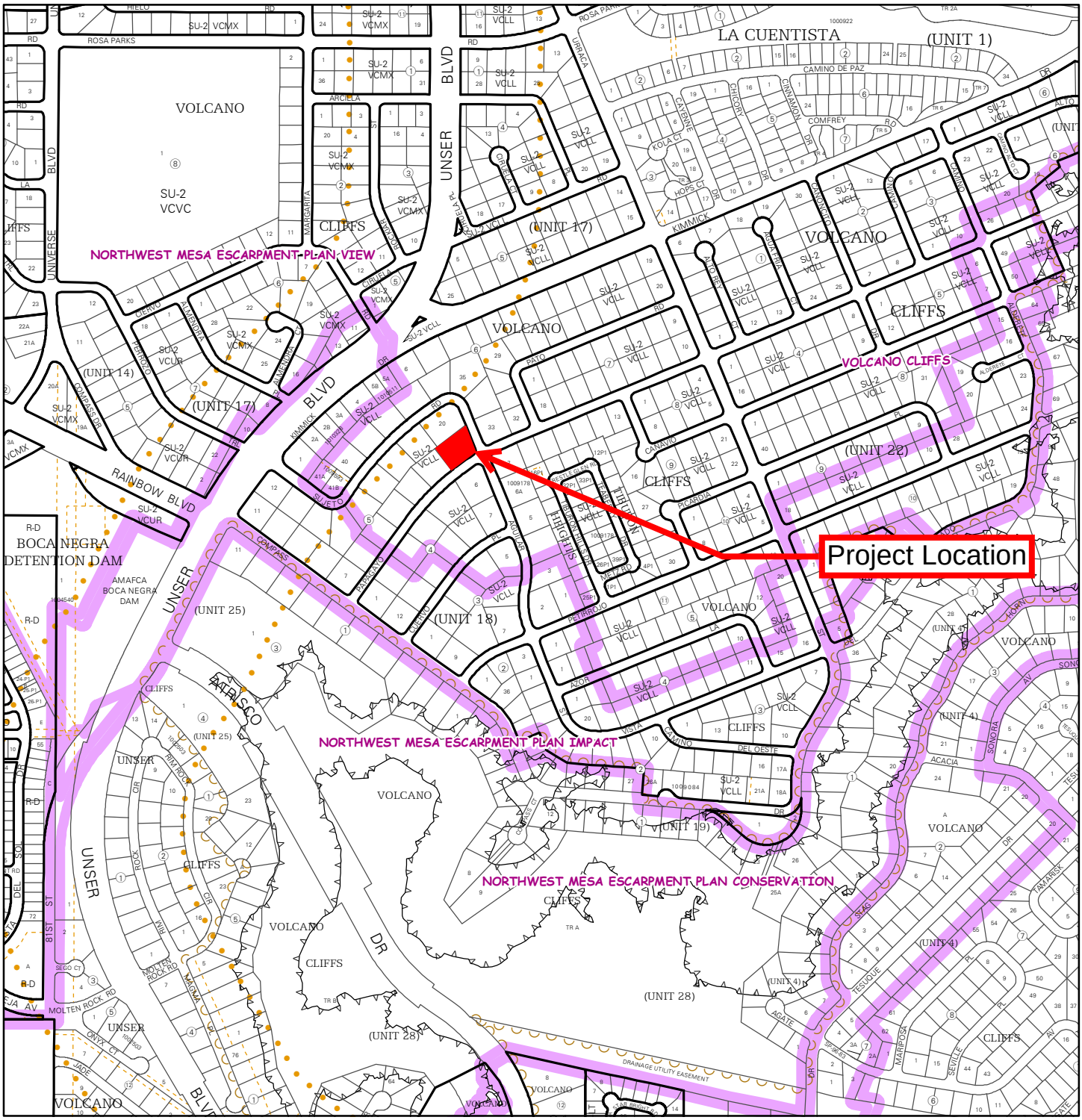
____ PRELIMINARY PLAT APPROVAL
____ SITE PLAN FOR SUB'D APPROVAL
____ SITE PLAN FOR BLDG. PERMIT APPROVAL
____ FINAL PLAT APPROVAL

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

DATE SUBMITTED: _____ By: Jesse Luehring, PE`

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

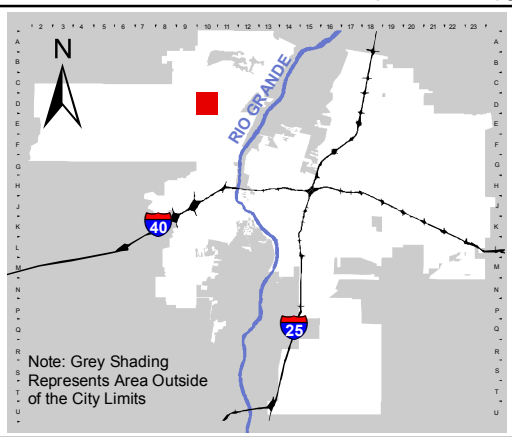
FEE PAID: _____



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

Albuquerque Geographic Information System

Map amended through: 1/28/2016



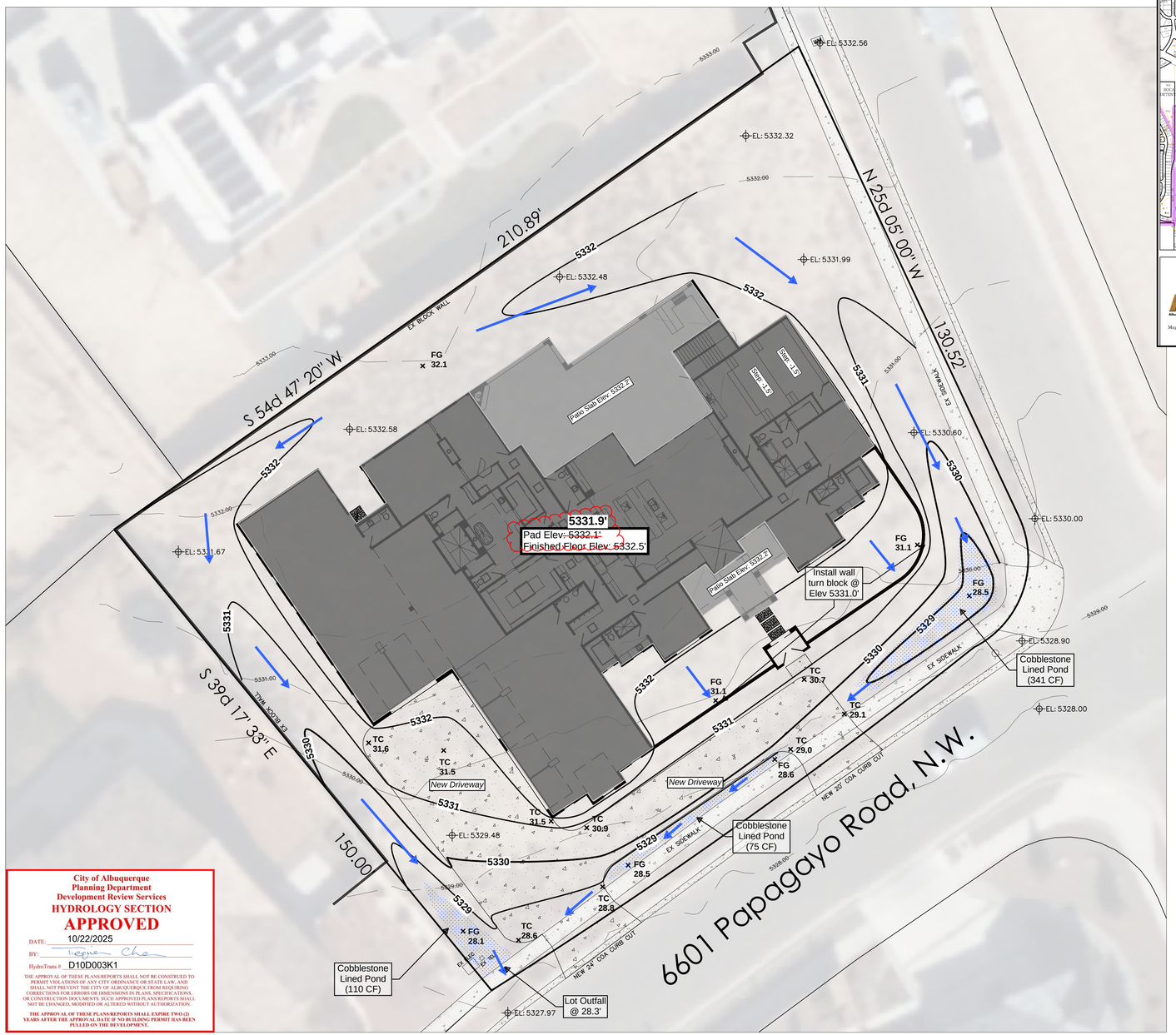
Zone Atlas Page:

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



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 10/22/2025
BY: Tiegue Cha
HydroTrans # D10D003K1

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS, SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

Grading Plan

Scale: 1" = 15'

A — Revision A: 10/19/25
Modified to reflect actual Pad Elevation

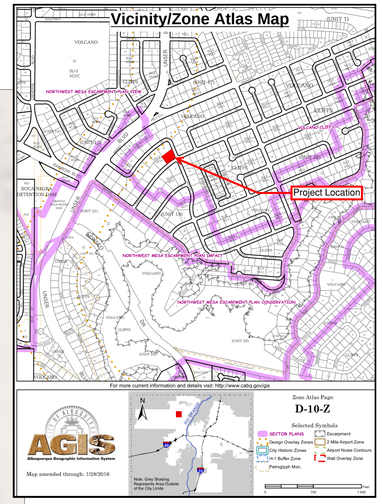
PAD CERTIFICATION:

I, JESSE LUEHRING NMPE 21684 OF THE FIRM CRITICAL VIEW ENGINEERING, HEREBY CERTIFY THAT THE FINISHED PAD HAS BEEN CONSTRUCTED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10-7-25. THE ATTACHED CERTIFIED AS-BUILT SURVEY INDICATES THAT THE FINISHED PAD HAS BEEN CONSTRUCTED. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A BUILDING PERMIT. THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Jesse Luehring, NMPE 21684

10-19-25

Vicinity/Zone Atlas Map



FEMA Flood Map

National Flood Hazard Layer FIRMette

Drainage Calculations

Lot 1, Block 5, Volcano Cliffs, Unit 18

Developed Land Treatment			Allowed Conditions		Zone 1 DMP Coefficients (Table 6.2.13)			Developed Calcs		
Land Type	Proposed Area Lot (SF)	Proposed Area %	Volcano Heights DMP Allowed Conditions	Allowed Volumes	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	13766	55%	50%	0.053	*2.17*	*2.24*	*4.12*	1.30	0.059	0.011061
Type C	8972	36%	40%	0.018	*2.17*	*0.95*	*2.87*	0.59	0.016	-
Type B	2200	9%	10%	0.003	*2.17*	*0.73*	*2.16*	0.11	0.003	-
	24938	*100%*	*100%*	*0.075*				*2.00*	*0.078*	*0.011061*

Peak Discharge:	2.002 CFS	
Stormwater Quality Volume:	481.8 Cubic Ft	*governs
100-Yr Storm Volume (Proposed)	3413.8 Cubic Ft	
100-Yr Storm Volume (Allowed)	3269.0 Cubic Ft	
100-Yr Storm Retention Volume	144.8 Cubic Ft	

Total Drainage Basin Area:	24938 SF
	0.572 AC

Narrative:

This is a grading and drainage plan for the construction of the building pad for the Lot at address 6601 Papagayo Rd NW (UPC 101006320830420107)

The purpose of this plan is to establish the finished 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 2020 revision to the City of Albuquerque Development Process Manual, and in accordance with the Special Assessment District 228 Master Drainage Plan.

Drainage Intent:

Existing Conditions: This lot is an 0.57 acre vacant land property within the volcano cliffs development. The lot slopes approximately 4% to the Southeast. There are negligible offsite flows entering the property. All onsite flows exit the site to the South and drain to Papagayo Road as intended in the SAD228 Master Drainage Plan.

Proposed Conditions: Improvements to the lot include a new residence and concrete driveway that will add approximately 13766SF of impervious area, or 55% of the property area (Developed conditions of the subdivision allows up to 50%). The lot is designed to drain to Papagayo to the South in accordance with the master drainage plan for the site. Due to the increased amount of impervious area, additional detention ponding is required, however stormwater quality pond volume requirements govern.

This ponds are located at the Southern boundary of the proposed development to ensure contaminant capture. The series of ponds are designed to capture and infiltrate the DPM required stormwater quality volume of approximately 481 CF. Storm event flows in excess of this volume will discharge from the water quality detention ponds by overflowing the sidewalk and draining to the inlets in the street.

Additional improvements may include the construction of garden walls and gates. Drainage paths shall not be impacted by these improvements.

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 481 cubic feet of detention storage for this property. The initial storage on site will be collected and held in the series of shallow landscape ponds near Papagayo Rd as shown on the Plan.

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 shownAll disturbed areas shall be stabilized with concrete, gravel, asphalt, or native seed mix
9. All ponding areas, including at lot outflow to have 2"-4" cobblestone

LEGEND

- BOUNDARY LINE
- EASEMENT
- 5331 PROPOSED MINOR CONTOUR (1')
- 5330 PROPOSED MAJOR CONTOUR (5')
- 5411 EXISTING MINOR CONTOUR (1')
- 5410 EXISTING MAJOR CONTOUR (5')
- 5235.65 EXISTING SPOT ELEVATION

ENGINEER'S SEAL
JESSE J. LUEHRING NEW MEXICO 21684 PROFESSIONAL ENGINEER
10/07/2025
Jesse Luehring
P.E. #21684

6601 Papagayo Rd NW

Grading & Drainage Plan

Critical View Engineering, LLC
PO Box 90074
ALBUQUERQUE, NM 87199
(505) 321-5917

DRAWN BY JJL
DATE/REV 10/5/2025
SHEET #
JOB #