

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 16, 2025

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

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

Mr. Luehring,

Based upon the information provided in your submittal received 10/7/2025, this plan is approved for Grading Permit.

PO Box 1293

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.

Albuquerque

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.

NM 87103

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

www.cabq.gov

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 D10D003J6



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:** louiecasias@yahoo.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:

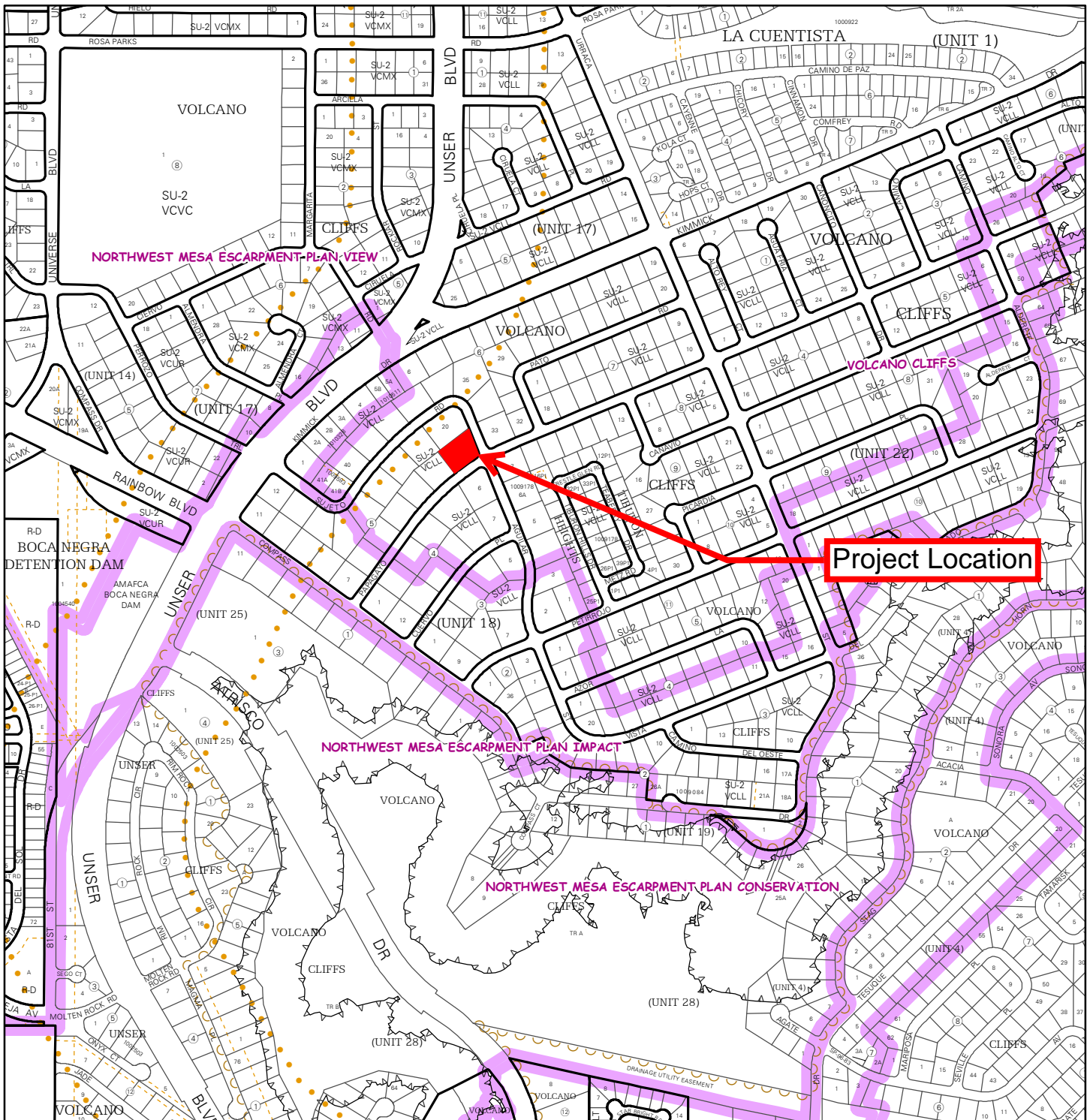
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** Jesse Luehring, PE

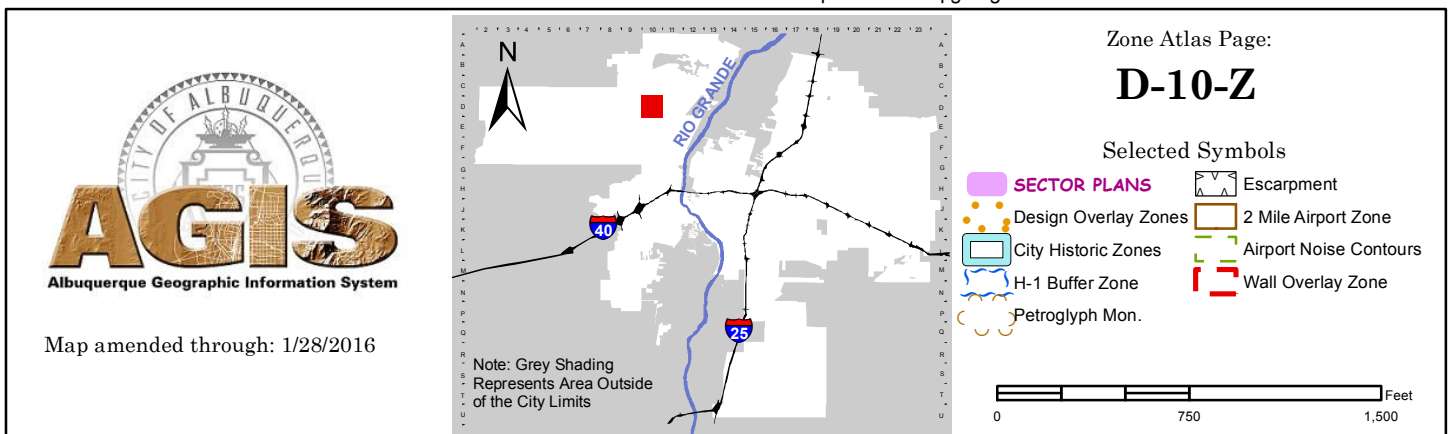
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



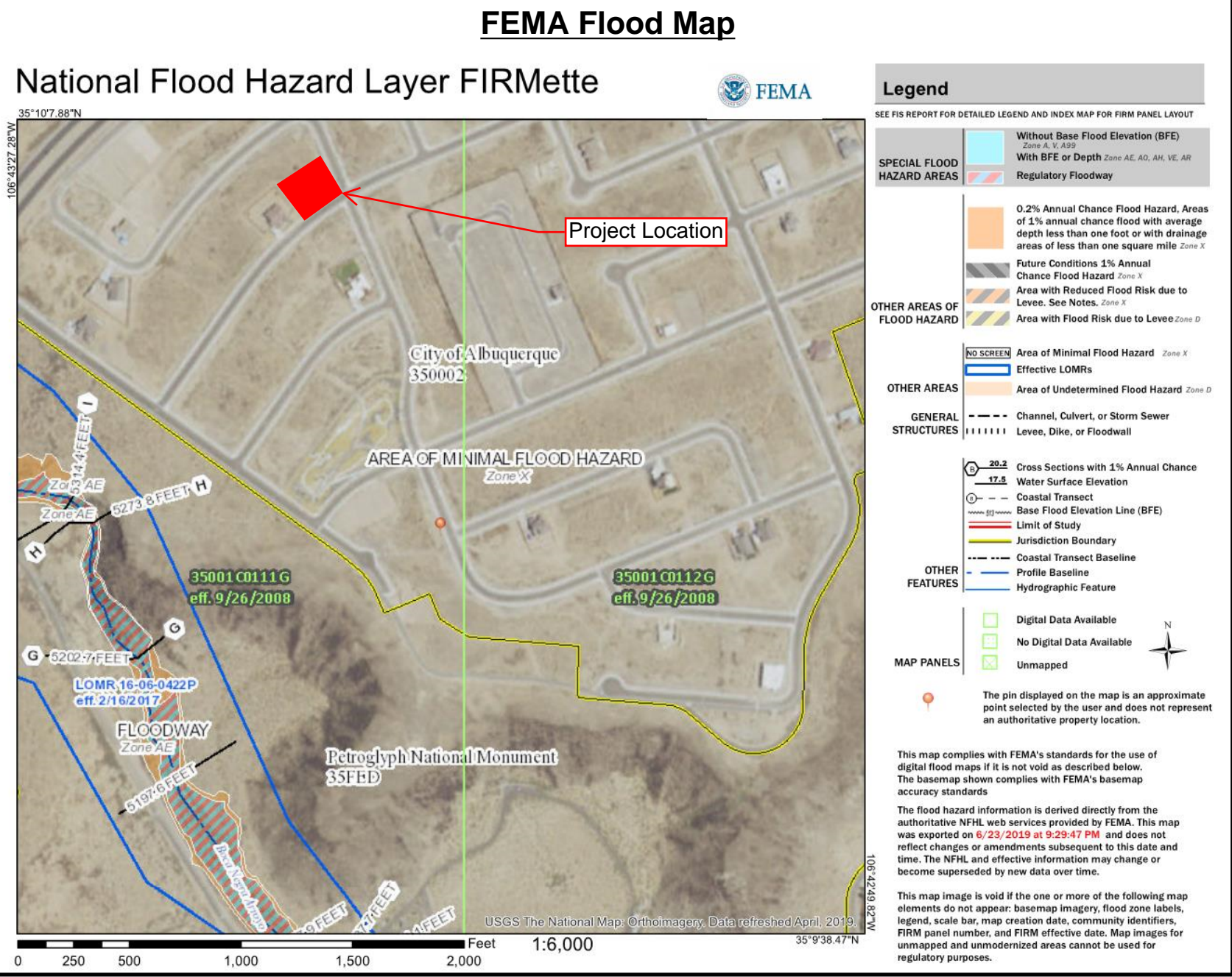
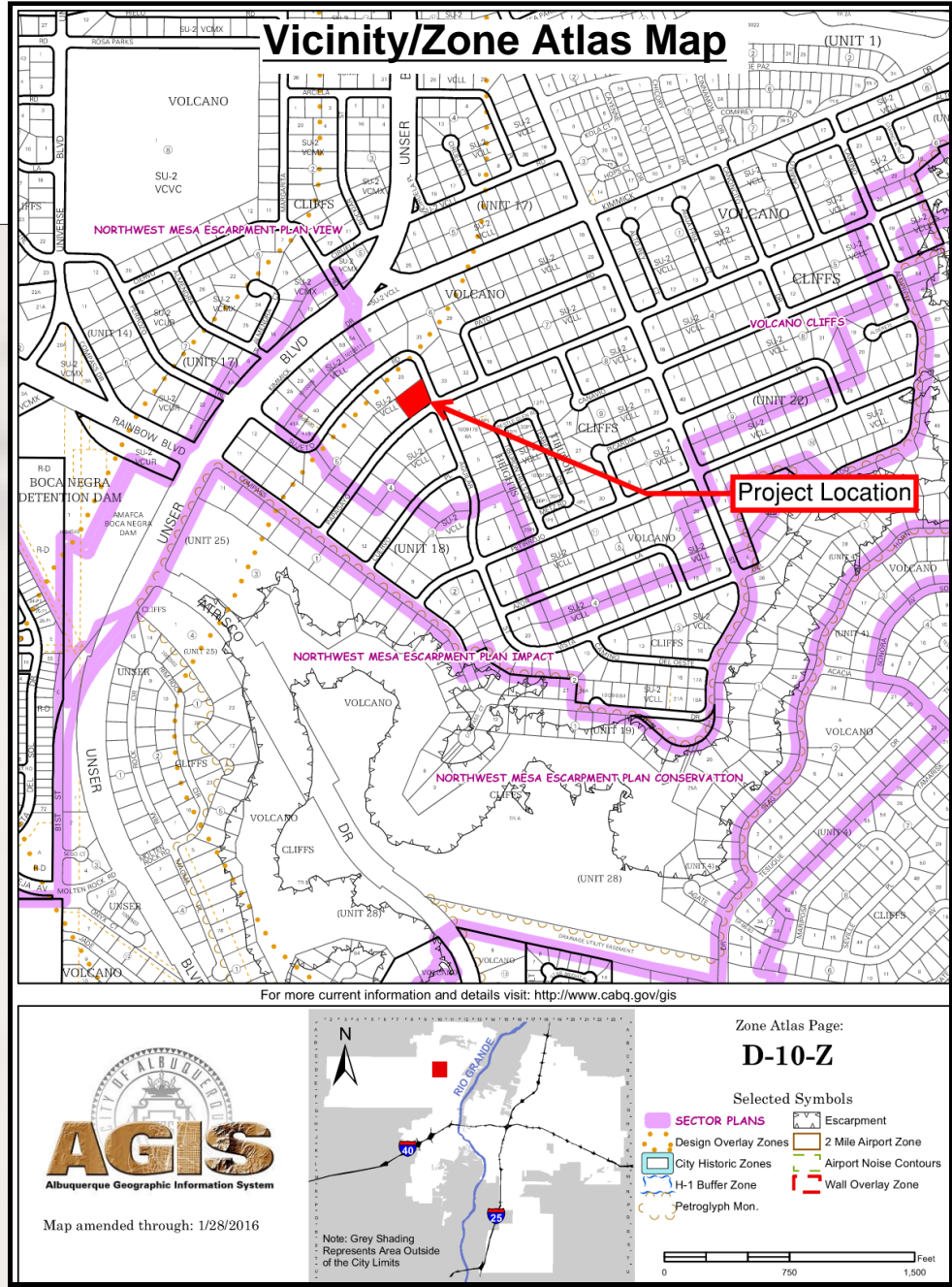
For more current information and details visit: <http://www.cabq.gov/gis>





Grading Plan

Scale: 1" = 15'



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)	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	4.12	1.30	0.059	0.011061
Type C	8972	36%	40%	0.018	2.17	0.95	0.59	0.016	-
Type B	2200	9%	10%	0.003	2.17	0.73	0.11	0.003	-
	24938	100%	100%	0.075			2.00	0.078	0.011061
Total Drainage Basin Area:		24938 SF	0.572 AC				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	

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

- All perimeter walls shall be permitted separately
- No grading shall be allowed on adjacent properties
- A pad certification is required before the building permit is issued
- An as-built certification is required before certificate of occupancy is issued.
- All disturbed areas shall be stabilized with concrete, gravel, asphalt, or native seed mix
- It is recommended to contract with a licensed geotechnical engineer for all aspects of earthwork and engineered fill material
- Driveway cutout shown in concept form only, and shall comply with NM Standard Specs for Public Works Construction, specifically Std Detail 2425
- 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
- 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	DRAWN BY JUL
	Grading & Drainage Plan	DATE/REV 10/5/2025
Critical View Engineering, LLC		SHEET #
PO Box 90074 ALBUQUERQUE, NM 87199 (505) 321-5917		JOB #