

CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Mayor Richard J. Berry

July 3, 2017

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

**RE: Volcano Cliffs Subdivision Lot 18, Block 4, Unit 19
6535 Vista Del Prado Dr. NW
Grading and Drainage Plan
Engineers Stamp Date 5/19/17 (D10D003T18)
Pad Certification date 6/27/17**

Dear Mr. Luehring,

Based upon the information provided in your submittal received 6/30/17, this plan is approved for Building.

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 5/19/17, pad certification dated 6/27/17 must be provided with the wall permit application. Also, please advise the contractor/owner that the ponds must stay in place or CO will not be granted.

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

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Critical View Engineering

PO Box 93191

Albuquerque, NM 87199

505-321-5917

June 27, 2017

Lukas Gallegos
6535 Vista Del Prado Nw
Albuquerque NM, 87120

RE: Pad Certification by Engineer of Record


Property Desc: Lot #18, Block #4, Volcano Cliffs Unit #19

I, Jesse J. Luehring, NM Professional Engineer #21684, working on behalf of Critical View Engineering, LLC, hereby certify that the building pad of this property has been built up and graded according to the approved plans dated 5/24/17, and will drain in substantial compliance and in accordance with the design intent.

The record information edited onto the original design document has been obtained under my direct supervision by a registered Professional Surveyor, Rex Volger of Rio Grande Surveying, Inc, and is true and correct to the best of my knowledge and belief. This certification is for the pad elevation and grading only, and is submitted to support the eventual Certificate of Occupancy 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 building pad. Those relying on this record document are advised to obtain independent verification of its accuracy. Prior to the issuance of a Certificate of Occupancy, and Engineer Certification per the DPM checklist will be required for the entire site.

Warm regards,


Jesse Luehring, PE

Attached: Revised Plan reflecting actual Pad Elevation



6-27-17

Existing Conditions: This lot is an undeveloped 0.36 Acre lot, that is bound to the North, East and West by residential lots, with frontage to Vista del Prado Dr. to the South. The lot generally drains to the Southeast, with minimal offsite flows except for the developed lot to the north. This lot sends approximately 0.49 CFS via 2 South CMU wall openings during a 100 yr storm, based on the drainage plan of record for this property, dated 7/9/15.

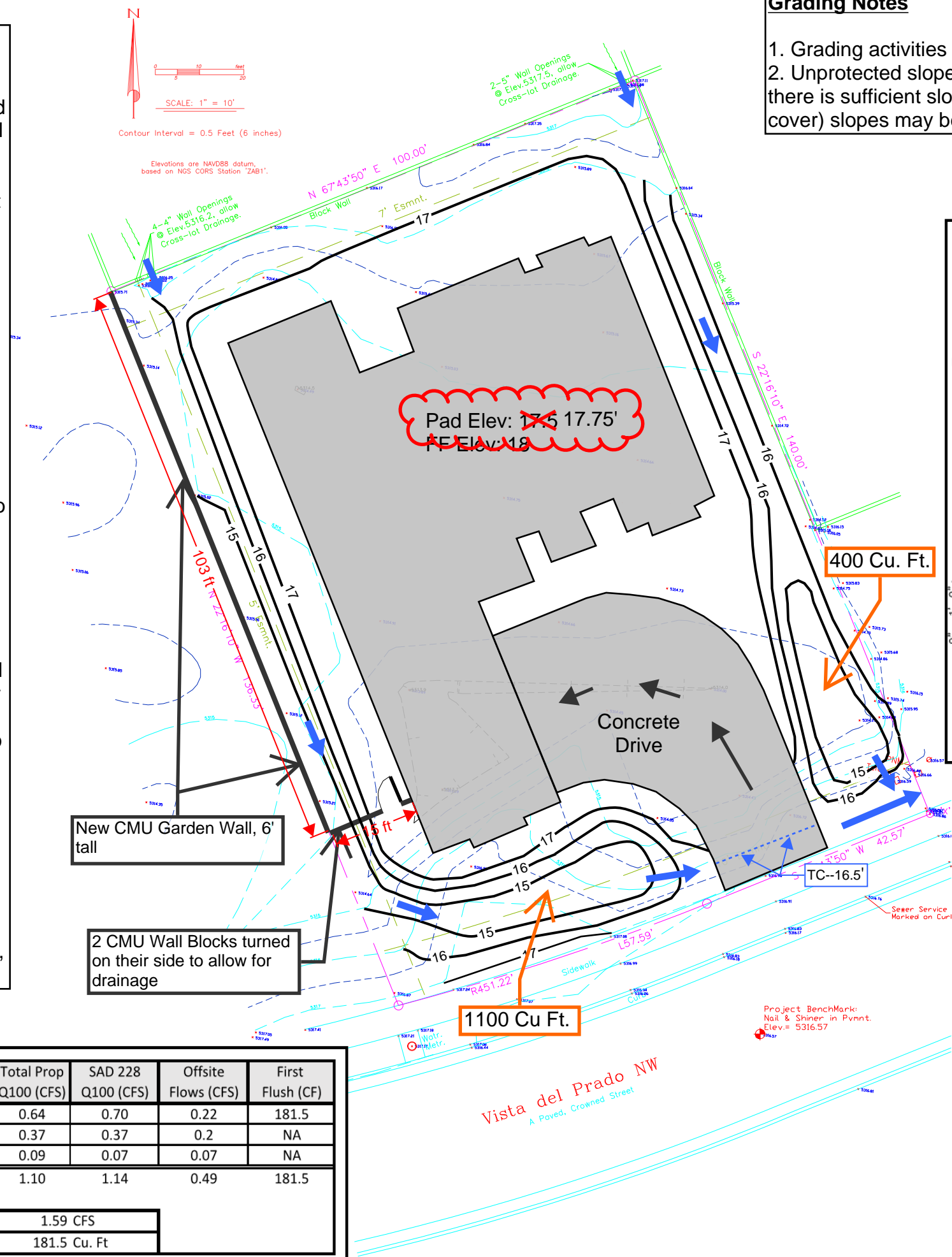
Proposed Conditions: Improvements to the lot include a new residence and concrete driveway that will add approximately 6405 SF of impervious area, or 46% of the property area (SAD 228 DMP allows up to 50%).

Two water quality retention ponds with a combined volume of 1500 Cu. Ft. are designed to capture the 'first flush' of approximately 181 CF (1353 gal.). The existing sandy loam soils at the site are well drained (hydrologic soil group 'B') which will ensure a short retention time.

Runoff greater than the pond volumes will traverse a 6" swale in the concrete driveway, and discharge to the SE of the property as it currently does, en route to the valley gutter that crosses Vista del Prado and drains to the inlet on Camino del Oeste, eventually discharging into Pond 6 near the intersection of Urracca St. and and Compass Ct.

Additional improvements will include the construction of approximately 118 LF of CMU garden wall, 6'-0" above grade. Backyard flows traversing through this wall will be conveyed through 2 separate CMU blocks turned sideways, which will allow 2.8 CFS of flow at 0.5 ft. of head.

Land Type	Area Lot (SF)	Property Area %	SAD 228 DMP %	Q100 CFS/ Acre Zn 1	Total Prop Q100 (CFS)	SAD 228 Q100 (CFS)	Offsite Flows (CFS)	First Flush (CF)
Type D	6405	46%	50%	4.37	0.64	0.70	0.22	181.5
Type C	5595	40%	40%	2.87	0.37	0.37	0.2	NA
Type B	2000	14%	10%	2.03	0.09	0.07	0.07	NA
14000		100%	100%		1.10	1.14	0.49	181.5
				TOTAL Q:	1.59 CFS			
				First Flush:	181.5 Cu. Ft			



1. Grading activities on adjacent properties is not permitted.
2. Unprotected slopes shall be no steeper than 4H:1V. If there is sufficient slope protection (i.e. plantings or rock cover) slopes may be no steeper than 3H:1V.

CAP BLOCK
 8" CMU WALL
 SOLID GROUT
 ALL REINF. CELLS
 HORIZONTAL JOINT
 REINFORCEMENT
 @ 16" O.C.
 #5 @ 24" O.C.
 VERTICALLY
 BITUMINOUS
 JOINT FILLER
 1/2" THICK
 * TOP OF WALL ELEV.
 6'-0"
 * FINISHED GRADE ELEV.
 1'-0"
 3"
 CLR.
 11"
 2'-6"
 #5 DWL. @ 16" O.C. ,
 ALTERNATE HOOK IN
 FOOTING W/ 2 #5
 LONG. CONT.
 COMPACTED FOUNDATION
 SOIL BELOW FOOTING

Revision A: 6/27/17
Modified to reflect
actual Pad Elevation

GRADING AND DRAINAGE PLAN

6535 VISTA DEL PRADO NW
LOT #18, BLOCK #4, VOLCANO CLIFFS UNIT #19

Critical View
Engineering, LLC
11501 Modesto Ave NE
Albuquerque NM, 87122
505-321-5917



5-19-17



CRITICAL VIEW ENGINEERING