CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director

Mayor Richard J. Berry

May 25, 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)

Dear Mr. Luehring,

Based upon the information provided in your submittal received 5/24/17, this plan is approved for Grading Permit. Building permit will not be issued until Pad Certification is accepted.

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 5/24/17 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.

A pad certification is required before concrete is poured, either by a letter from you stating that the pad is built according to the plan submitted or by an as-built with elevations plotted.

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

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: G & D for 6535 Vista Del Prado Dr. Building Permit #: BP-2017-14828 City Drainage #: _____

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

Legal Description: Lot #18, Block #4, Volcano Cliffs Unit #19

City Address: 6535 Vista Del Prado Dr.

Engineering Firm: Critical View Engineering Contact: Jesse Luehring

Address: 11501 Modesto Ave NE

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

Owner: Lukas and Erica Gallegos Contact: _____

Address: 3550 Old Air Port Rd NW, ABQ, NM

Phone#: 505-340-7544 Fax#: _____ E-mail: lukasgallegos54@yahoo.com

Surveyor: Rio Grande Surveying Contact: Rex Volger

Address: _____

Phone#: 505-379-4579 Fax#: _____ E-mail: rgsc360@gmail.com

Contractor : Homeowner's permit Contact: Lukas Gallegos

Address: _____

Phone#: 505-340-7544 Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

x HYDROLOGY/ DRAINAGE

_____ TRAFFIC/ TRANSPORTATION

_____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

_____ ENGINEER/ ARCHITECT CERTIFICATION

_____ CONCEPTUAL G & D PLAN

x GRADING PLAN

_____ DRAINAGE MASTER PLAN

_____ DRAINAGE REPORT

_____ CLOMR/LOMR

_____ TRAFFIC CIRCULATION LAYOUT (TCL)

_____ TRAFFIC IMPACT STUDY (TIS)

_____ EROSION & SEDIMENT CONTROL PLAN (ESC)

_____ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

x 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

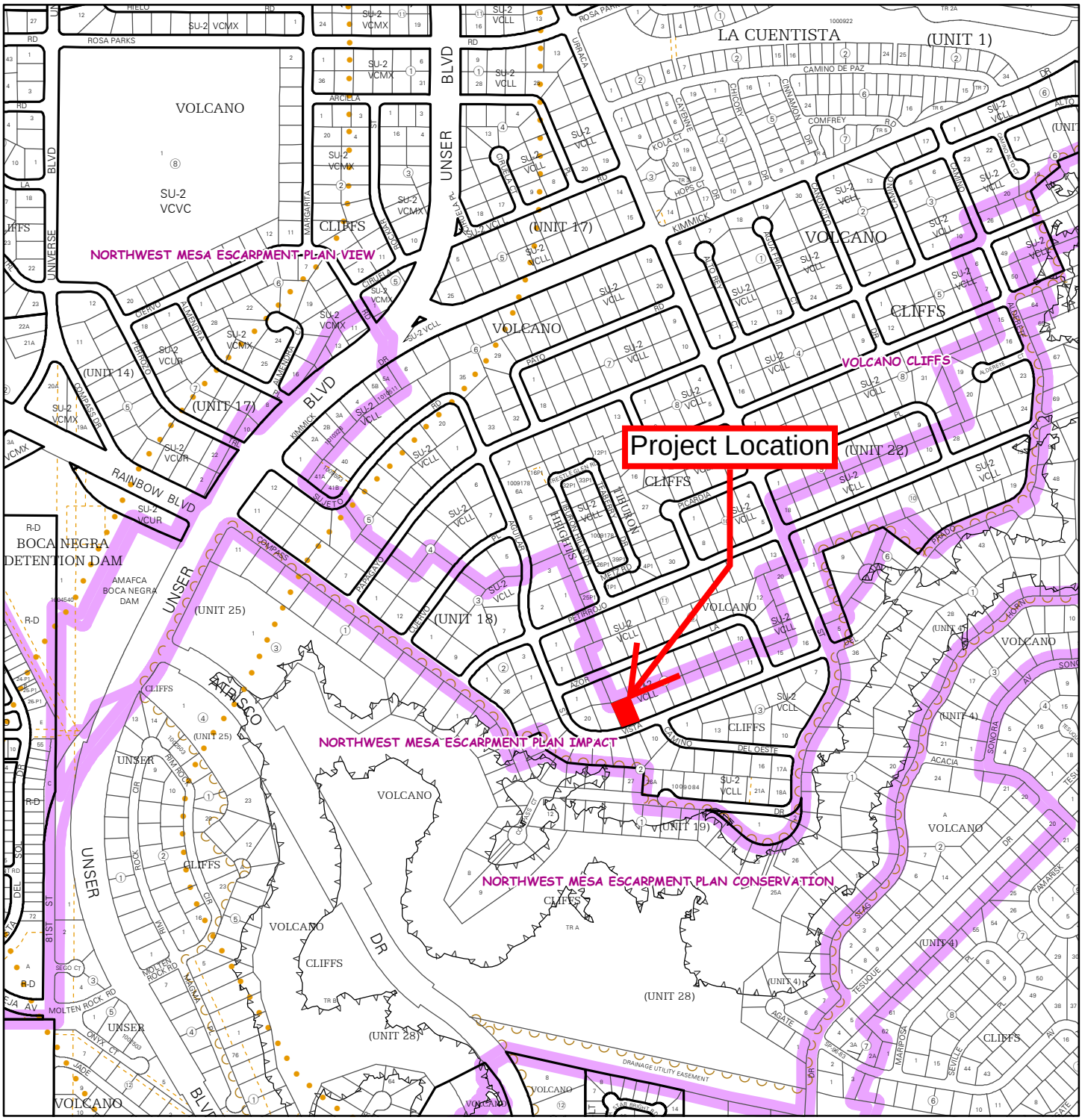
_____ PRE-DESIGN MEETING

_____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: _____ Yes x No

DATE SUBMITTED: 5/24/17 By: Lukas Gallegos

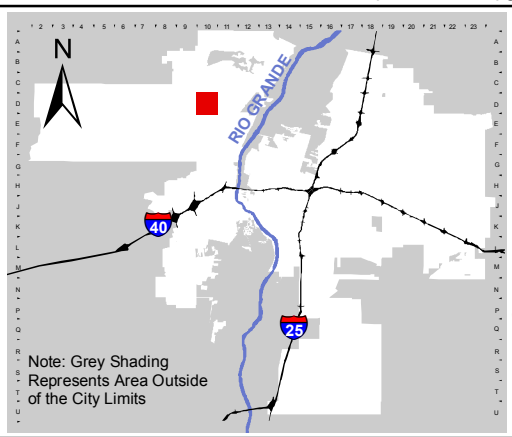
COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___



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

Albuquerque Geographic Information System

Map amended through: 1/28/2016



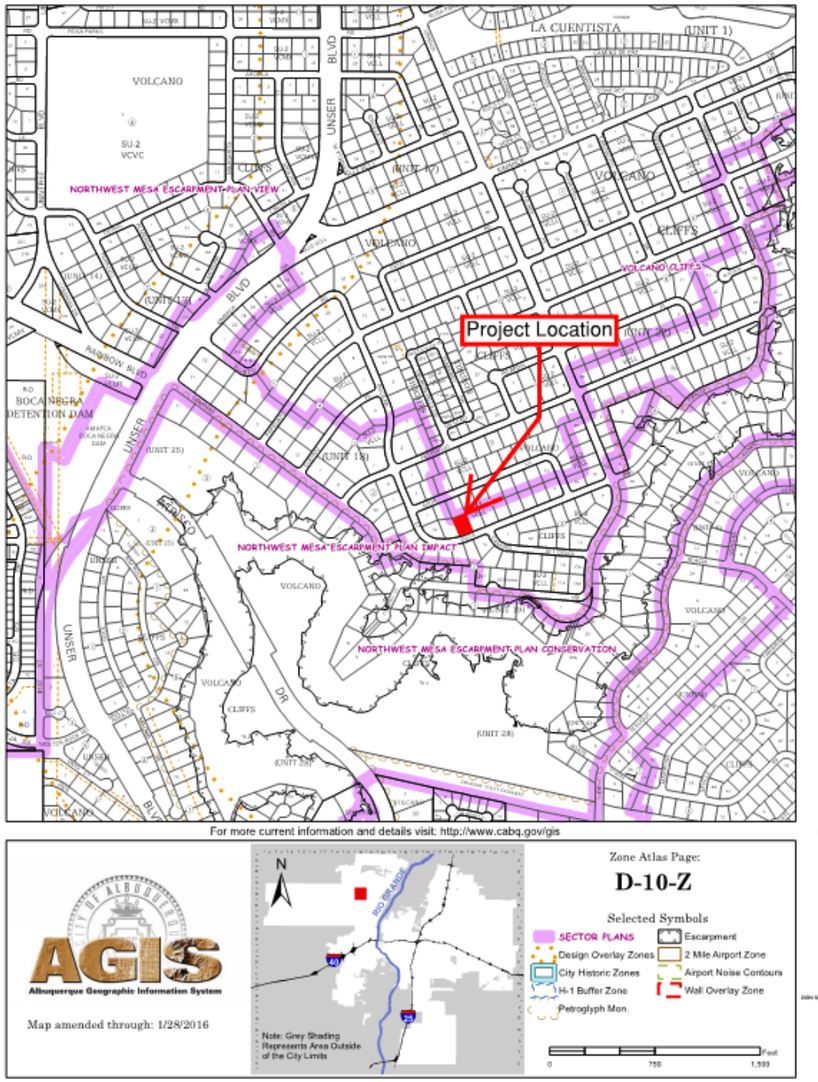
Zone Atlas Page:

D-10-Z

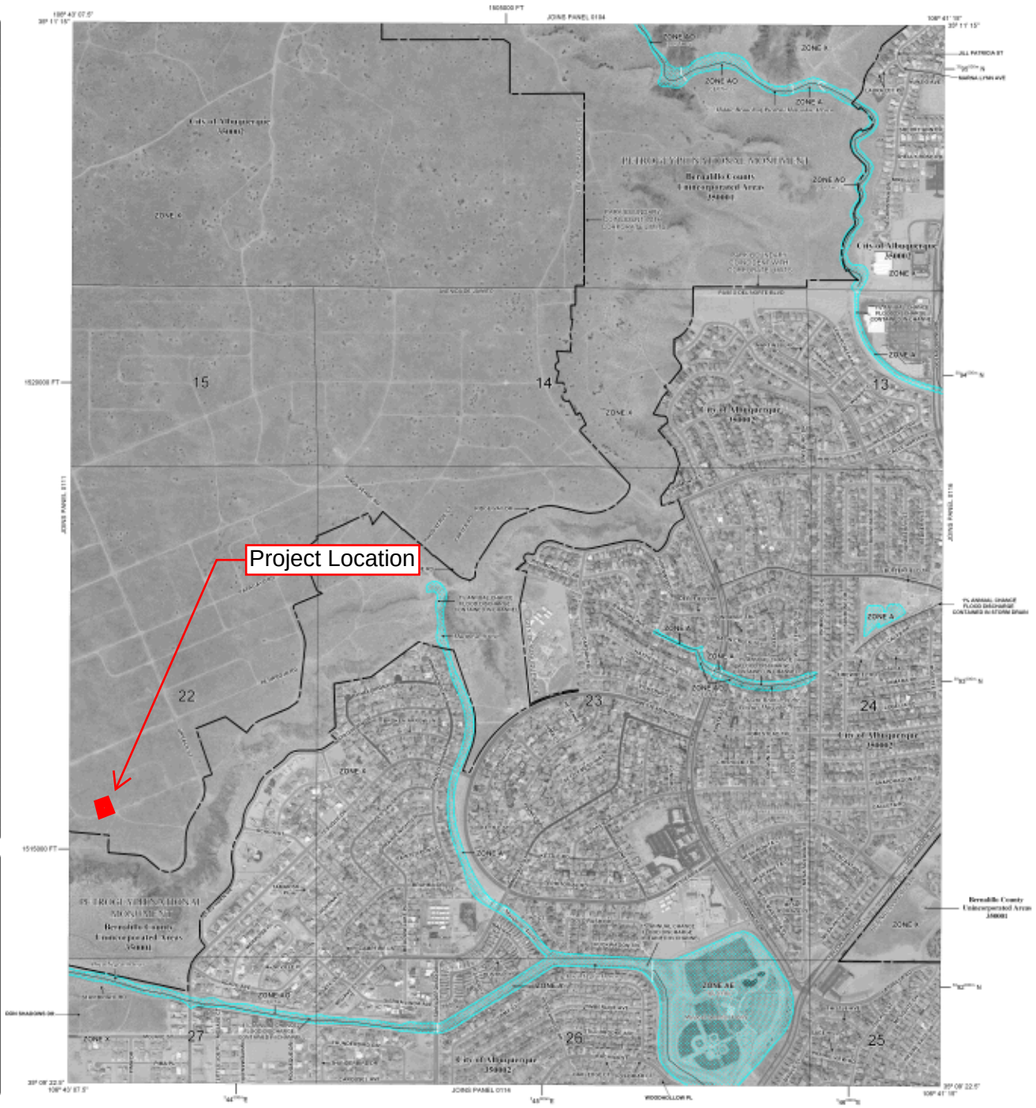
Selected Symbols

- 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



Vicinity Map



FEMA Flood Map

Narrative

This is a grading and drainage Plan for the construction of the building pad for the Lot at address *6535 Vista Del Prado NW (*Lot #18, Block #4, Volcano Cliffs Subdivision, a part of Special Assessment District 228)

The purpose of this plan is to establish the first floor elevation, house layout, and lot drainage including offsite flows. This drainage report has been prepared in accordance with the latest revision to the City of Albuquerque Development Process Manual. The development of the lot must comply with the SAD 228 Drainage Report dated January 2012

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 181 cubic feet. The initial storage on site will be collected and held in the two landscape ponds near the street as shown on the Plan.

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

JESSE J. LUEHRING
NEW MEXICO
21684
PROFESSIONAL ENGINEER

5-19-17

CRITICAL VIEW ENGINEERING

Drainage Intent:

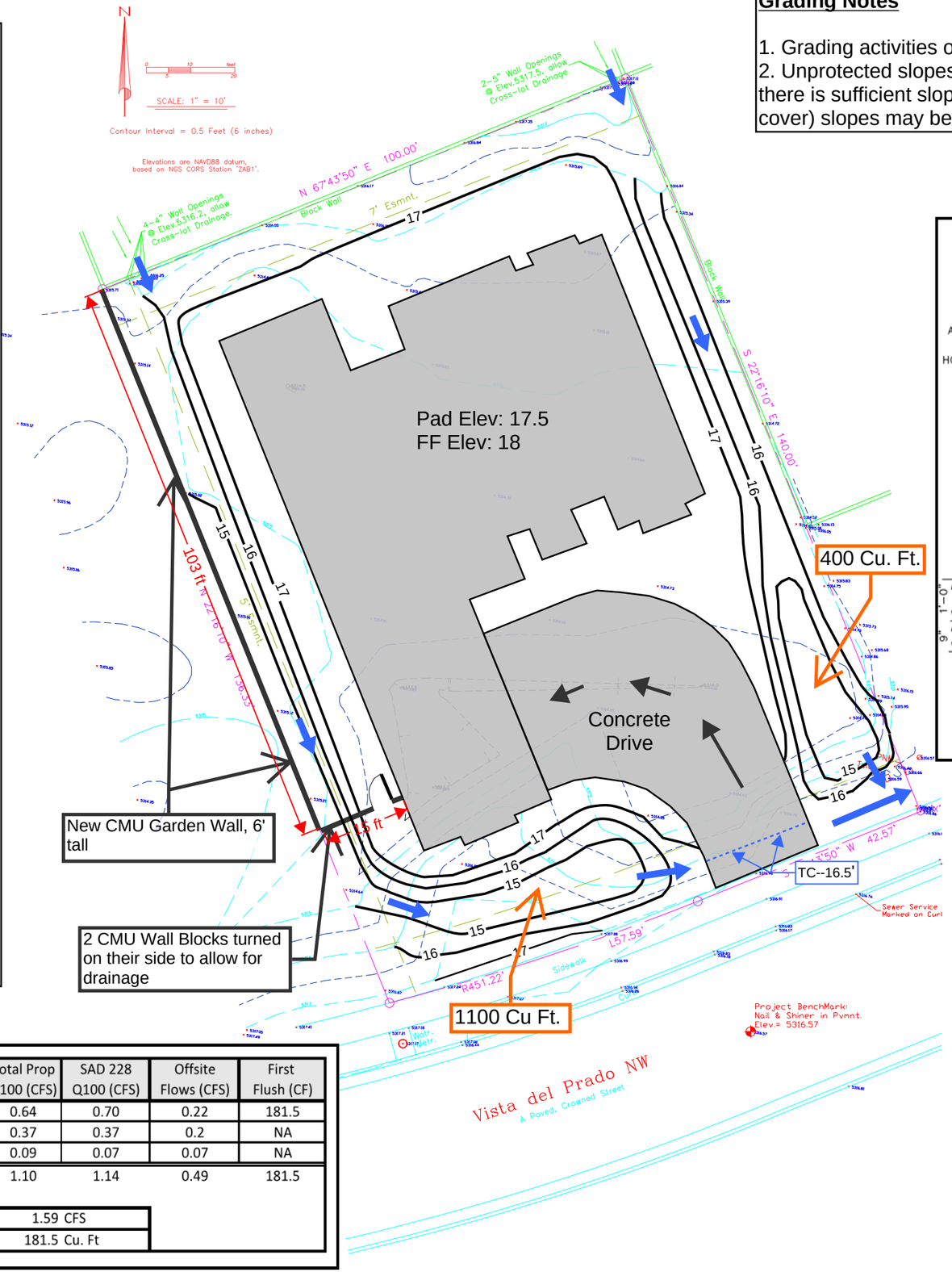
Existing Conditions: This lot is an undeveloped 0.36 Acre lot, that is bound to the North, East and West by residential lots, with frontage to Vista del Prado Dr. to the South. The lot generally drains to the Southeast, with minimal offsite flows except for the developed lot to the north. This lot sends 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.

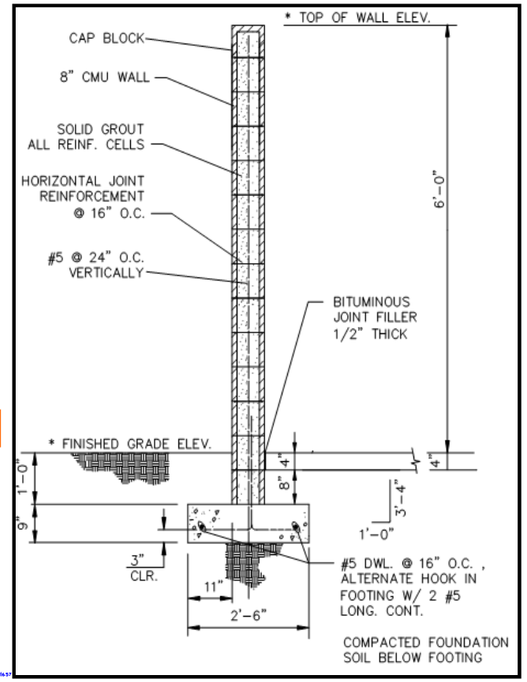
Additional improvements will include the construction of approximately 118 LF of CMU garden wall, 6'-0" above grade. Backyard flows traversing through this wall will be conveyed through 2 separate CMU blocks turned sideways, which will allow 2.8 CFS of flow at 0.5 ft. of head.



Grading Notes

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.

CMU Garden Wall Detail



Drainage Calculations

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

GRADING AND DRAINAGE PLAN

6535 VISTA DEL PRADO NW

LOT #18, BLOCK #4, VOLCANO CLIFFS UNIT #19

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