

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 1, 2023

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

RE: **Lot 25 Block 8 Unit 5 SAD 227**
6201 Marigold Ct. NW
Volcano Cliffs Subdivision
Grading and Drainage Plan
Engineers Stamp Date 3/31/2023 (E10D124)

Mr. Luehring,

Based upon the information provided in your submittal received 5/25/2023, this plan is approved for Pad Certification and 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 924-3986 or Rudy Rael at 924-3977.

Sincerely,

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

RR/TC
C: File E10D124



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: G & D for 6201 Marigold Ct **Building Permit #:** **Hydrology File #:** E10D124

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

Legal Description: Lot 25, Block 8, Volcano Cliffs, Unit 5

City Address: 6201 Marigold Ct. 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:

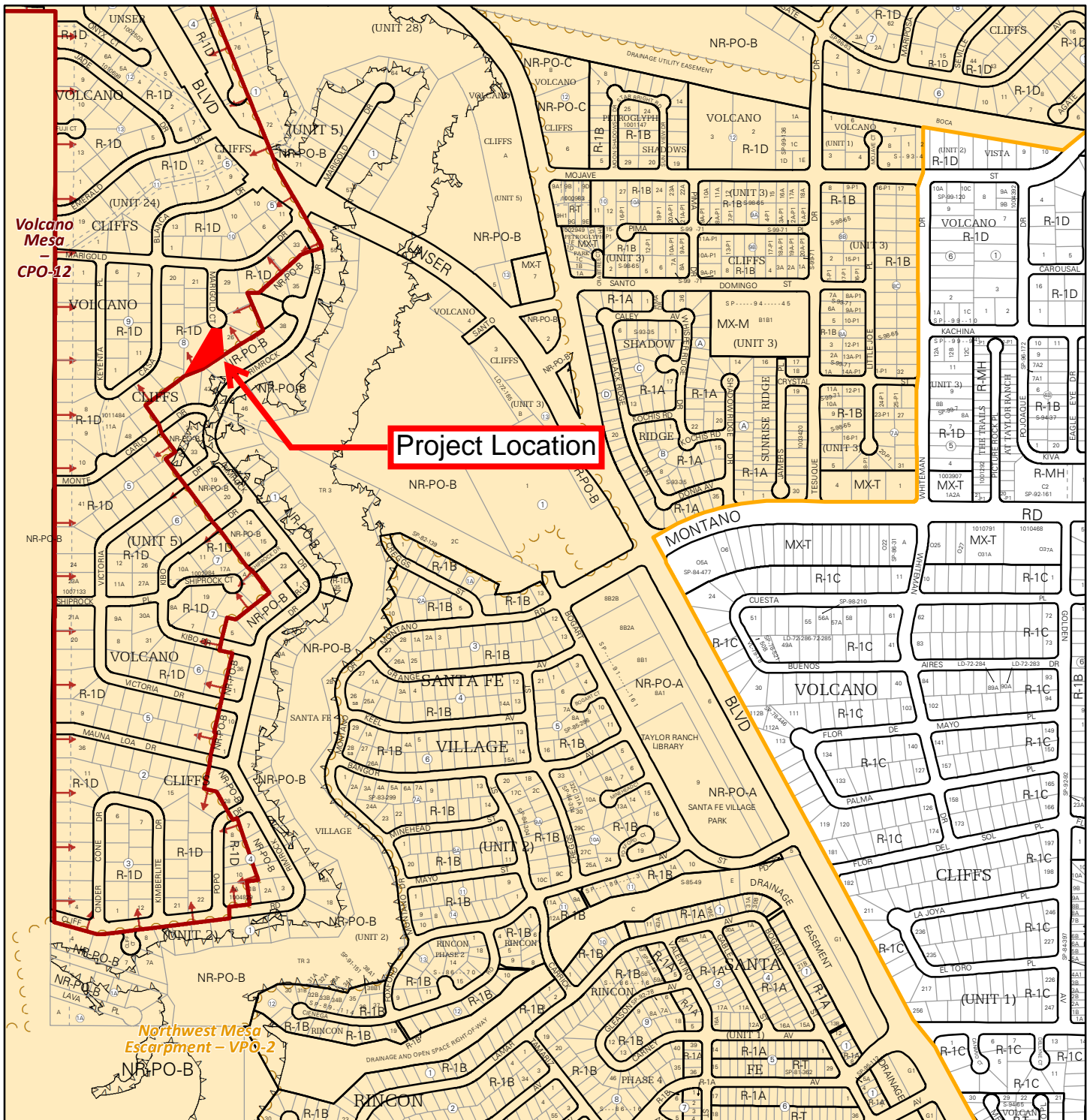
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL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

DATE SUBMITTED: 5/26/23 **By:** Jesse Luehring

COA STAFF:

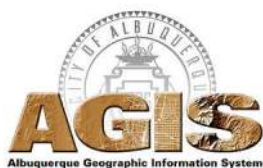
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

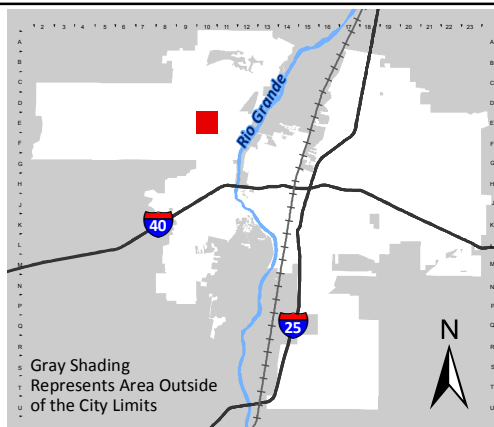


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



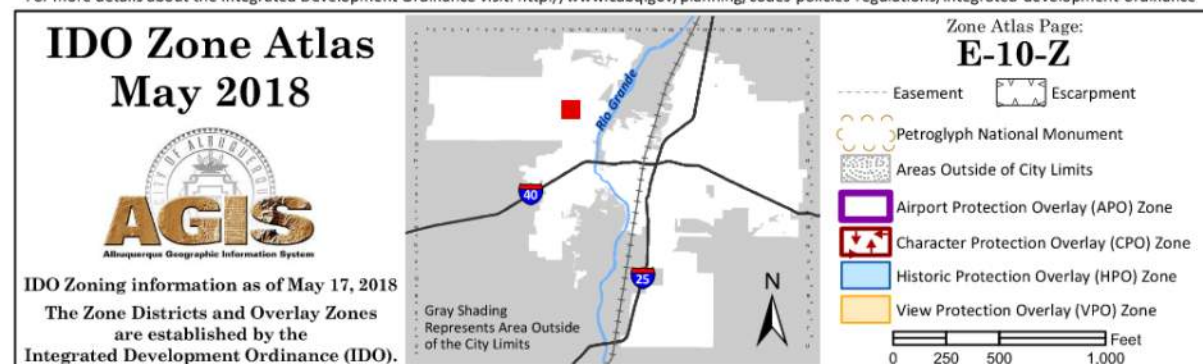
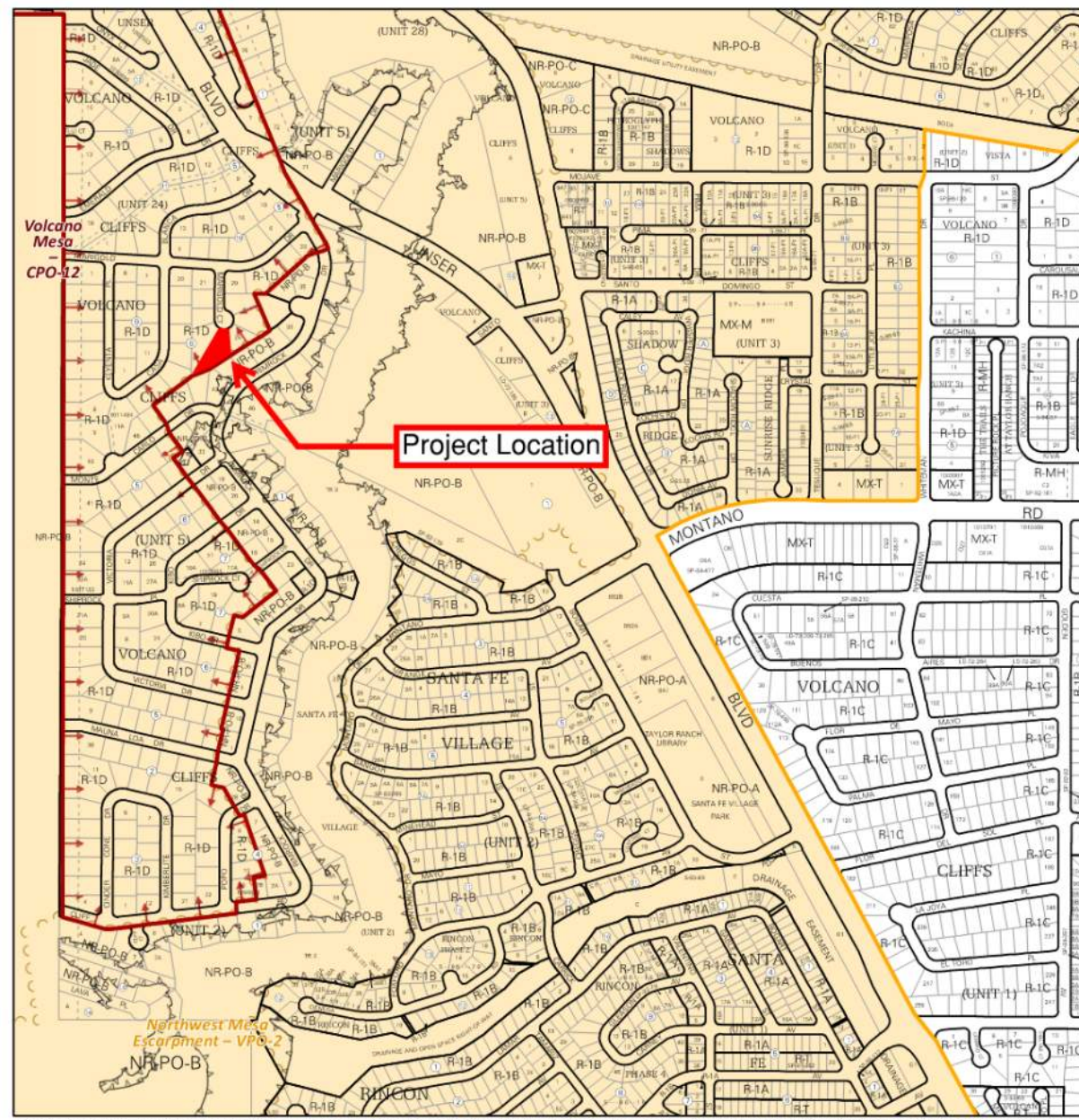
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
E-10-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



Engineer Pad Certification Photos (5/26/23)



Drainage Calculations

Lot 25, Block 8, Volcano Cliffs, Unit 5										
Developed Land Treatment			Allowed Conditions			Zone 1 DMP Coefficients (Table 6.2.13)			Developed Calcs	
Land Type	Proposed Area Lot (SF)	Proposed Area %	SAD 227 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	8487	30%	34%	0.041	2.17	2.24	4.12	0.80	0.036	0.006819
Type C	17391	62%	46%	0.023	2.17	0.95	2.87	1.15	0.032	-
Type B	2000	7%	20%	0.008	2.17	0.73	2.16	0.10	0.003	-
	27878	100%	100%	0.072				2.05	0.071	0.006819
Total Drainage Basin Area:			27878 SF	0.640 AC				Peak Discharge: 2.048 CFS		
								Stormwater Quality Volume: 297.0 Cubic Ft		
								100-Yr Storm Volume (Proposed): 3082.7 Cubic Ft		
								100-Yr Storm Volume (Allowed): 3123.7 Cubic Ft		
								100-Yr Storm Volume (DELTA): -41.0 Cubic Ft		

General Notes

1. All perimeter walls shall be permitted separately
2. No grading shall be allowed on adjacent properties
3. All disturbed areas shall be stabilized with concrete, gravel, asphalt, or native seed mix
4. It is recommended to contract with a licensed geotechnical engineer for all aspects of earthwork and engineered fill material

Narrative:

This is a grading and drainage plan for the construction of the building pad for the Lot at address 6201 Marigold Ct (UPC 101006208135320927)

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 227 Master Drainage Plan.

Drainage Intent:

Existing Conditions: This lot is an 0.64 acre vacant land property, and is one of the lots on the eastern edge of the escarpment within SAD 227 development. The lot is generally flat with less than 2% slope to the South East. There are negligible offsite flows entering the property. All onsite flows exit the site at the South East of the lot and drain to the adjacent open space.

Proposed Conditions: Improvements to the lot include a new residence, concrete driveway, and swimming pool that will add approximately 8487 SF of impervious area, or 30% of the property area (Developed conditions of the subdivision allows up to 34%). The lot is designed to drain to the adjacent openspace, in accordance with the master drainage plan for the site. The site does not exceed the SAD 227 developed conditions assumptions, therefore only ponding for stormwater quality is required.

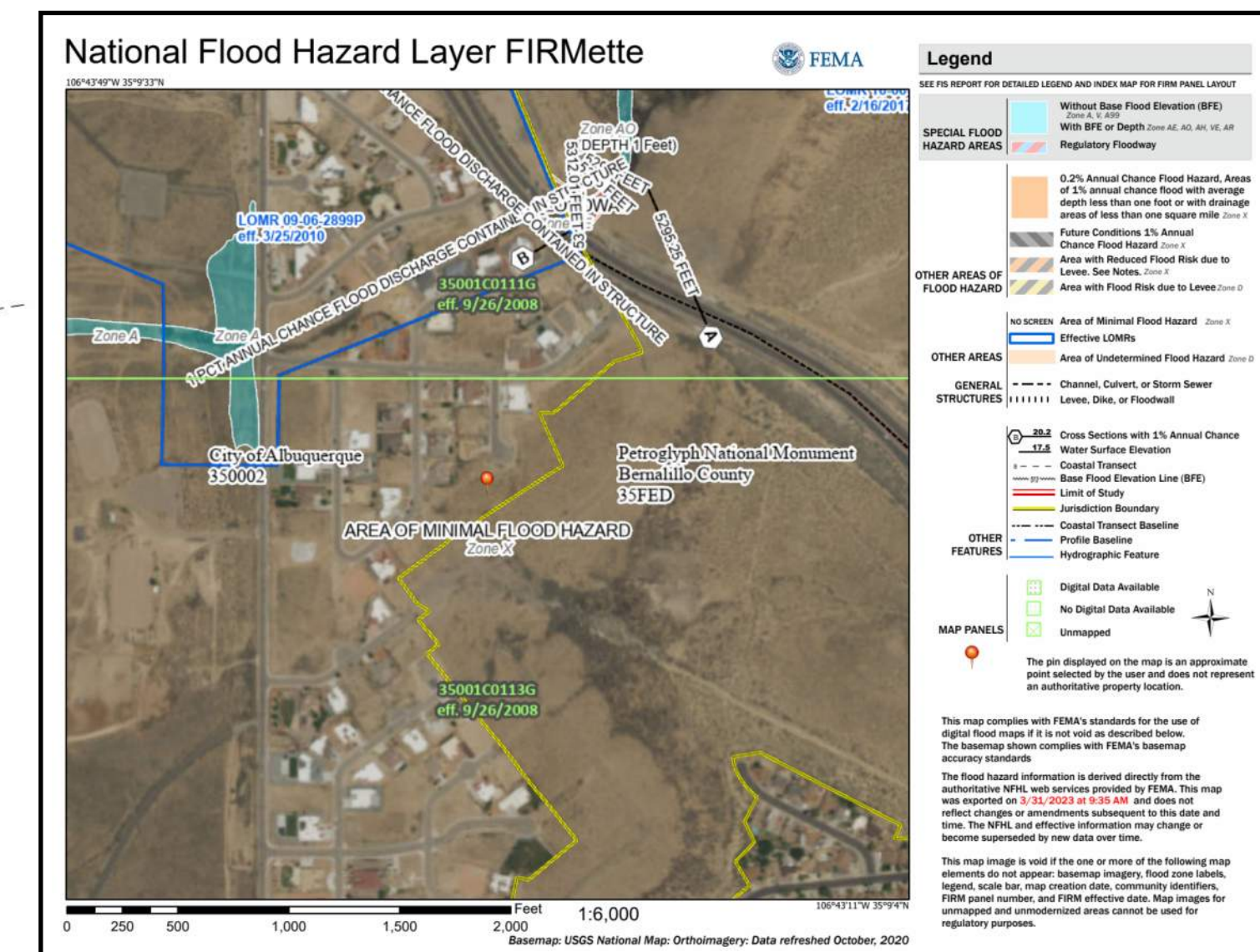
Two stormwater quality detention pond BMPs will be constructed with a total volume of 360 Cu. Ft. These features are designed to capture and infiltrate the DPM required stormwater quality volume of approximately 297 CF. Storm event flows in excess of this volume will discharge from this water quality detention pond at the SE corner of the property by overflowing the drainblocks to the adjacent openspace.

Additional improvements will include the construction of garden walls and gates. Drainage paths will 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 297 cubic feet of detention storage for this property. The initial storage on site will be collected and held in the landscape pond near the street, and the larger pond near the SE outfall of the property as shown on the Plan.

FEMA Flood Map



Revision A: 5/26/23
Modified to reflect actual Pad Elevation