CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Mayor Richard J. Berry

January 18, 2017

Steve Metro, P.E.
Metro Development Inc.
8860 Desert Finch Ln. NE
Albuquerque, New Mexico 87122

RE: Lot 38 Block 8 Unit 22 Volcano Cliffs Subd. 6435 Picardia Pl NW Request for Permanent C.O. - Not Accepted

Engineers Stamp Date 5/18/16 (D10D003E38)

Certification Dated: 1/15/17

PO Box 1293

Dear Mr. Metro,

Based on the Certification received 1/17/2017, the above mentioned residence cannot be accepted for release of Certificate of Occupancy by Hydrology until the following comments are addressed:

Albuquerque

• The 8" x 12" opening in the backyard wall on the south side is missing. It must be added as indicated on the approved grading and drainage plan.

New Mexico 87103

An inspection by our office will need to take place after these corrects are made.

If you have any questions, please contact me at 924-3999 or Totten Elliott at 924-3982.

www.cabq.gov

Shahab Biazar, P.E.

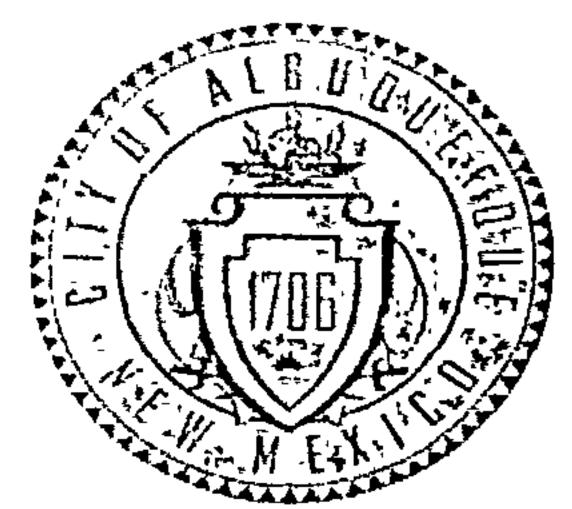
City Engineer, Planning Dept.

Development Review Services

TE/SB

Sincerely,

C: File, Cordova, Camille C.; Connor, Miranda, Rachel; Sandoval, Darlene M.; Blocker, Lois



City of Albuquerque

Planning Department

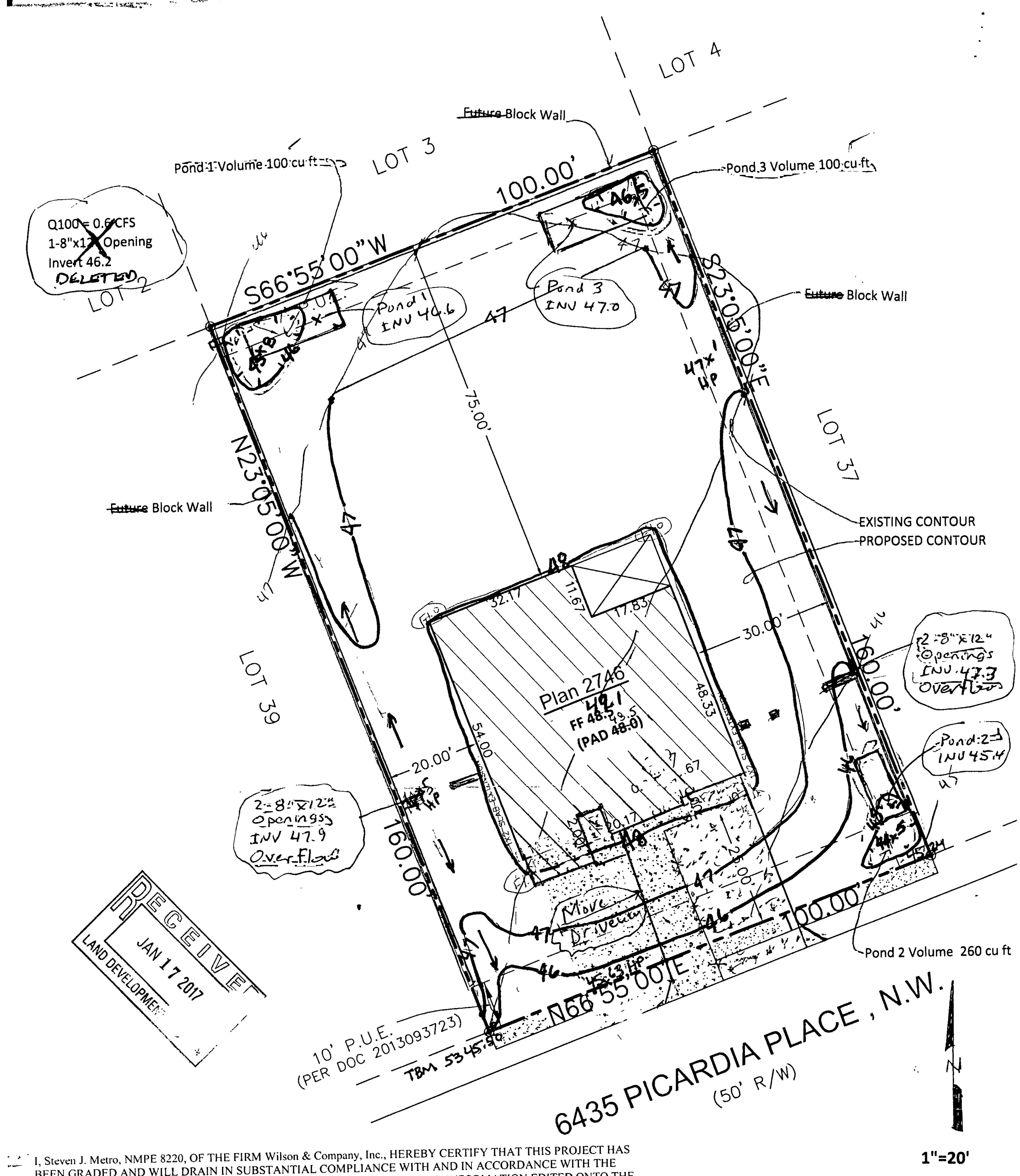
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09 2015)

Project Title: 6435 Proordia PL NW Buildin DRB# EPC# Legal Description Lot 38, Block 8, Unit 22 VCS City Address: 6435 Proordia PL NW	g Permit # City Dramage #. Diotoo3C Work Order#.
Engineering Firm: Metro Development Inc. Address: 8860 Doord Find In ME ABO NM Phone# 505-280.4553 Fax#.	
	E-mail: Metro. Metro development a au
Address POBM (5808	Contact: Macking Bishy
Phone# 55 - 269 - 0915 Fax#	E-mail. Mackenyr a algrano Morros, con
Architect:	Contact:
Address Phone# Fax#	
	E-mail:
Other Contact: Address:	Contact
Phone# Fax#	E-mail:
TRAFFIC CIRCULATION LAND DEVELOPMENT SECTION TRAFFIC CIRCULATION LAND DEVELOPMENT SECTION TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS) EROSION & SEDIMENT CONTROL PLAN (ESC) TRAFFIC (SPECIFY) A 5 BUILT	ENTIPE 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 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
IS THIS A RESUBMITTAL? Yes No	OTHER (SPECIFY)
DATE SUBMITTED17-17 By: 5terr	Metro

ELECTRONIC SUBMITTAL RECEIVED ____

COA STAFF



I, Steven J. Metro, NMPE 8220, OF THE FIRM Wilson & Company, Inc., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 5-13-2016. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AS SUPPLEMENTAL DATA TO THE ORIGINAL TOPOGRAPHIC SURVEY PREPARED BY Steven J. Metro, NMPS 10025, OF THE FIRM Wilson & Company, Inc., AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR Certificate of Occupancy at 6435 Picardia Place, NW.

THIS CERTIFICATION IS FOR THE CERTIFICATE OF OCCUPANCY.

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.

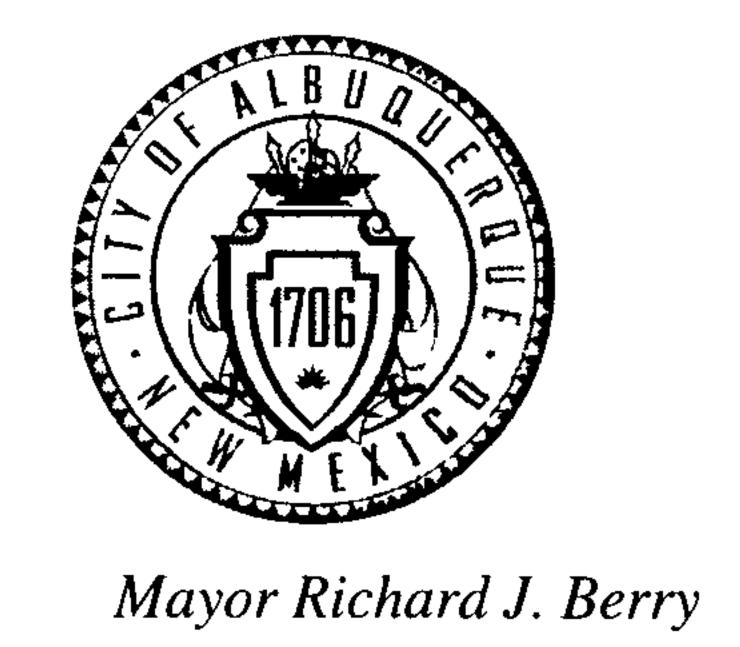
Steven J. Metro, NMPE	8220 and NMPS 100	25		Q100 CFS	TOTAL	SAD 228	DRAIN TO	
LOT 38, BLOCK 8, UNIT 22 VCS	AREA LOT SF	<u>%</u>	SAD 228 DMP %	ZONE 1	<u>PROP</u> <u>Q100 CFS</u>	<u>DMP</u> Q100 CFS	REAR OF LOT SF	REAR LOT Q100 CFS
TYPE D	4,400	28%	50	4.37	0.44	0.80	1,000	0.10
TYPE C	10,000	63%	40	2.87	0.66	0.42	6,000	0.40
TYPE B	<u>1,600</u>	10%	<u>10</u>	2.03	0.07	0.07	<u>1,600</u>	0.07
	16,000	100%	100		1.17	1.30	8,600	0.57

PREPARED BY STEVEN J. METRO, PE AND PS

AS BUILT GRADING & DRAINAGE PLAN 6435 Picardia PI, NW LOT 38, BLOCK 8, UNIT 22 VC Sheet 2 of 2

CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



May 20, 2016

Steve Metro, P.E.
Metro Development Inc.
8860 Desert Finch Ln. NE
Albuquerque, New Mexico 87122

RE: Lot 38 Block 8 Unit 22 Volcano Cliffs SAD 228 6435 Picardia Pl NW Grading and Drainage Plan Engineers Stamp Date 5/13/16 (D10D003E38)

Dear Mr. Metro,

Based upon the information provided in your submittal received 5/13/2016, this plan is approved for Grading Permit and Building Permit.

Albuquerque

PO Box 1293

Please inform the Architect/Owner or contractor to attach a copy of this approved plan dated 5/13/16 to the construction sets in the permitting process prior to sign-off by Hydrology, otherwise the permitting process will be delayed until this plan is provided. Also advise the owner/contractor that a separate wall permit will be needed, include a copy of this plan with the wall permit.

New Mexico 87103

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

www.cabq.gov

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Abiel Carrillo, P.E.

Principal Engineer, Hydrology

Planning Department

RR/AC C: File



COA STAFF

ELECTRONIC SUBMITTAL RECEIVED ____

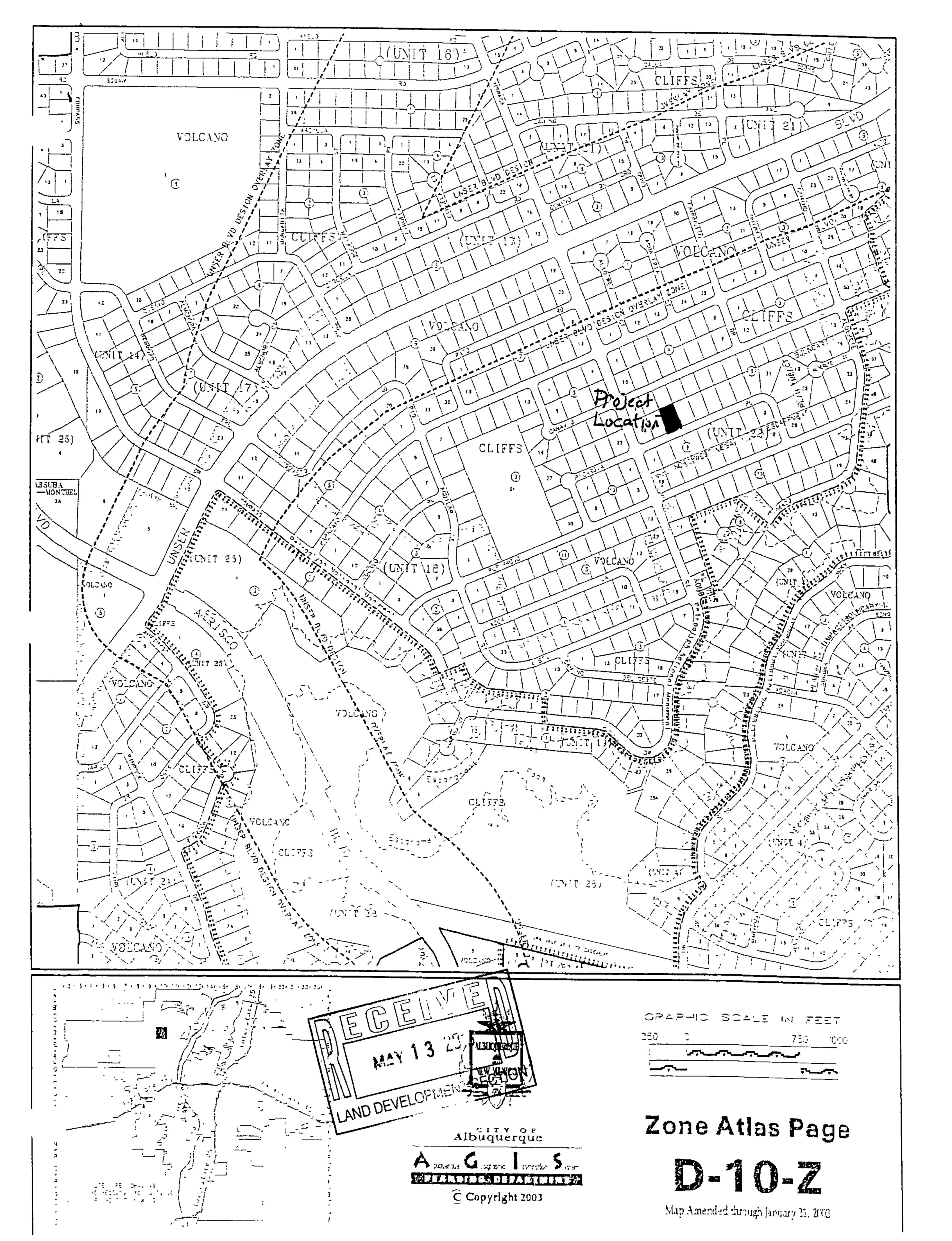
City of Albuquerque

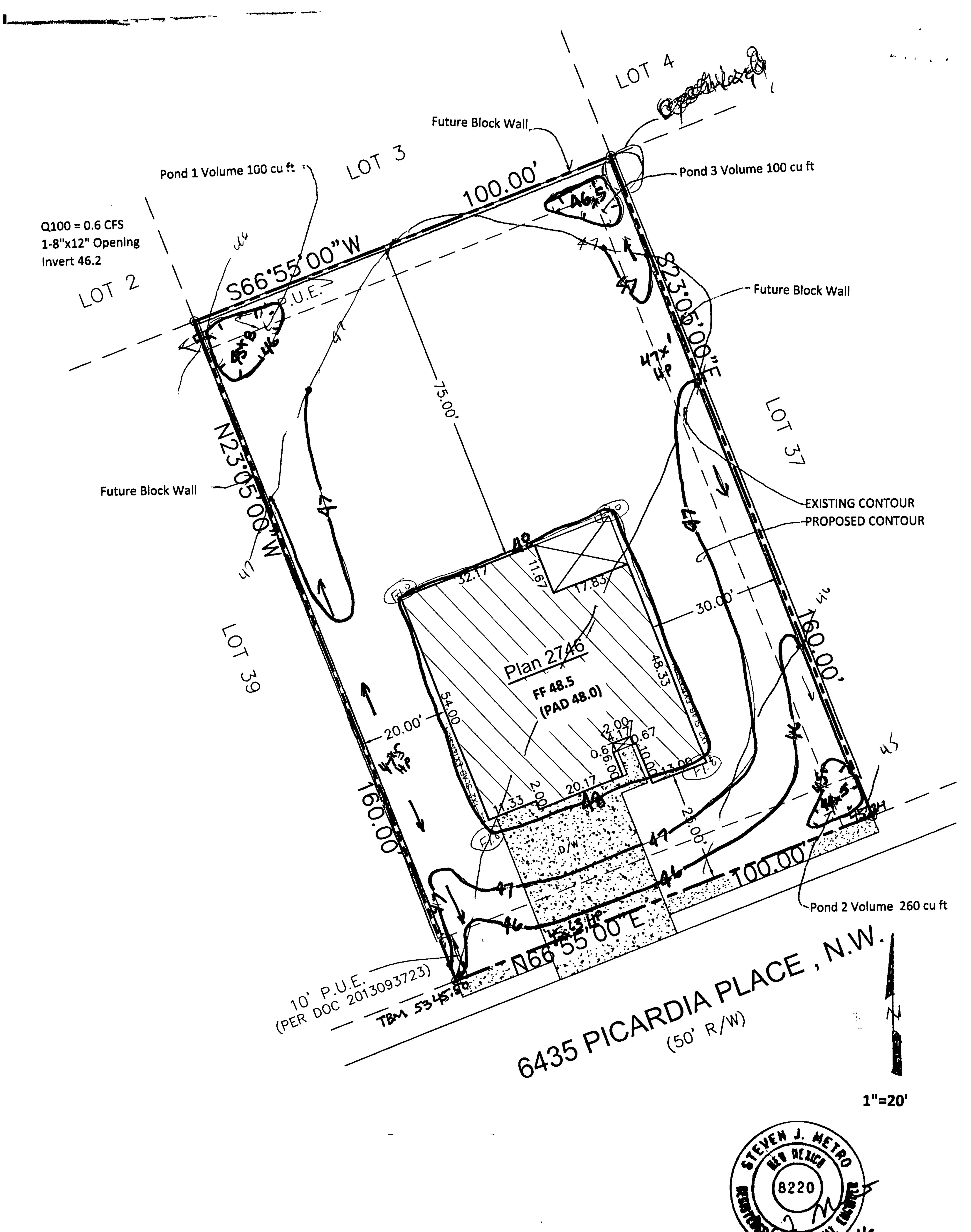
Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09 2015)

Project Title: 6435 Project Title: 6435 Project Title: EPC#.	Building Permit # City Dramage #. DIODUS!
Legal Description: Lot 38, Block 8, Unit 22 VCS	Work Order#.
City Address: 6435 Picardia Pl NW	
Engineering Firm: Metro Development Inc. Address 8860 Dosent Find Lane ABO	R NM 87122
Phone# 505-281. 4553 Fav#	E-mail. Mcfro. Metro development e
Owner: ABRAZO Homos Address: POBM (5808)	Contact: Mackerije Bishy
Phone# 55 - 269 - 0915 Fax#	E-mail. Mackenyr a algrayo Morros, a
Architect: Address:	Contact:
Phone# Fax#	E-mail:
Other Contact: Address:	Contact.
Phone# Fax#	E-mail:
TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL	BUILDING PERMIT APPROVALCERTIFICATE OF OCCUPANCY
ENGINEER/ ARCHITECT CERTIFICATION	SITE PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D P	SITE PLAN FOR BLDG PERMIT APPROVAL FINAL PLAT APPROVAL SIA/ RELEASE OF FINANCIAL GUARANTEE
DRAINAGE MASTER PLAN DRAINAGE REPORT MAY 1 3 2016	FOUNDATION PERMIT APPROVALGRADING PERMIT APPROVAL
CLOMR/LOMR	SO-19 APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	PAVING PERMIT APPROVAL GRADING/ PAD CERTIFICATION
TRAFFIC IMPACT STUDY (TIS) EROSION & SEDIMENT CONTROL PLAN (ESC)	WORK ORDER APPROVAL CLOMR/LOMR
OTHER (SPECIFY)	PRE-DESIGN MEETING OTHER (SPECIFY)
IS THIS A RESUBMITTAL? Yes No	
DATE SUBMITTED 5-13-14 By: 54	evin Metro

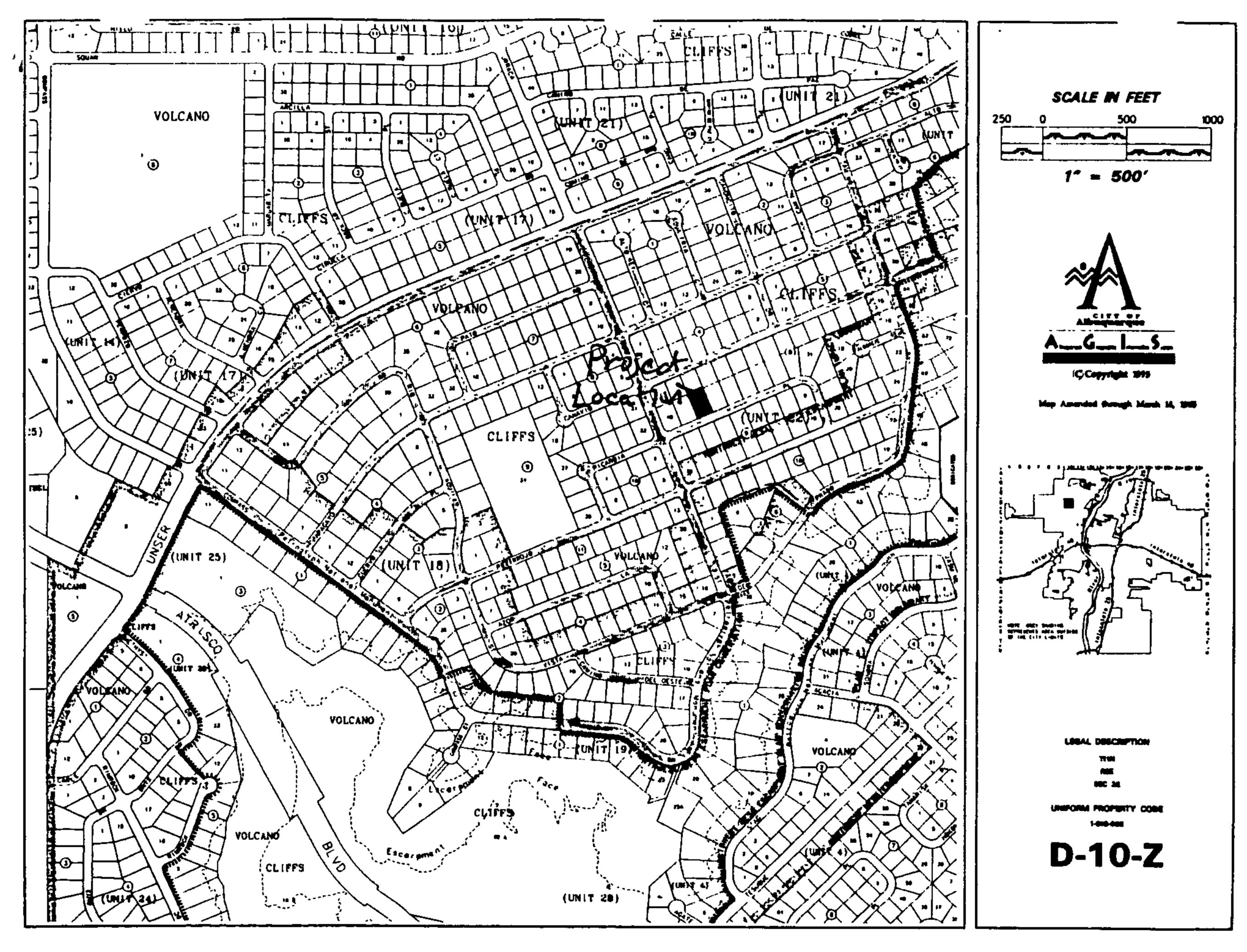




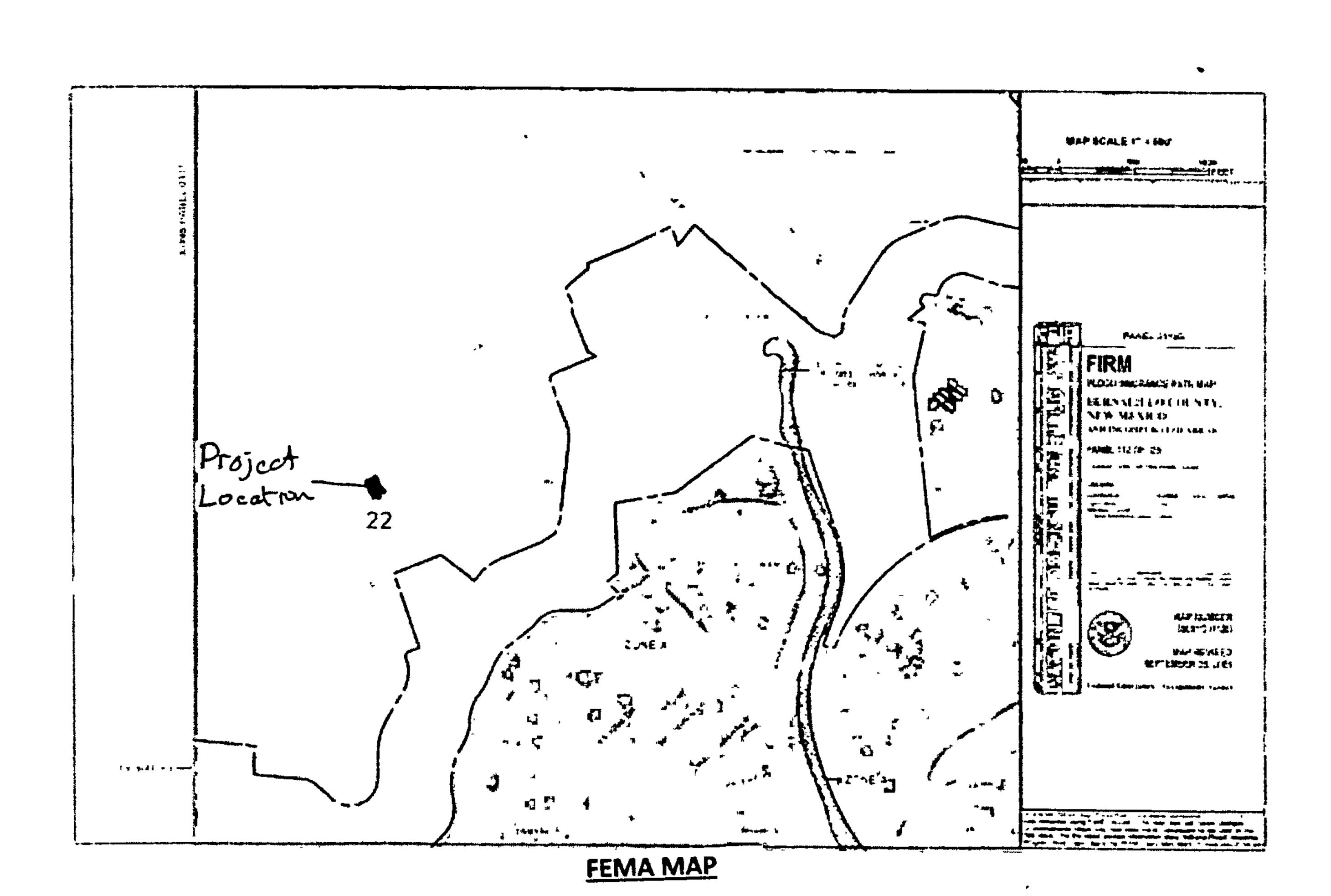
PREPARED BY STEVEN J. METRO, PE AND PS

				Q100 CFS	TOTAL	SAD 228	DRAIN TO	_
LOT 38, BLOCK 8,			SAD 228	<u>/ ACRE</u>	PROP	DMP	REAR OF	REAR LOT
UNIT 22 VCS	AREA LOT SF	<u>%</u>	DMP %	ZONE 1	Q100 CFS	Q100 CFS	LOT SF	Q100 CFS
TYPE D	4,400	28%	50	4.37	0.44	0.80	1,000	0.10
TYPE C	10,000	63%	40	2.87	0.66	0.42	6,000	0.40
TYPE B	<u>1,600</u>	<u>10%</u>	<u>10</u>	2.03	0.07	0.07	<u>1,600</u>	0.07
	16,000	100%	100		1.17	1.30	8,600	0.57

GRADING & DRAINAGE PLAN 6435 Picardia PI, NW LOT 38, BLOCK 8, UNIT 22 VC! Sheet 2 of 2



VICINITY MAP



Narrative

Grading and Drainage Plan for the construction of the building pad for Lot 38, Block 8, Unit 22, Volcano Cliff S Subdivision, being a part of SAD 228.

Address: 6435 PICARDIA PL, NW

Purpose of this Plan is to establish the first floor elevation, house layout, lot drainage including offsite flows.

First Flush per EPA Standards

The Initial First Flush to be manages is 0.44" less 0.10" initial impervious abstraction = 0.34" or 460 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.





Development, Inc. 8860 Desert Finch Ln NE Albuquerque, NM 87122 (505) 280-4553 GRADING AND DRAINAGE PLAN
LOT 38, BLOCK 8, UNIT 22, VCS
ADDRESS: 6435 Picardie, PL NW

From: deborah metro <metro.metrodevelopment@aol.com>

To: plndrs <plndrs@cabq.gov>

Cc: mackenzie <mackenzie@abrazohomes.com>; metro.metrodevelopment

<metro.metrodevelopment@aol.com>

Subject: G-D Plan Submittal for 6435 Picardia Pl NW

Date: Fri, May 13, \$016 8:55 am

Attachments: Abrazo 6435 Picardia Pl G-D Sub.pdf (3046K)

Attached is the Grading & Drainage Plan submittal for Building Permit for 6435 Picardia PI NW.

I will deliver the hard copies to the counter this morning.

steve metro

CITY OF ALBUQUERQUE

May 4, 2015



Steve Metro, P.E.
Metro Development Inc.
8860 Desert Finch Ln. NE
Albuquerque, New Mexico 87122

RE: Lot 38 Block 8, Unit 22 Volcano Cliffs

444 6435 Picardia Pl NW

Grading and Drainage Plan

Engineers Stamp Date 4/9/15 (D10D003E38)

Dear Mr. Metro,

Based upon the information provided in your submittal received 4/9/2015, this plan is approved for Grading Permit and Building Permit.

Please attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

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

PO Box 1293

Albuquerque

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

New Mexico 87103

www.cabq.gov

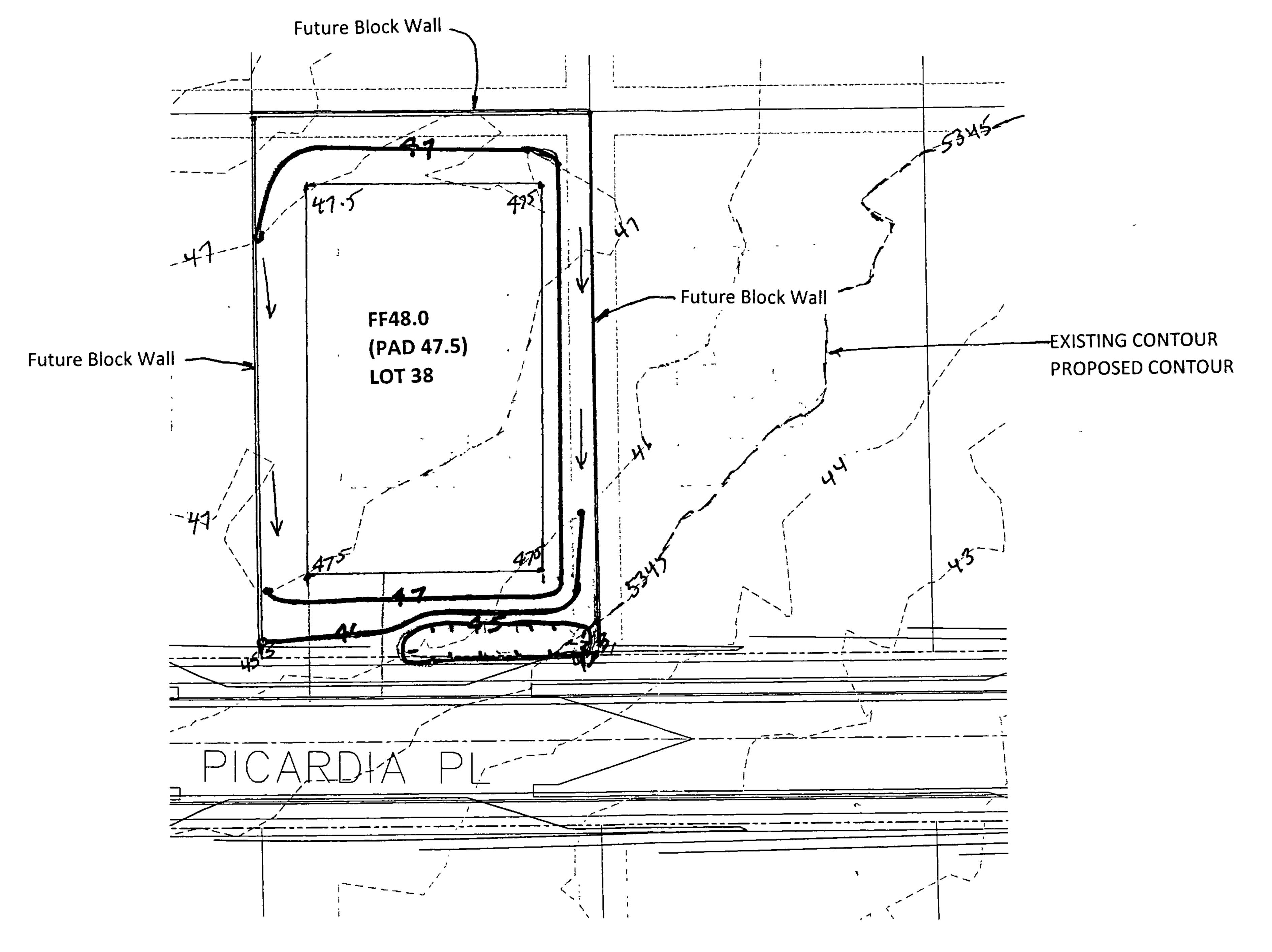
Sincerely

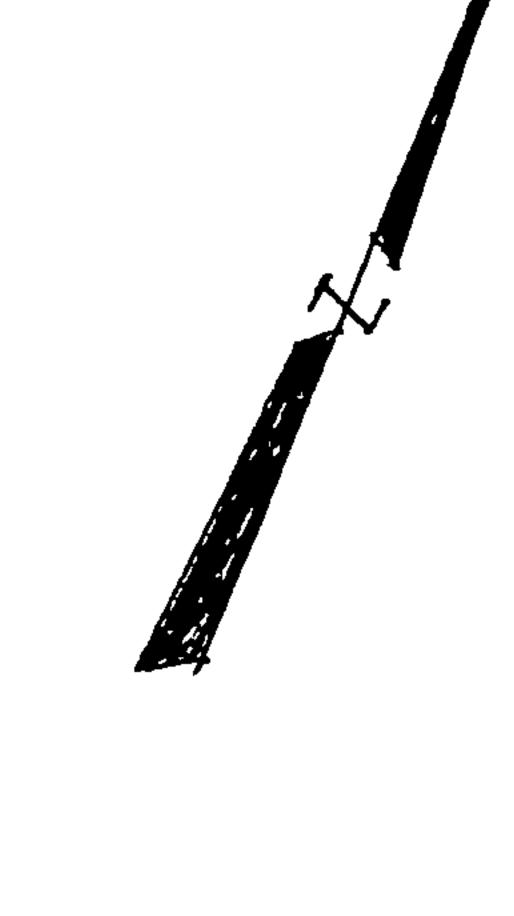
Rita Harmon, P.E.

Senior Engineer, Hydrology

Planning Department

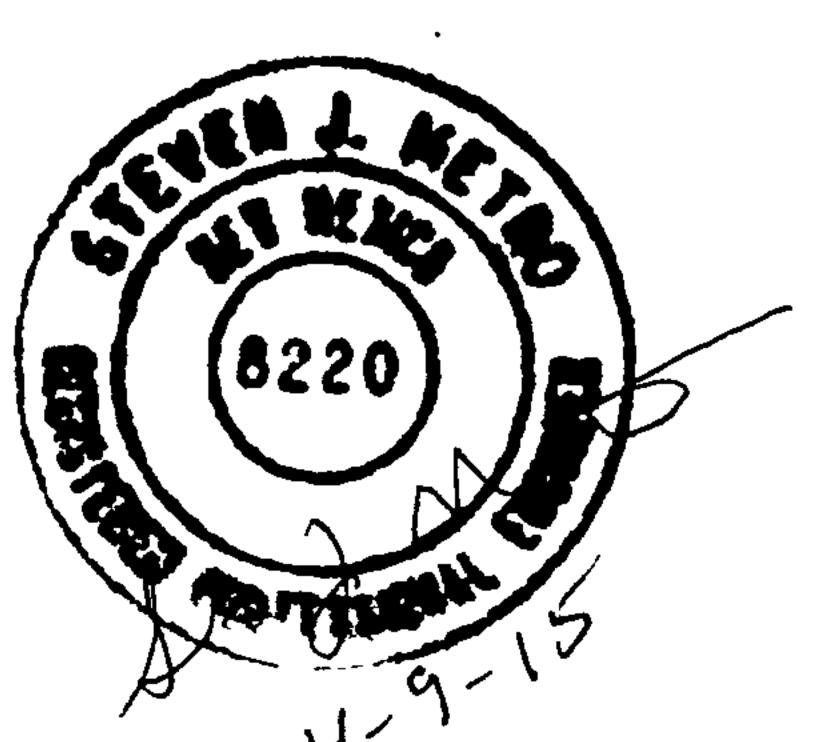
RR/RH C: File





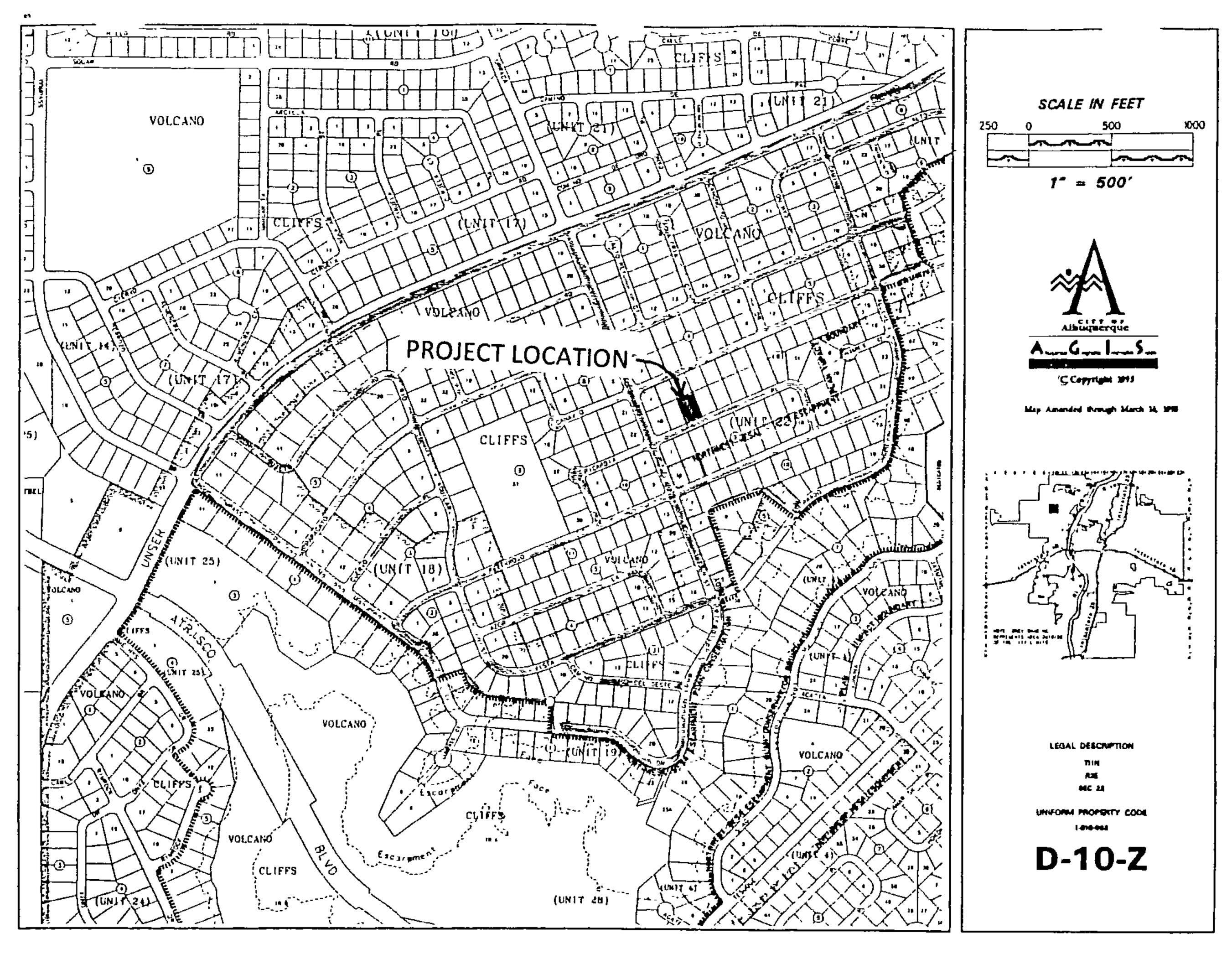
411 401

LOT 38, BLOCK 8, UNIT 22 VCS	AREA LOT SF	<u>%</u>	SAD 228 DMP %	Q100 CFS ACRE ZONE 1	TOTAL PROP Q100 CFS	<u>SAD 228</u> <u>DMP</u> <u>Q100 CFS</u>
TYPE D	5,280	33%	50	4.37	0.53	0.80
TYPE C	8,987	57%	40	2.87	0.59	0.42
TYPE B	<u>1,600</u>	<u>10%</u>	<u>10</u>	2.03	<u>0.07</u>	0.07
					1,17	

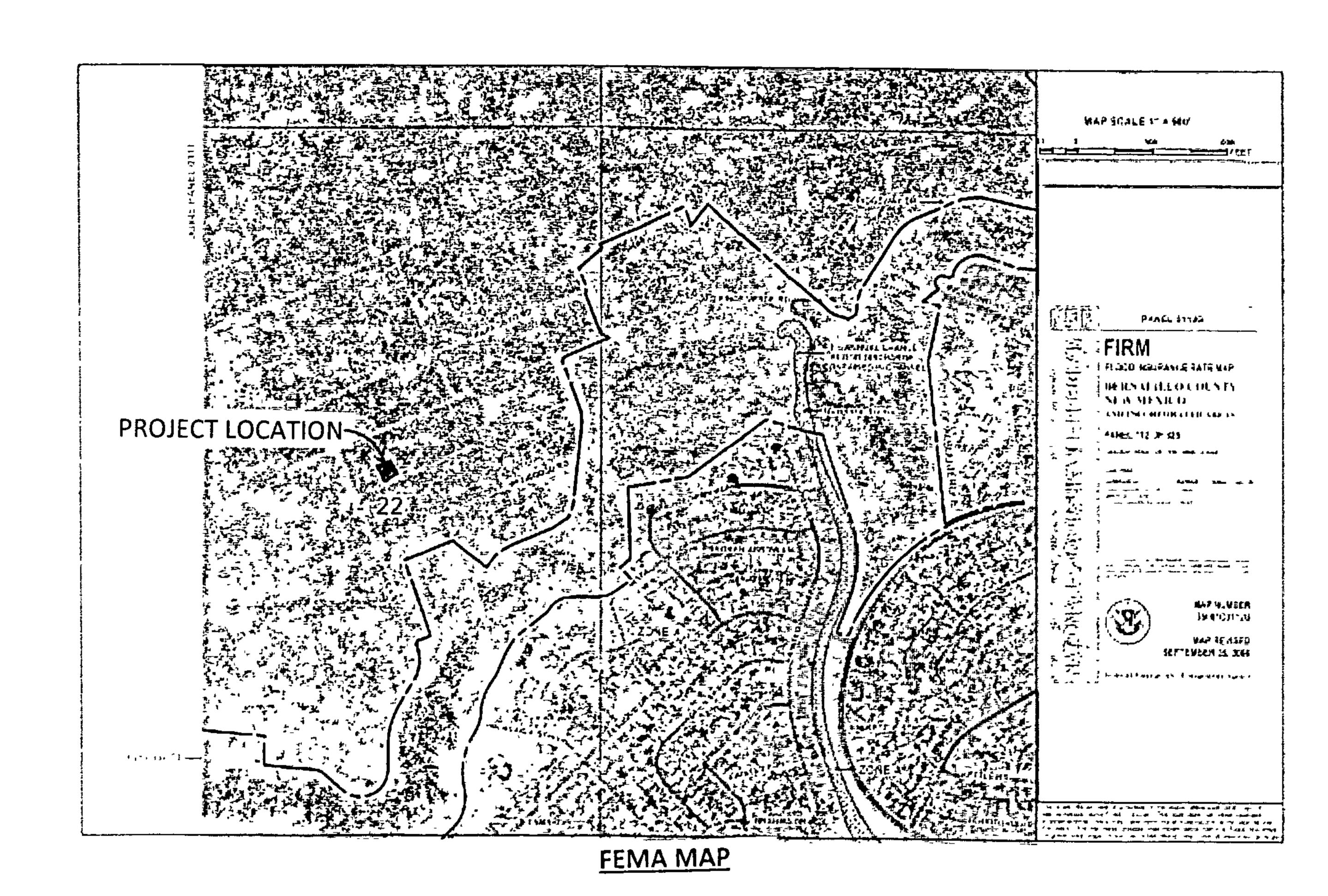


PREPARED BY STEVEN J. METRO, PE AND PS

GRADING & DRAINAGE PLAN
6435 Picardia Place NW
LOTS 38, BLOCK 8, UNIT 22 VCS



VICINITY MAP



Narrative

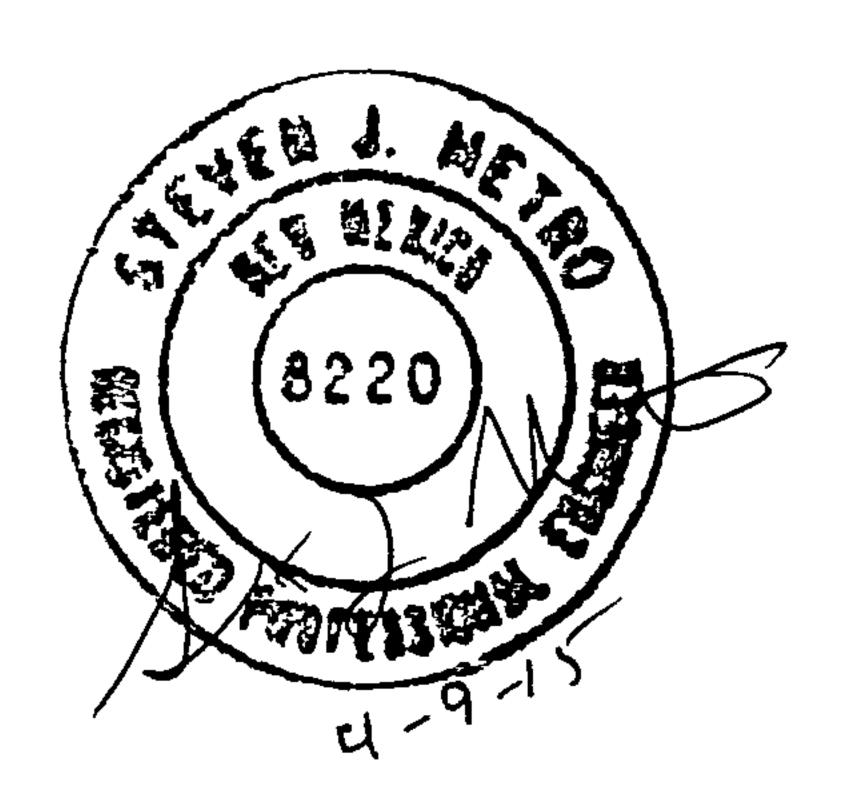
Grading and Drainage Plan for the construction of the building pad for Lot 38, Block 8, Unit 22, Volcano Cliff S Subdivision, being a part of SAD 228.

Address: <u>G435</u> PICACOIN PLACE NW, ALBRAUER QUE, NM.

Purpose of this Plan is to establish the first floor elevation, house layout, lot drainage including offsite flows.

First Flush per EPA Standards

The Initial First Flush to be manages is 0.44" less 0.10" initial impervious abstraction = 0.34" or 453 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

LOT 38, BLOCK & , UNIT 22, VCS

ADDRESS: 6435 PICARDIA PL NW
6431



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

4471	(REV 02/2013)	D10003E38
Project Title: 6435 Picardia Place	NW Building Permit #:	City Drainage #: 1010000E
DRB#: EPC#:		Work Order#:
Legal Description: Lot 38, Block 8, Unit 2	2 Volcano Cliffe Subo	liuisim
City Address: Lott35 Picardra Place Nu		
Engineering Firm: Metro Developm	ent, Inc.	Contact: Steve Metro
	NE, ABB, NM 8717	
Phone#: 505-280-4553 Fax#: 5	05-348-4055	E-mail: 5 teck. metro e vilson es. a
Owner: ROGende Rockty & Ins Address: Corrales, NA	restments LCC	Contact: Todd Kruger
Phone#: 505 - 250 - 8135 Fax#:	· · · · · · · · · · · · · · · · · · ·	E-mail: + Kruger C rgri. net
Architect:		Contact:
Address:		
Phone#: Fax#:		E-mail:
	nc.	Contact: 5 tex Metro
	ME, ABQ, NM 87	7122
Phone#: Fax#:	······································	E-mail: 5 teve. Metroc Wilson.
	30 NM 87105	Contact: Rudy Guynnes.com E-mail: rudy eguynnes.com
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVA	AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARAN	
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPR	
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	
CONCEPTUAL G & D PLAN CD A DING DLAN	S. DEV. FOR BLDG. PERMI	
GRADING PLAN EROSION & SEDIMENT CONTROL PLAN (ESC)	SECTOR PLAN APPROVAL FINAL PLAT APPROVAL	- APR 0 9 23.5
ENGINEER'S CERT (HYDROLOGY)		NEXAMEBEVELOPMENT SECTION
CLOMR/LOMR	CERTIFICATE OF OCCUPA	NCY (TCL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT AP	
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPRO	VAL \$50.00 Daid
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	VAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVA	
SO-19 OTHER (SRECIEV)	WORK ORDER APPROVAL	
OTHER (SPECIFY)	GRADING CERTIFICATION	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Co	py Provided ₀
DATE SUBMITTED: 4-9-15	By: Steven J. Metr	- · · · · · · · · · · · · · · · · · · ·
Requests for approvals of Site Development Plans and/or Subdivision		

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following

- Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- 2 Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- 3. Drainage Report Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Metro, Steven J.

From:

Metro, Steven J.

Sent:

Thursday, April 09, 2015 3:05 PM

To:

'Ortiz, Monica'

Subject:

Submittal of 2 G&D for building permits SAD 228 - 6431 Picardia PI NW and 6435 Picardia PI

NW

Attachments:

6431 Picardia Pl NW G&D.pdf; 6435 Picardia Pl NW G&D.pdf

Monica – attached are the pdf files for two submittals for SAD 228 lot G&D:

6431 Picardia Place, NW

Lot 37, Block 8, Unit 22 VCS

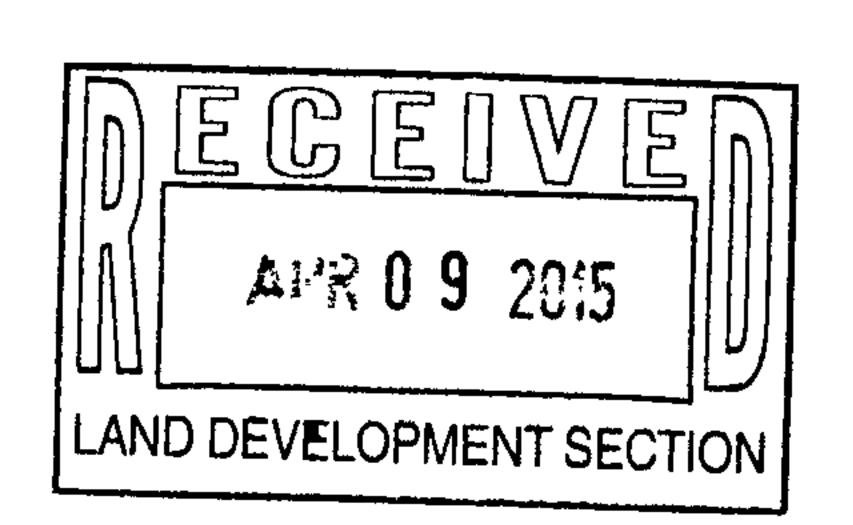
643/ -6435 Picardia Place, NW

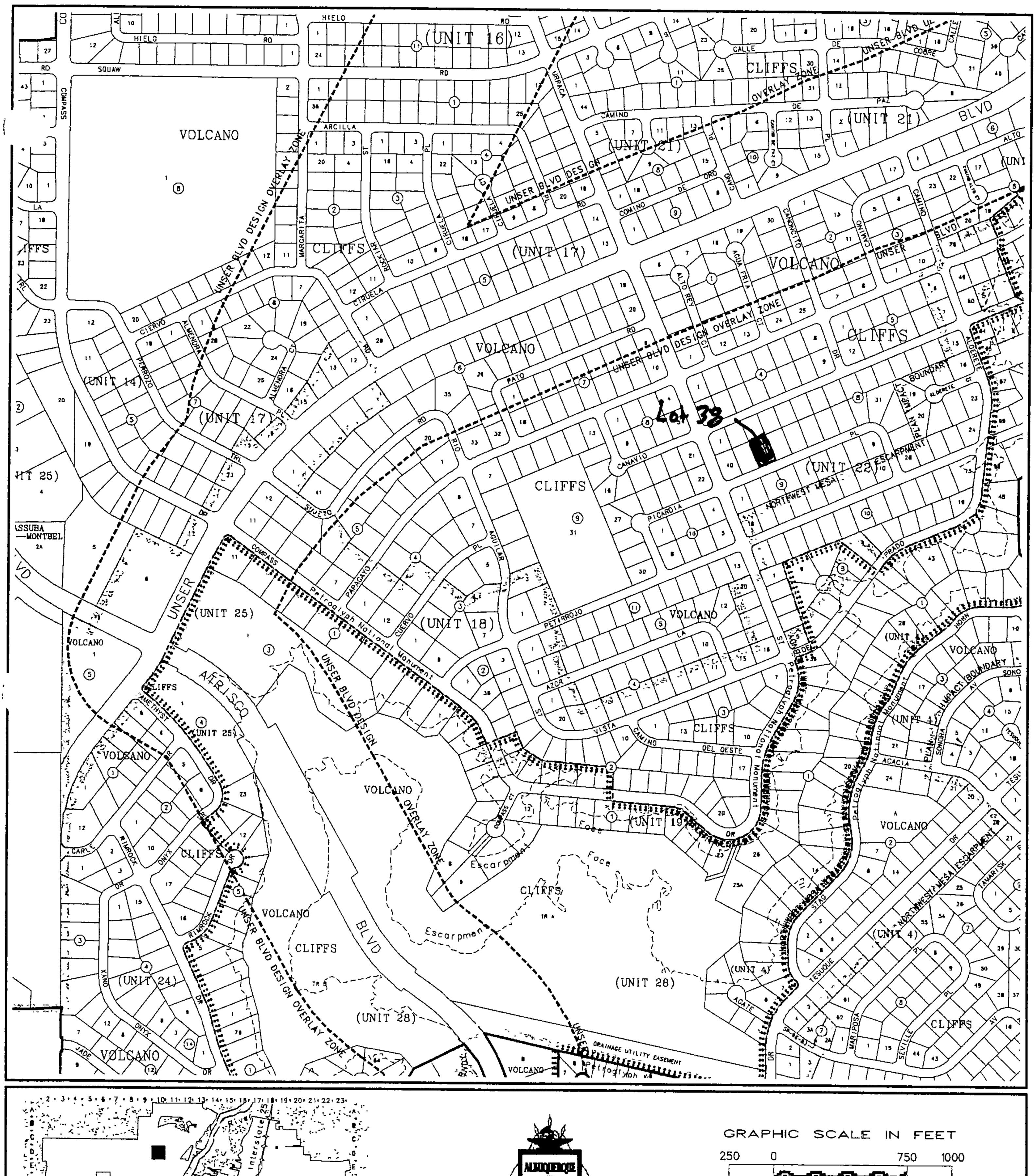
Lot 38, Block 8, Unit 22 VCS

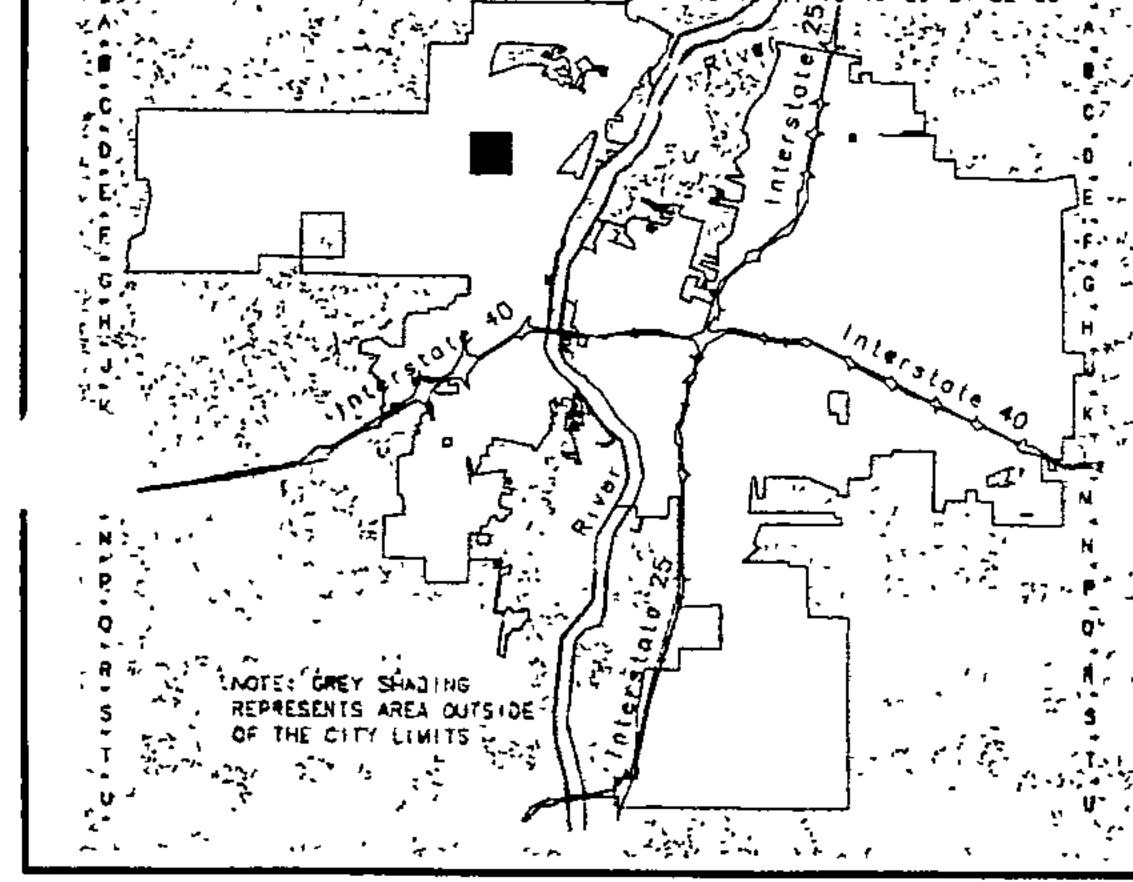
I will deliver to the counter today.

Thanks,

Steve Metro



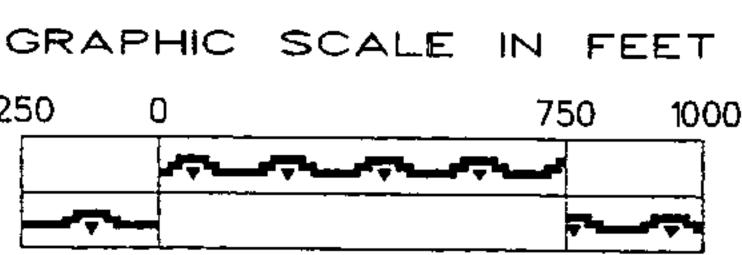






Albuquerque

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Zone Atlas Page

D-10-Z

Map Amended through January 21, 2003