

# CITY OF ALBUQUERQUE

Planning Department  
David Campbell, Director



Mayor Timothy M. Keller

January 11, 2018

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

**RE: Lot 5 Block 8 Unit 22 SAD 228  
Volcano Cliffs Subdivision  
6412 Canavio St NW  
Request for Permanent C.O. – Not Accepted  
Engineers Stamp Date 5/24/17 (D10D003E5)  
Certification Dated: 1/10/18**

PO Box 1293

Dear Mr. Metro,

Albuquerque

Based on the Certification received 1/10/2018, this plan cannot be approved for Certificate of Occupancy until the following comments are addressed.

NM 87103

- An opening in the block fence, on the west side of the property, must be provided, according to the approved plan dated 5/24/17.
- All dirt piles, debris and concrete must be removed in and around the entire site.
- The dumpster located on the west side of the property must be removed.

www.cabq.gov

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



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 01/2015)

Project Title: 6412 CANAVIO PL NW Building Permit #: \_\_\_\_\_ City Drainage #: \_\_\_\_\_

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: LOT 5, BLOCK 8, UNIT 22 VOLCANO CLIFFS SUBDIVISION

City Address: 6412 CANAVIO PL NW

Engineering Firm: METRO DEVELOPMENT INC Contact: STEVE METRO

Address: 8860 DESERT PINCH LANE, ABB, NM 87122

Phone#: 505-280-4553 Fax#: \_\_\_\_\_ E-mail: steve.metro@wilson.com

Owner: RACHEL MATTHEW HOMES (Rio Grande Realty) Contact: Damian Gutierrez

Address: \_\_\_\_\_

Phone#: 505-843-9522 Fax#: \_\_\_\_\_ E-mail: damian.adwell@icloud.com

Architect: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY

### TYPE OF SUBMITTAL:

☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN

☐ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☒ OTHER (SPECIFY) AS BUILT

☐ 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

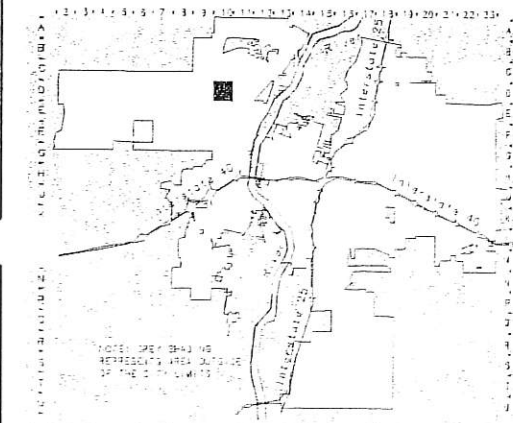
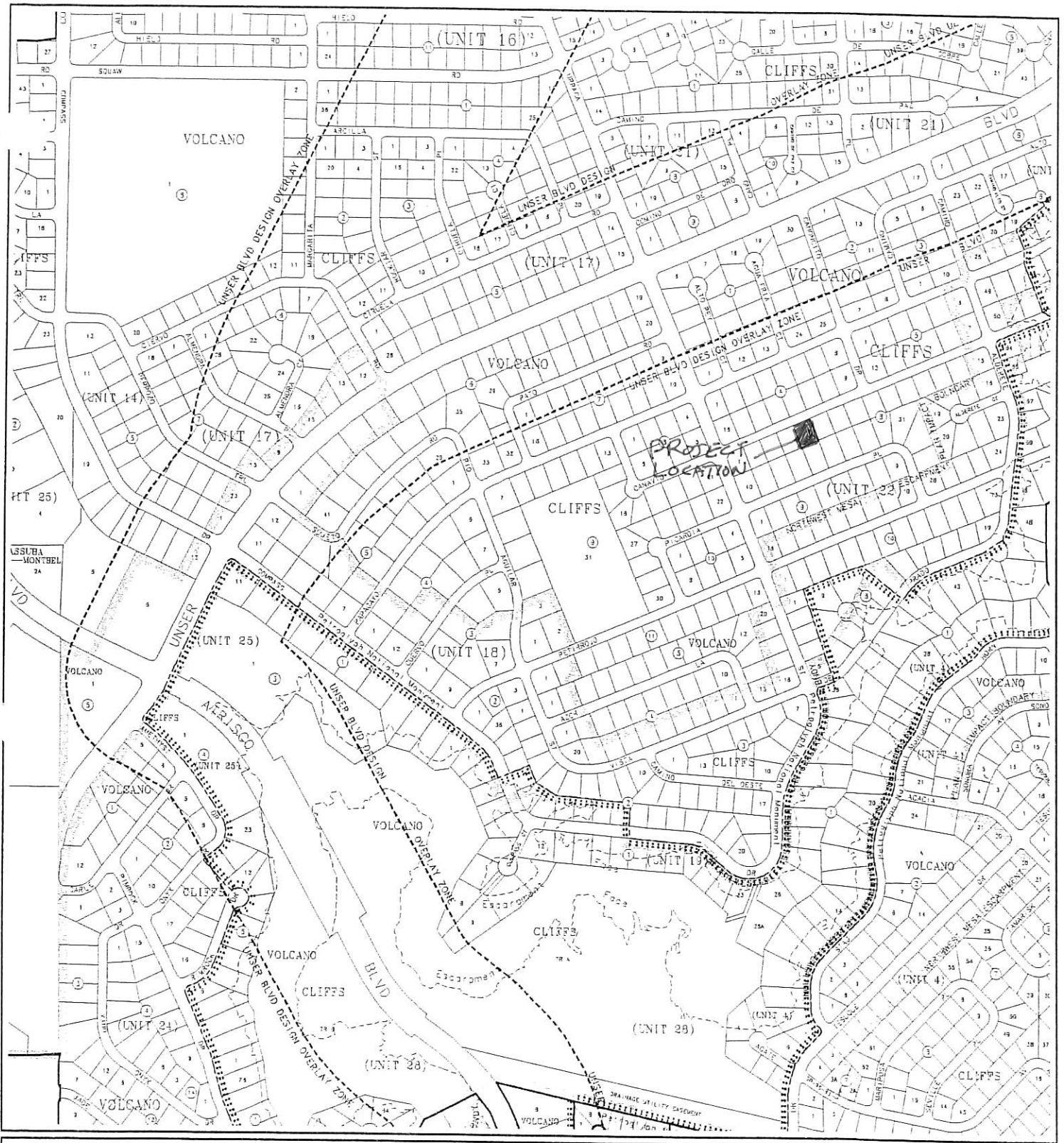
☐ PRE-DESIGN MEETING

☒ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL? ☒ Yes ☐ No

DATE SUBMITTED: 1-10-18 By: Steven Metro

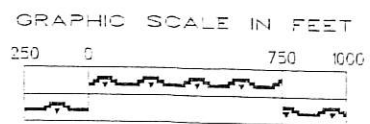
COA STAFF ELECTRONIC SUBMITTAL RECEIVED \_\_\_\_\_



CITY OF  
Albuquerque

**A G I S**  
ANALYTICAL GRAPHICS INTERNATIONAL  
PLANNING DEPARTMENT

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**Zone Atlas Page**

**D-10-Z**

Map Amended through January 21, 2003

# CITY OF ALBUQUERQUE

Planning Department  
Suzanne Lubar, Director



Mayor Richard J. Berry

May 25, 2017

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

RE: **Volcano Cliffs Subdivision Lot 5, Block 8, Unit 22**  
**5412 Canavio Pl NW**  
**Grading and Drainage Plan**  
**Engineers Stamp Date 5/24/17 (D10D003E5)**

Dear Mr. Metro,

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

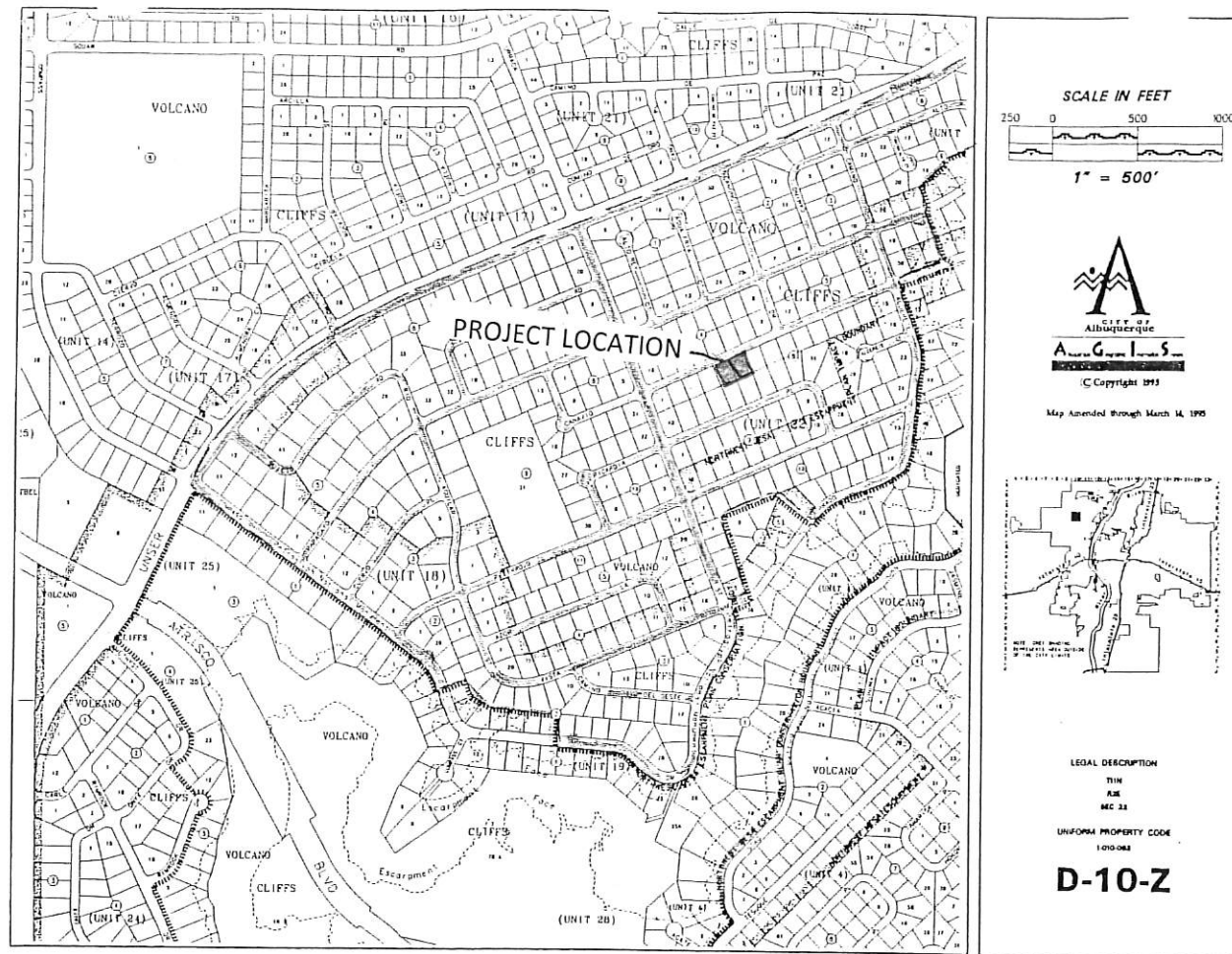
PO Box 1293

Albuquerque

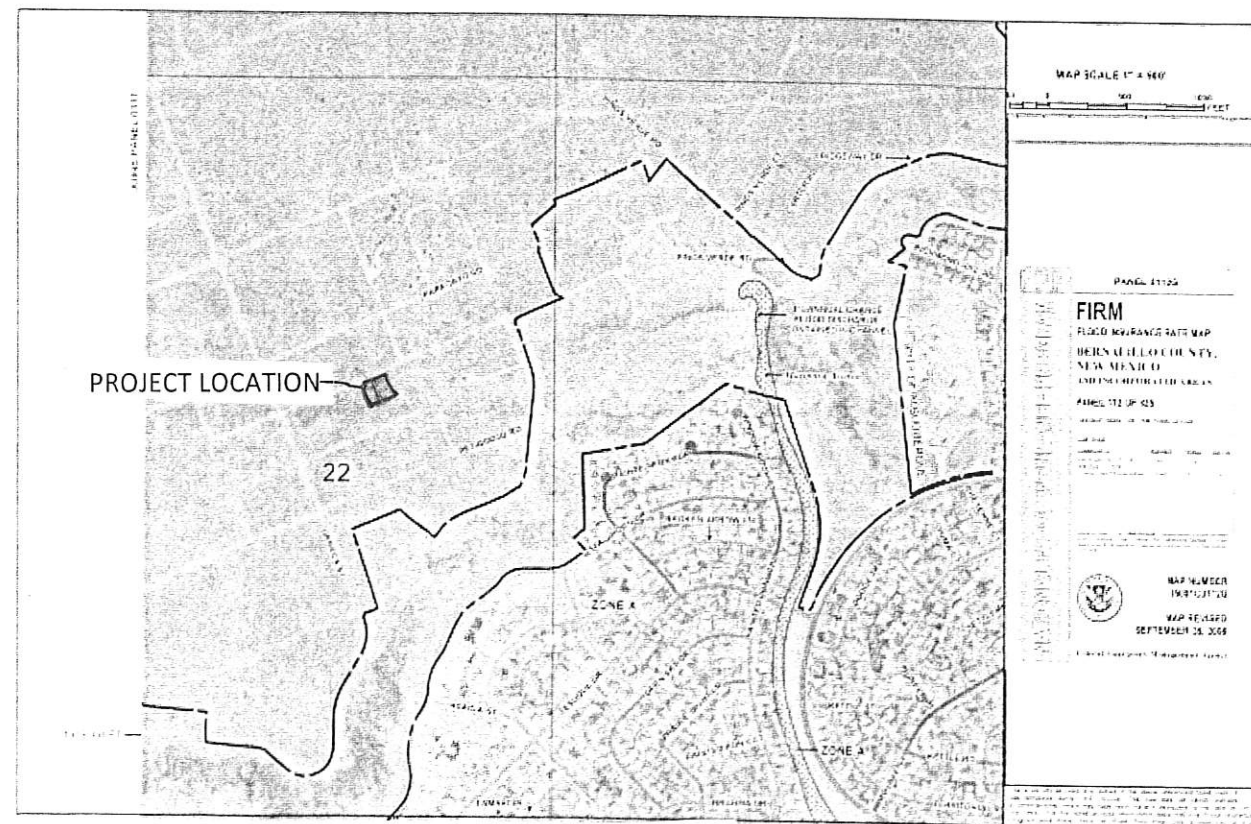
New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)





**VICINITY MAP**



**FEMA MAP**

### Narrative

Grading and Drainage Plan for the construction of the building pad for Lot 5, Block 8, Unit 22 Volcano Cliffs Subdivision, being a part of SAD 228.

Address: 6412 Canavio Place, 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 managed is 0.44" less 0.10" initial impervious abstraction = 0.34" or 340 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.



**AS BUILT**

**GRADING AND DRAINAGE PLAN**

**LOT 5, BLOCK 8, UNIT 22, VCS**

**ADDRESS: 6412 Canavio Pl NW  
Lot 5**



Development, Inc.  
8860 Desert Finch Ln NE  
Albuquerque, NM 87122  
(505) 280-4553

DRAINAGE CERTIFICATION WITH VERIFICATION BY ENGINEER OF RECORD

1-10-2018

DRAINAGE CERTIFICATION

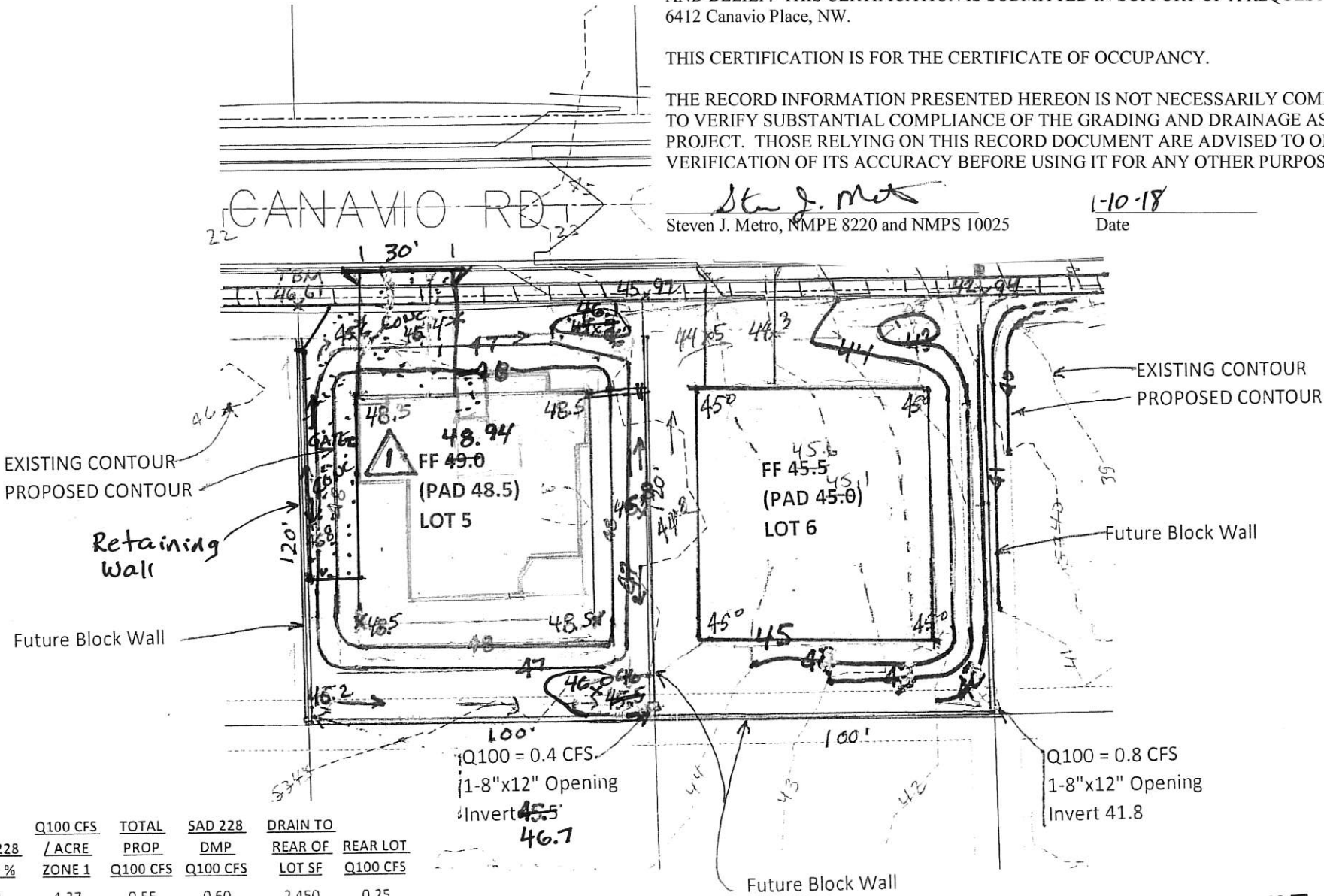
I, Steven J. Metro, NMPE 8220, OF THE FIRM Wilson & Company, Inc., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN AS REVISED DATED 5-24-2017. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN 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 6412 Canavio 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 10025

1-10-18  
Date



LOT 5, BLOCK 8, UNIT 22 VCS	AREA LOT		SAD 228 DMP %	Q100 CFS / ACRE	TOTAL PROP.	SAD 228 DMP	DRAIN TO	
	SF	%					REAR OF LOT SF	REAR LOT Q100 CFS
TYPE D	5,500	46%	50	4.37	0.55	0.60	2,450	0.25
TYPE C	5,300	44%	40	2.87	0.35	0.32	2,700	0.18
TYPE B	1,200	10%	10	2.03	0.06	0.06	0	0.00
	12,000	100%	100		0.96	0.97	5,150	0.42

LOT 6, BLOCK 8, UNIT 22 VCS	AREA LOT		SAD 228 DMP %	Q100 CFS / ACRE	TOTAL PROP.	SAD 228 DMP	DRAIN TO	
	SF	%					REAR OF LOT SF	REAR LOT Q100 CFS
TYPE D	5,500	46%	50	4.37	0.55	0.60	2,450	0.25
TYPE C	5,300	44%	40	2.87	0.35	0.32	2,700	0.18
TYPE B	1,200	10%	10	2.03	0.06	0.06	0	0.00
	12,000	100%	100		0.96	0.97	5,150	0.42



AS BUILT 1"=40'

C.O. CERTIFICATION  
Revised to raise FF due to rock

PREPARED BY STEVEN J. METRO, PE AND PS

GRADING & DRAINAGE PLAN  
6412 Canavio Place NW  
LOT 5, BLOCK 8, UNIT 22 VCS