

CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Mayor Richard J. Berry

July 31, 2017

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

RE: **Lot 5 Block 8 Unit 22 Volcano Cliffs SAD 228**
6412 Canavio Pl NW
Engineers Stamp Date 5/24/17 (D10D003E5)
Pad Certification Dated 7/24/17

Dear Mr. Metro,

Based upon the information provided in your submittal received 7/27/17, this plan with Pad Certification dated 7/24/17 is approved building permit.

Reiterate to the Owner/Contractor that a separate permit for a garden/retaining wall must be obtained, with the approved G&D plan dated 7/24/17.

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

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

Sincerely,

James D. Hughes, P.E.
Principal Engineer, Hydrology
Planning Department

RR/JH
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV. 09/2013)

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 FINCHLINE, AOB, NM 87122

Phone#: 505-280-4553 Fax#: _____ E-mail: steve.metro@wilsma.com

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

Address: _____

Phone#: 505-843-9522 Fax#: _____ E-mail: damian.adwell1ng@gmail.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
☐ 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

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) PAD CERT

☐ PRE-DESIGN MEETING

☒ OTHER (SPECIFY) PAD CERT

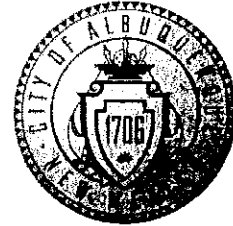
IS THIS A RESUBMITTAL? ☒ Yes ☐ No

DATE SUBMITTED: 7-24-17 By: Steven Metro

COA STAFF ELECTRONIC SUBMITTAL RECEIVED _____

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

DATE:
07/18/17
SCALE:
1" = 30'
CREW:
CFS/REA
DRAWN:
SLN
JOB NO.
N679-06

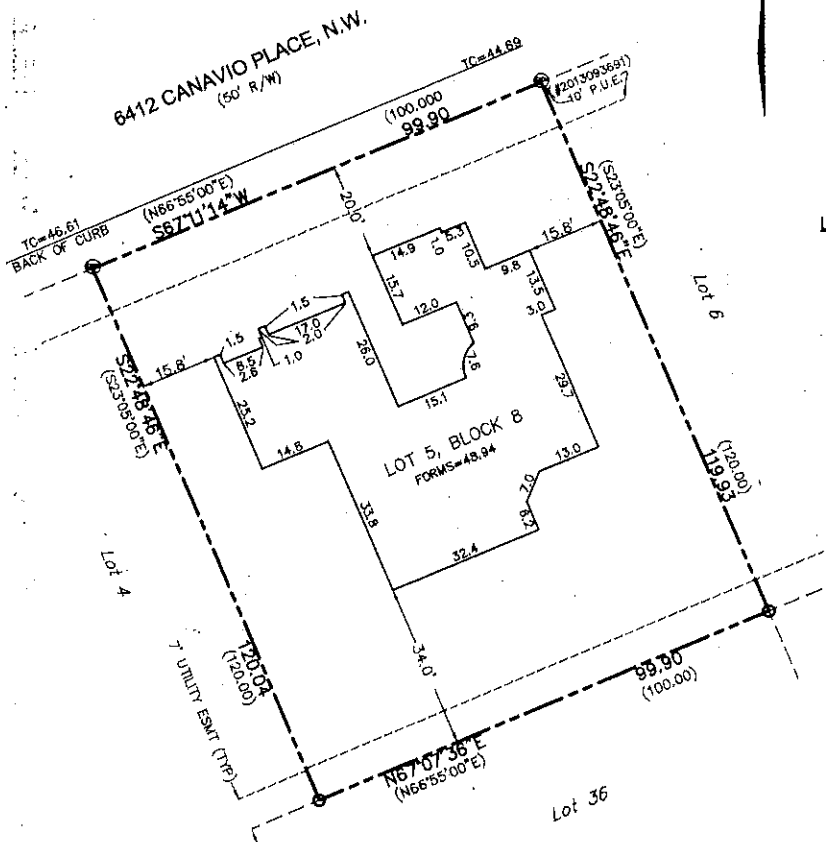
Community Sciences Corporation

LAND SURVEYING & LAND PLANNING
P.O. Box 1328, Corrales N.M., 87048 (505) 897.0000

By State Reference
Racel Matthews Homes

IMPROVEMENT LOCATION REPORT LOT 5, BLOCK 8 VOLCANO CLIFFS UNIT 22 CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

Note: Foundation Survey



NOTES:

1. THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED IN THE NOTES ON THE RECORDED PLAT.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THERE MAY BE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS (CO&R's) WHICH MAY AFFECT THIS PROPERTY. THESE MAY BE RESERVATIONS FOR DRAINAGE, SOLAR ACCESS, ETC.
4. NO PORTION OF THIS PROPERTY LIES WITHIN SPECIAL FLOOD HAZARD AREAS (AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THIS AREA, DATED SEPTEMBER 26, 2008, MAP NO. 35001C0112-0). THE SURVEYOR MAKES NO GUARANTY AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL FEMA AGENT SHOULD BE CONTACTED FOR VERIFICATION.

LEGEND

- FND REFERENCE POINT
- FND NAIL W/SHINER (LS 12651)

LEGAL DESCRIPTION

LOT NUMBERED FIVE (5) IN BLOCK NUMBERED EIGHT (8) OF VOLCANO CLIFFS SUBDIVISION UNIT NO 22, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 9, 1975, IN PLAT BOOK DB, PAGE 162.



Community Sciences Corporation
N.M. Professional Surveyor # 4972

Date: 07/17/17

THIS IS TO CERTIFY:

TO TITLE COMPANY: _____; TO UNDERWRITER: _____
TO LENDER: _____ That on JULY 17, 2017, CLIFF A. SPIROCK
N.M.P.S. No. 4972 made an inspection of the premises situated at 6412 CANAVIO PLACE, N.W., CITY OF ALBUQUERQUE
BERNALILLO County, New Mexico briefly described as VOLCANO CLIFFS SUBDIVISION UNIT 22 LOT 5, BLOCK 8

PLAT REFERENCE:

Bearings, distances and/or curve data are taken from the following plat: SEE LEGAL DESCRIPTION. Easements shown hereon are listed in the Title Commitment provided by the Title Company. No monuments were set. This tract is subject to all easements, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE

THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT TO REMOVE THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.

I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:

1. Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or oil pipe lines on or crossing said premises; *
2. Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises; *
3. Evidence of cemeteries or family burial grounds located on said premises; *
4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties; *
5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common or joint garages; *
6. Apparent encroachments. If the building projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises; *
7. Specific physical evidence of boundary lines on all sides; AS SHOWN ABOVE
8. Approximate distance of structures from at least two (2) lot lines; _____

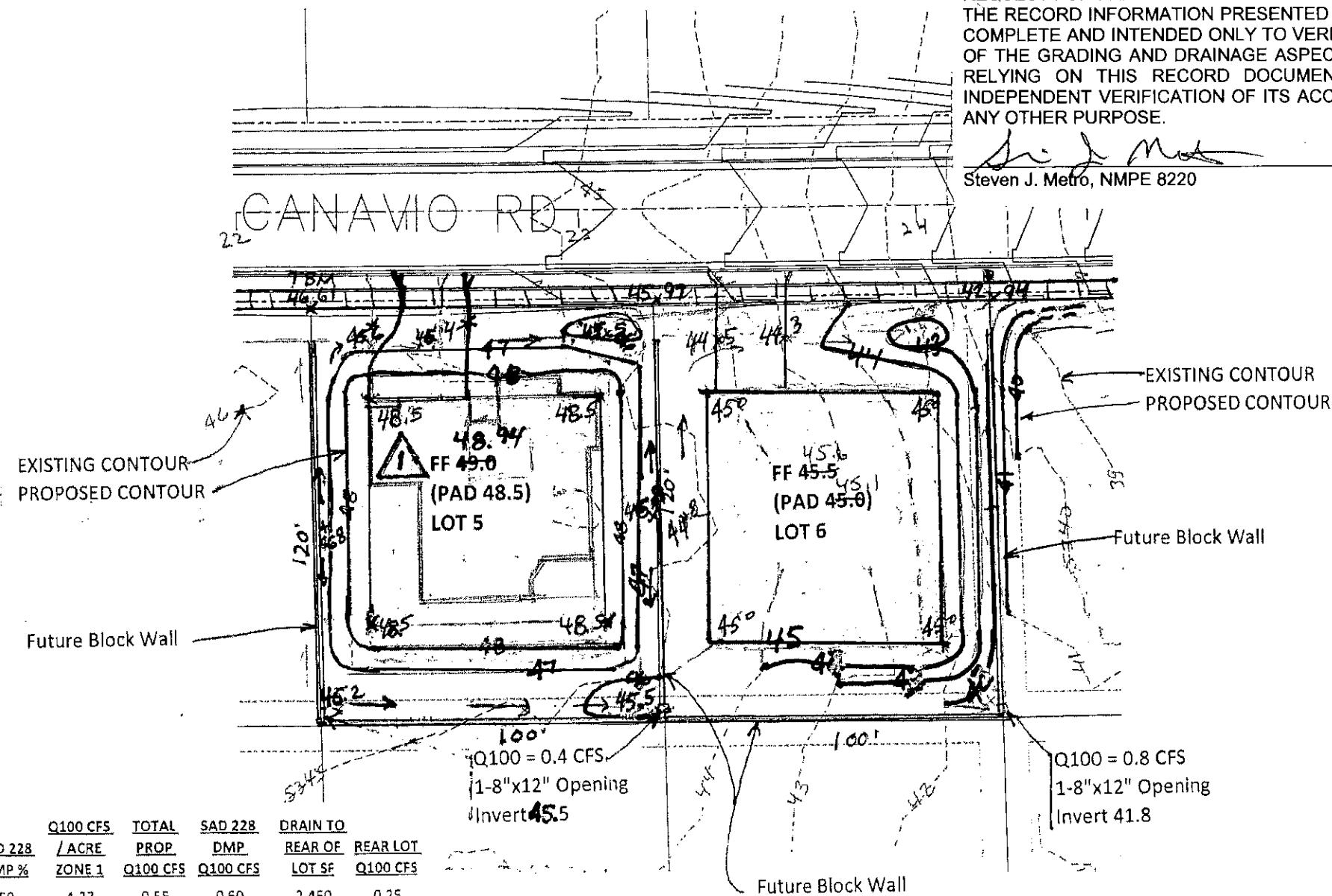
* NOT APPLICABLE, UNLESS SO INDICATED ON THE ABOVE SKETCH

GRADING AND DRAINAGE CERTIFICATION

I, STEVEN J. METRO, NMPE 8220, OF THE FIRM Wilson & Company, Inc., Engineers & Architects, HEREBY CERTIFY THAT THE FINISHED PAD HAS BEEN CONSTRUCTED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED REVISED PLAN DATED 5-24-17. THE ATTACHED CERTIFIED AS-BUILT SURVEY INDICATES THAT THE FINISHED PAD WILL BE CONSTRUCTED. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PAD CERTIFICATION.

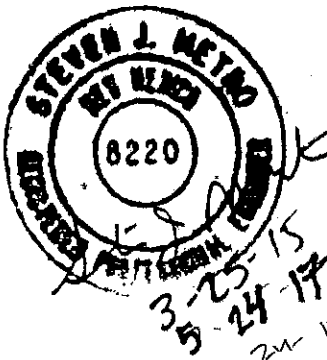
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Steven J. Metro
Steven J. Metro, NMPE 8220
7-24-17
DATE



LOT 5, BLOCK 8, UNIT 22 VCS	AREA LOT SF	%	SAD 228 DMP %	Q100 CFS / ACRE ZONE 1	TOTAL PROP. Q100 CFS	SAD 228 DMP	DRAIN TO 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 SF	%	SAD 228 DMP %	Q100 CFS / ACRE ZONE 1	TOTAL PROP. Q100 CFS	SAD 228 DMP	DRAIN TO 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



PAO 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