

Rael, Rudy E.

From: Rael, Rudy E.
Sent: Thursday, January 19, 2017 10:03 AM
To: 'Metro, Steven J. (Steven.Metro@wilsonco.com)'
Subject: 6512 Papagayo

Mr. Metro,

This email is being sent in lieu of an attached comment letter in order to expedite our comments. Response to comments should continue to be included in the resubmittal. A reply to these comments via email will not be considered a resubmittal.

Based upon the information provided in your submittal received 1/17/17, the above referenced Grading and Drainage plan dated 1/17/17 cannot be approved for Grading Permit until the following comments are addressed:

- Provide a note stating that future garden walls require a separate permit and this plan should be used for their placement.
- Also state that future garden walls require an opening 3" above grade in the SW corner.
- Provide a statement that a pad certification is required before a building permit is given.

If you should have any questions feel free to contact me or Shahab Biazar at 924-3999.

Rudy E. Rael, CE, CFM
Engineer Assistant, Hydrology
Planning Department
600 2nd St. NW Suite 201
Albuquerque NM 87102
(505) 924-3977



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV. 09/2015)

Project Title: 6512 Papagayo Rd NW G+D Building Permit #: _____ City Drainage #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lot 1 Block 8 Unit 18 VCS
City Address: 6512 Papagayo Rd NW ABA NM 87112
Engineering Firm: Wilson & Company Contact: Steve Metro
Address: 4900 Long Ave NE ABA NM 87109
Phone#: 505-280-4553 Fax#: 505-348-4055 E-mail: steve.metro@wilsonco.com
Owner: American Home Realty Contact: Mia Huynh
Address: 1912 San Breyge St NW
Phone#: 505-440-4632 Fax#: _____ E-mail: mhuynh@comcast.net
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

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) _____

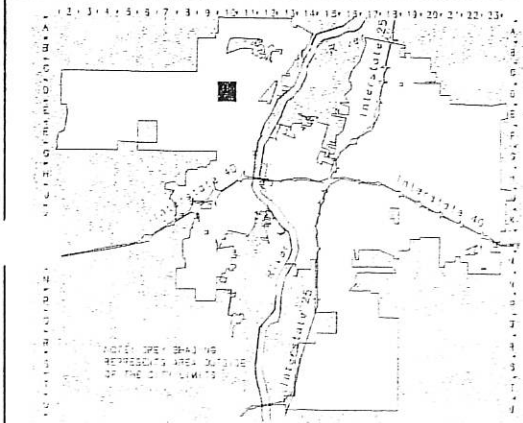
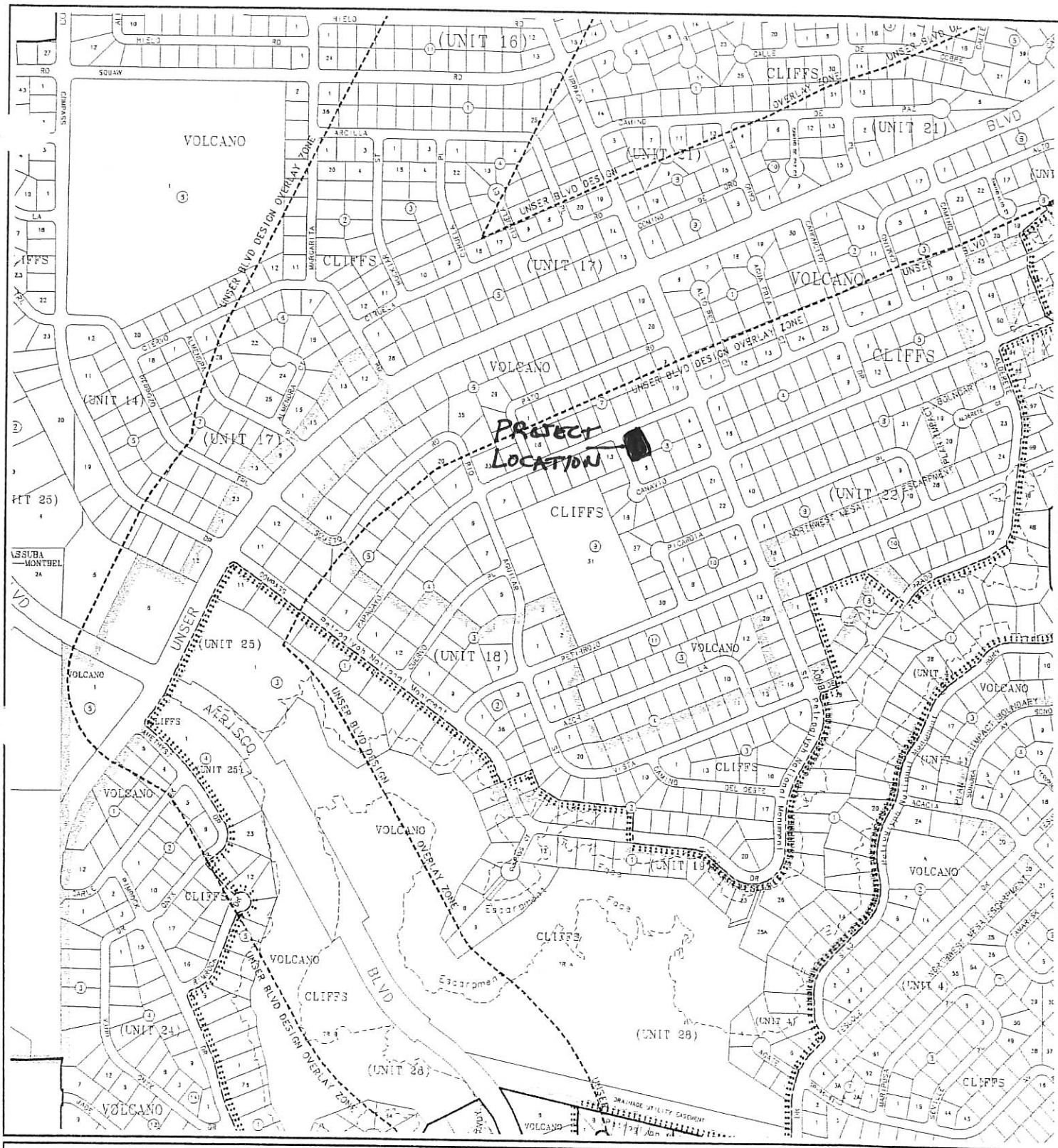
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ 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
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

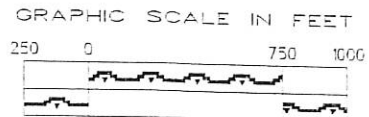
IS THIS A RESUBMITTAL? Yes ☐ No ☒

DATE SUBMITTED: 1-17-17 By: Steve Metro

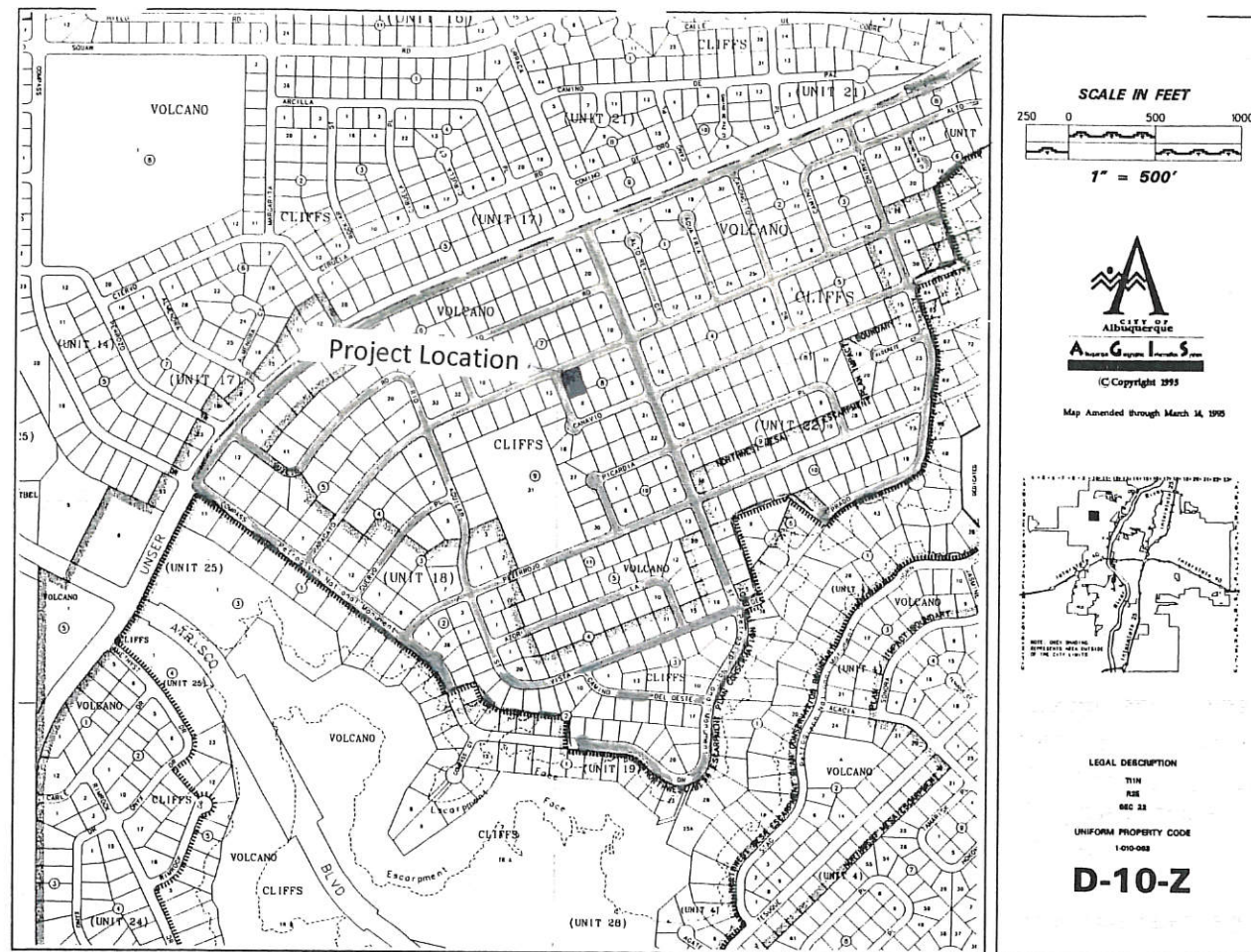
COA STAFF ELECTRONIC SUBMITTAL RECEIVED _____



CITY OF
Albuquerque
A G I S
ALBUQUERQUE
PLANNING DEPARTMENT
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Zone Atlas Page
D-10-Z
Map Amended through January 21, 2003



VICINITY MAP

Narrative

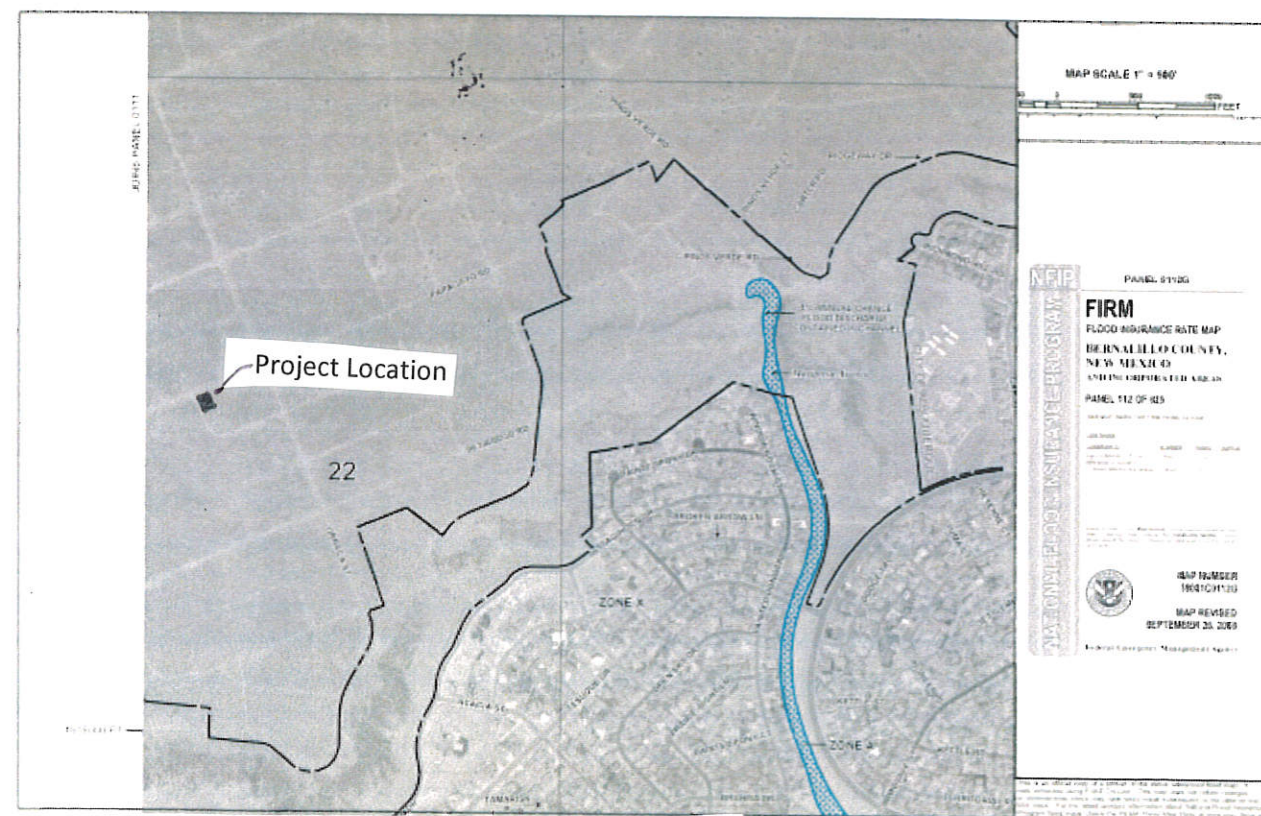
Grading and Drainage Plan for the construction of the building pad for Lot 1, Block 8, Unit 18, Volcano Cliff S Subdivision, being a part of SAD 228.

Address: 6512 Papagayo Rd 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 400 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.



FEMA MAP

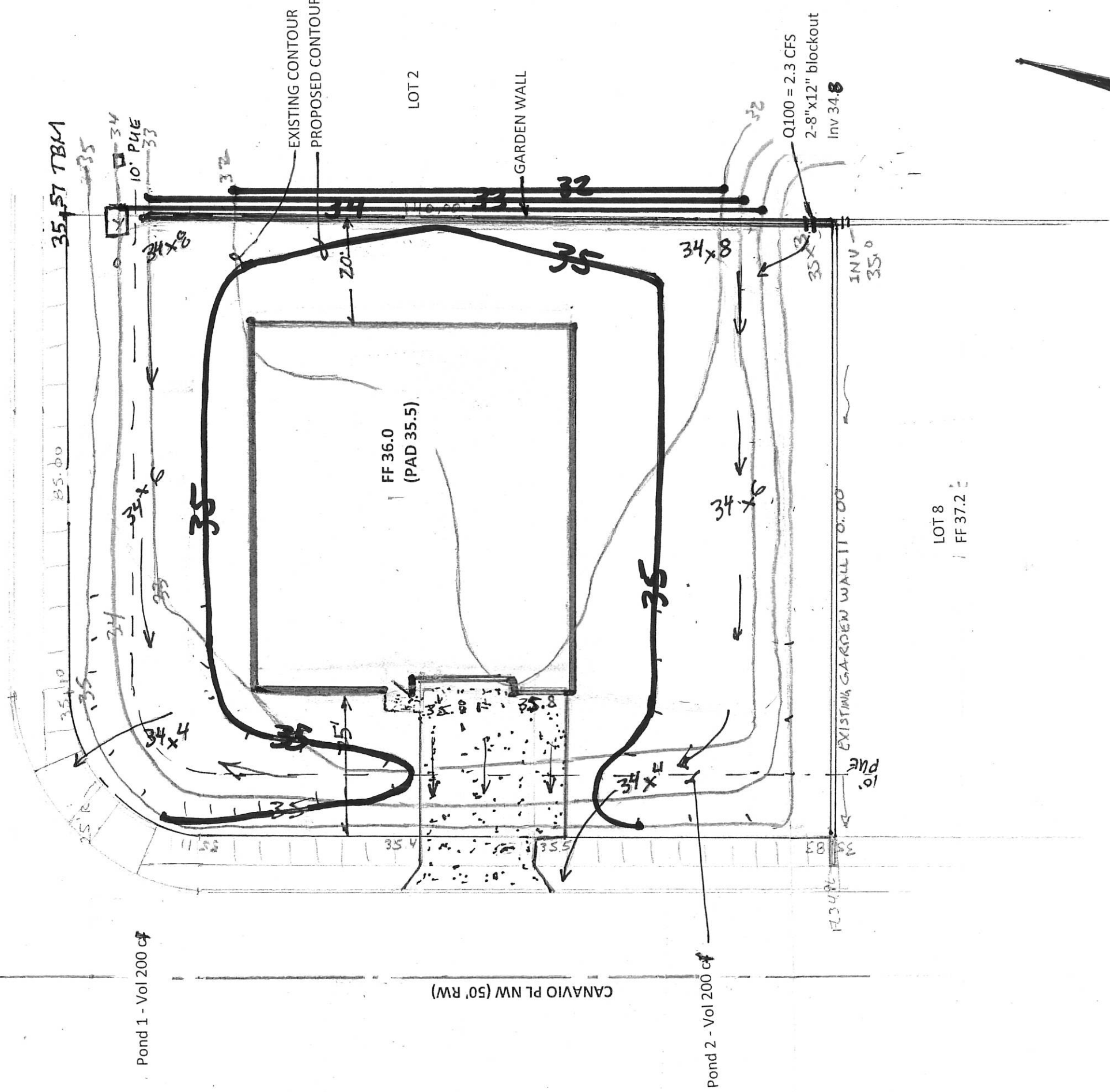


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GRADING AND DRAINAGE PLAN
LOT 1, BLOCK 8, UNIT 18, VCS
ADDRESS: 6512 Papagayo Rd NW



1"=20'



PREPARED BY STEVEN J. METRO, PE AND PS

GRADING & DRAINAGE PLAN

6512 Papagayo Road, NW

LOT 1, BLOCK 8, UNIT 18 VCS

Sheet 2 of 2

LOT 1, BLOCK 8, UNIT 18 VCS	AREA LOT SF	%	SAD 228		Q100 CFS		TOTAL		SAD 228	
			DMP %	ZONE 1	PROP	Q100 CFS	DMP	Q100 CFS	DMP	Q100 CFS
TYPE D	5,250	38%	50	4.37	0.53	0.70				
TYPE C	7,220	52%	40	2.87	0.48	0.37				
TYPE B	1,400	10%	10	2.03	0.07	0.06				
	13870	100%	100		1.07	1.13				