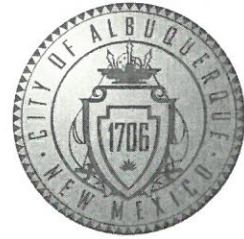


CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Mayor Richard J. Berry

January 31, 2017

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

RE: **Volcano Cliffs Subdivision Lot 1, Block 8, Unit 18**
6512 Papagayo Rd. NW
Grading and Drainage Plan
Engineers Stamp Date 1/30/17 (D10D003O1)

Dear Mr. Metro,

Based upon the information provided in your submittal received 1/30/17, this plan is approved for Grading Permit. Building permit will not be issued until Pad Certification is obtained

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 1/30/17 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,

Shahab Biazar, P.E.
City Engineer, Albuquerque
Planning Department

RR/SB
C: File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



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 Breyse 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: 1-30-17 By: Steve Metro

COA STAFF _____ ELECTRONIC SUBMITTAL RECEIVED _____

Metro, Steven J.

From: Rael, Rudy E. <RRael@cabq.gov>
Sent: Thursday, January 19, 2017 10:03 AM
To: Metro, Steven J.
Subject: 6512 Papagayo

Mr. Metro,

This email is being sent in lieu of an attached comment letter in order to expedite our comments.

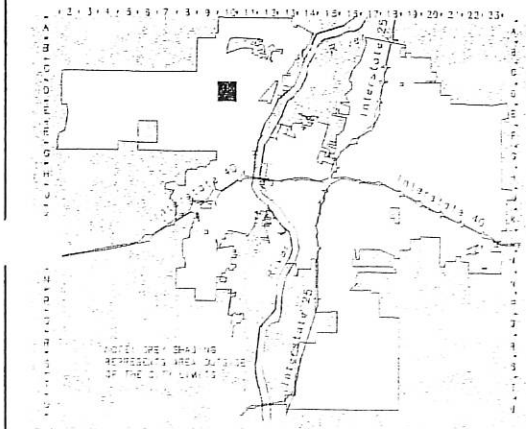
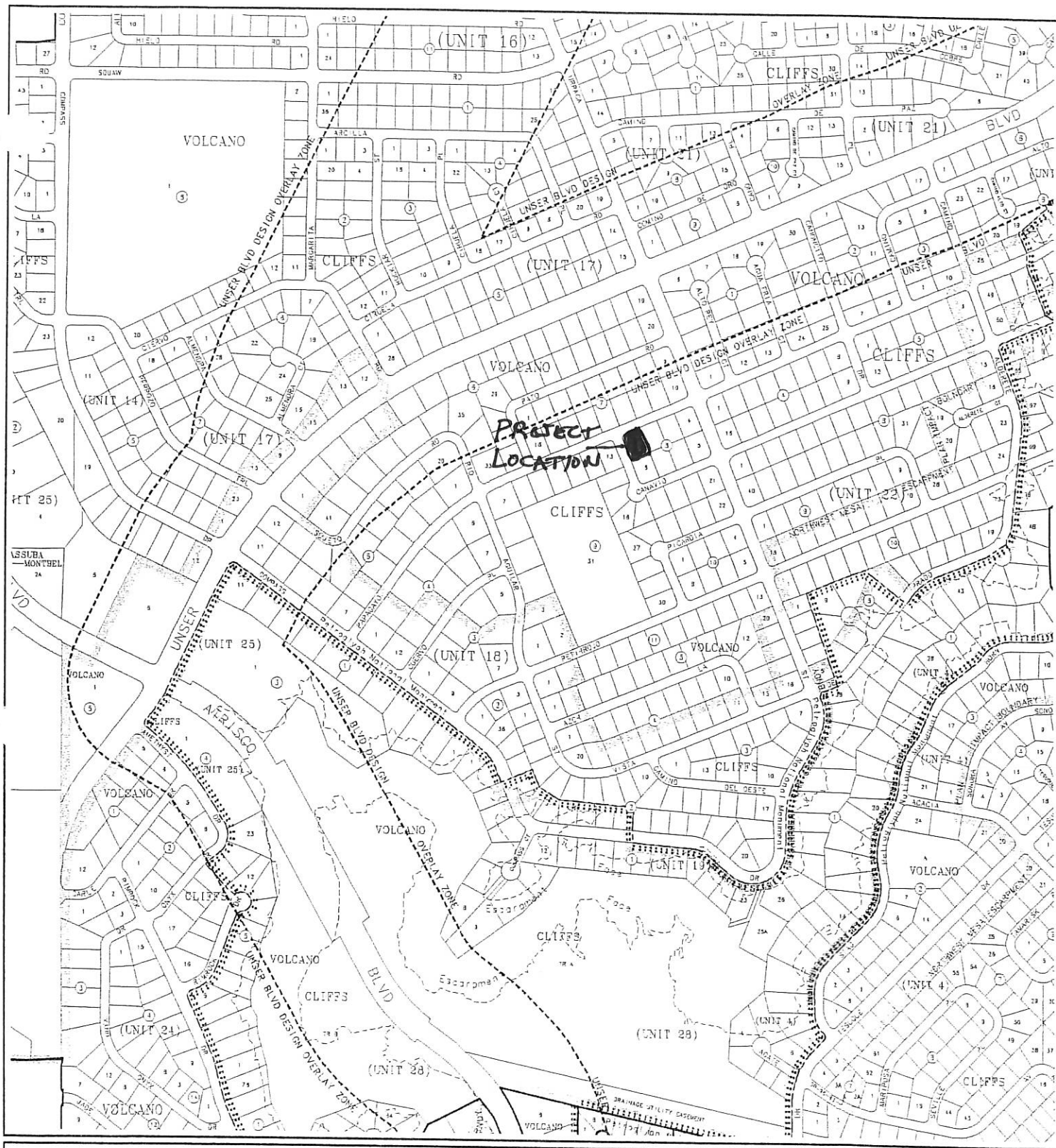
Response to comments should continue to be included in the resubmittal. A reply to these comments via email will not be considered a resubmittal.

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

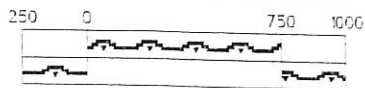


CITY OF
Albuquerque

ALBUQUERQUE
PLANNING DEPARTMENT

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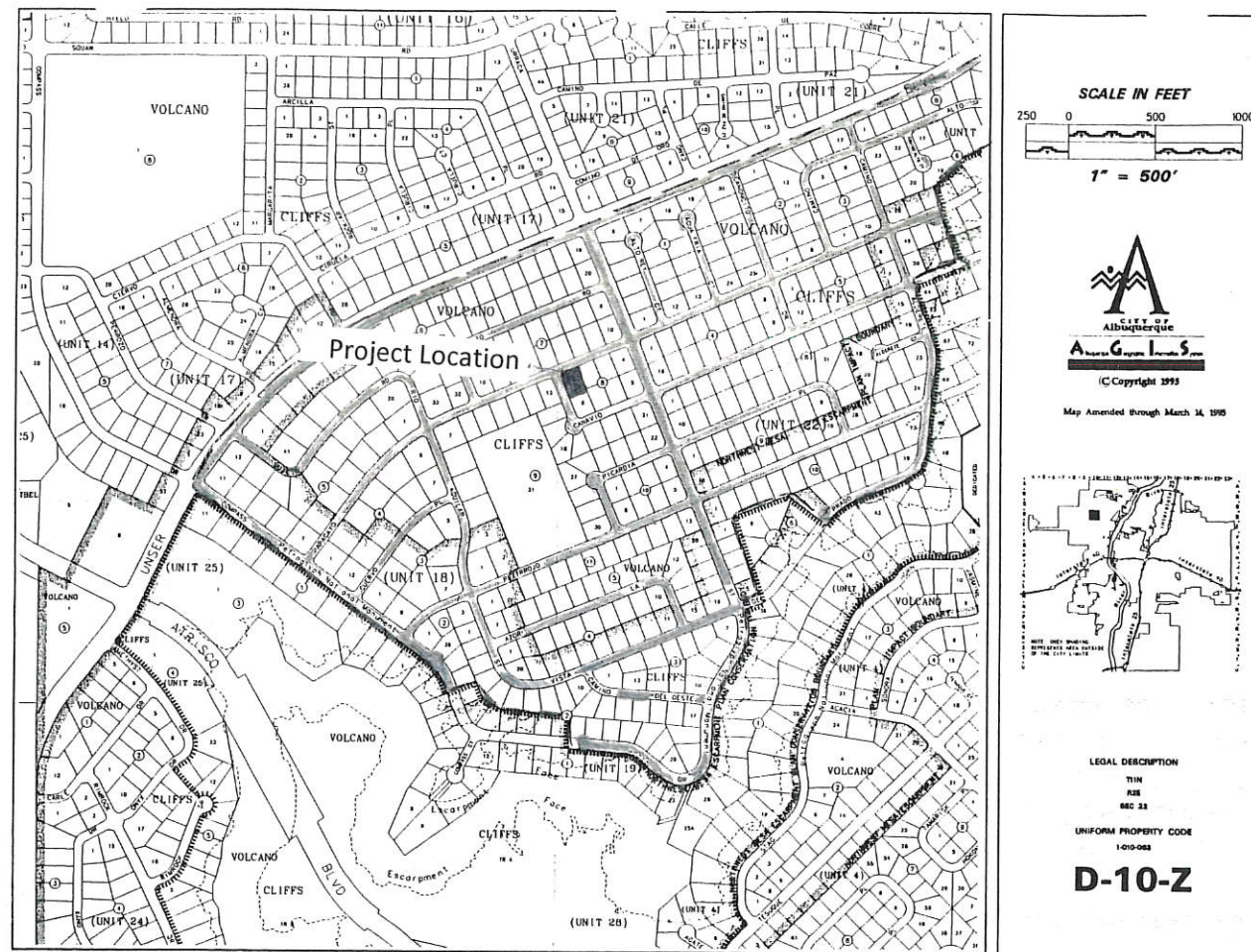
GRAPHIC SCALE IN FEET



Zone Atlas Page

D-10-Z

Map Amended through January 21, 2003



VICINITY MAP

Narrative

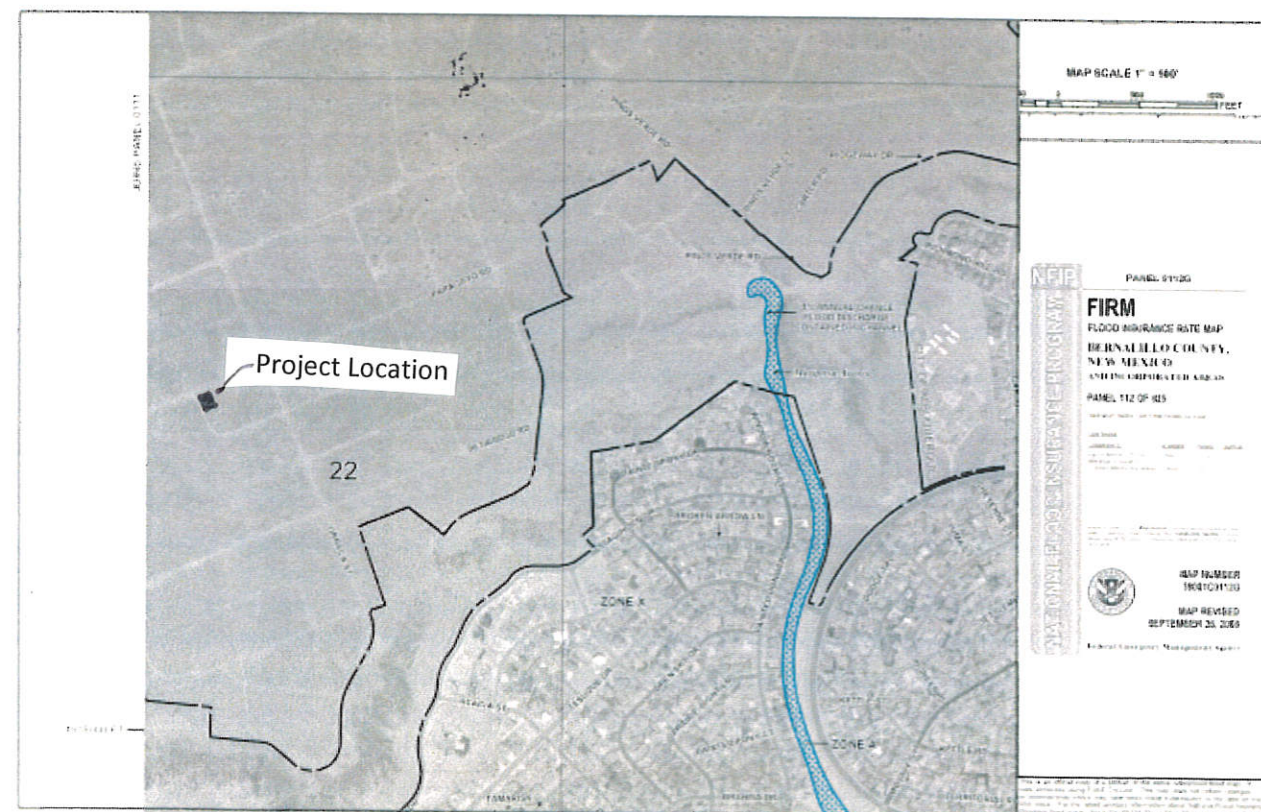
Grading and Drainage Plan for the construction of the building pad for Lot 1, Block 8, Unit 18, Volcano Cliff S Subdivision, being a part of SAD 228.

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



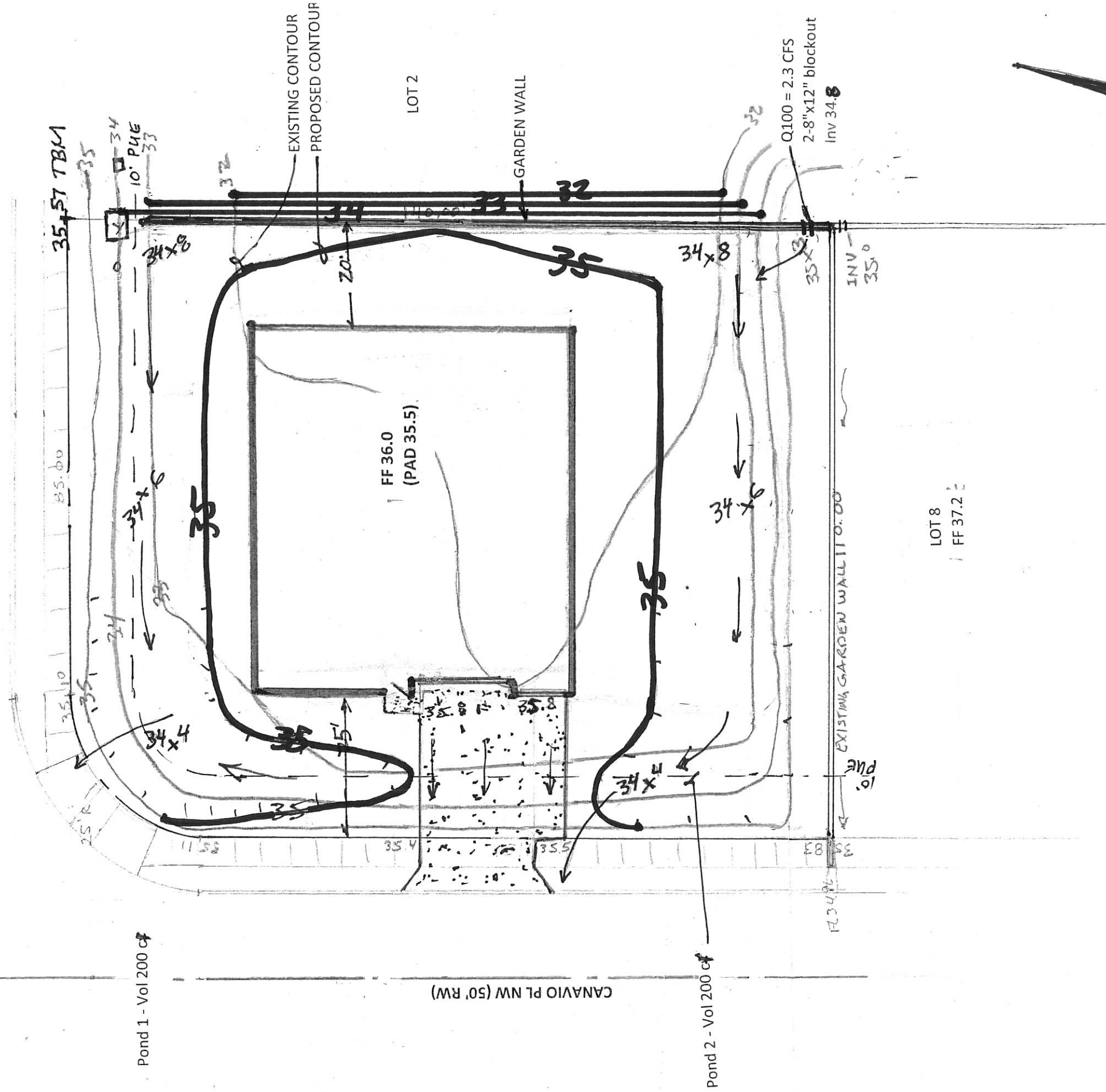
1-17-17
1-30-17 REV

**WILSON
& COMPANY**

4900 LANG AVE., N.E.
SUITE 200
ALBUQUERQUE, NEW MEXICO
87109

PH (505) 348-4000
FAX (505) 348-4072
www.wilsonco.com

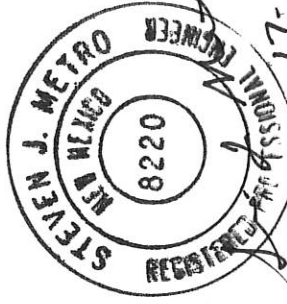
GRADING AND DRAINAGE PLAN
LOT 1, BLOCK 8, UNIT 18, VCS
ADDRESS: 6512 Papagayo Rd NW



1"=20'

- Note:
1. Future garden walls require a separate permit and this plan should be used for their placement.
 2. Future garden walls require an opening 3" above grade in the SW corner.
 3. A pad certification is required before a building permit is given.

REV



1-17-17 REV
1-30-17 REV
PREPARED BY STEVEN J. METRO, PE AND PS

GRADING & DRAINAGE PLAN
65112 Papagayo Road, NW
LOT 1, BLOCK 8, UNIT 18 VCS

LOT 1, BLOCK 8, UNIT 18 VCS	AREA LOT		SAD 228		Q100 CFS		TOTAL		SAD 228	
	SF	%	DMP %	ZONE 1	Q100 CFS	PROP	Q100 CFS	DMP	Q100 CFS	DMP
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				