

# CITY OF ALBUQUERQUE

Planning Department  
David Campbell, Director



Mayor Timothy M. Keller

July 3, 2019

Steve Metro, P.E.  
Wilson & Company  
4900 Lang Ave NE  
Rio Rancho, New Mexico 87109

**Re: SAD 228 Lot 13 Block 6  
6512 Papagayo NW  
Request for Permanent C.O. - Accepted  
Engineer's Stamp dated: 10-10-18 (D10D003O1)  
Certification dated: 7-2-19**

Mr. Metro,

PO Box 1293

Based on the Certification received 7/2/2019, this residence is acceptable for release of Certificate of Occupancy by Hydrology.

Albuquerque

Please advise the home owner that all ponds are to remain in place and kept maintained, not allowing dirt or debris to enter the public right of way or ponds. This is according to the SAD 228 covenants and agreements with the City of Albuquerque.

NM 87103

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

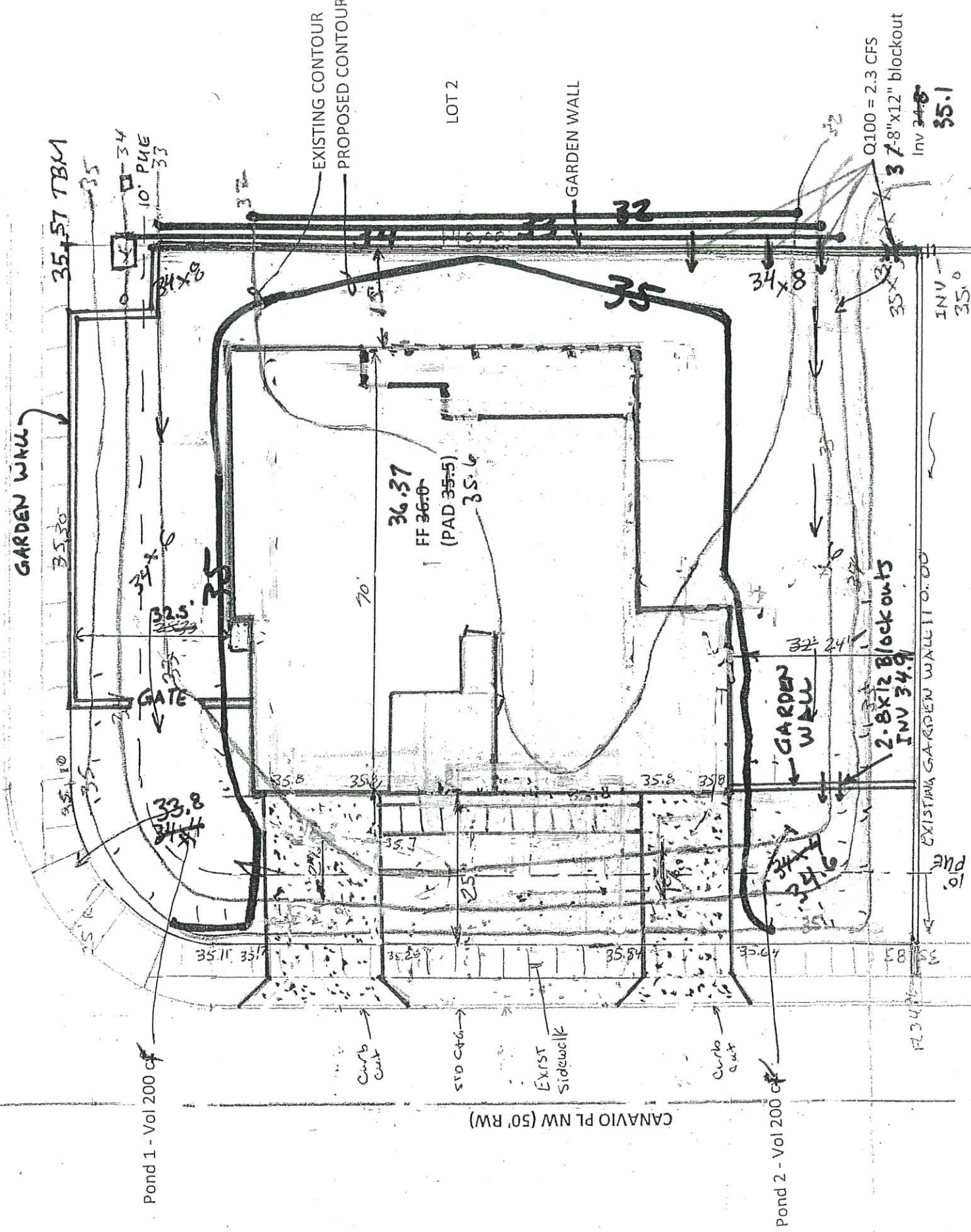
[www.cabq.gov](http://www.cabq.gov)

Sincerely,

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

RR/JDH  
C: email D10D003O1





DRAINAGE CERTIFICATION WITH VERIFICATION BY ENGINEER OF RECORD

7-3-2019

DRAINAGE CERTIFICATION

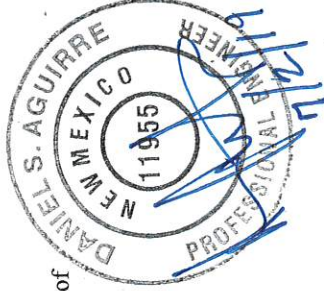
I, Daniel S. Aguirre, NMPE 11955, OF THE FIRM Wilson & Company, Inc., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN AS REVISED DATED 10-10-2018. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL 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 6512 Papagayo Road, 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.

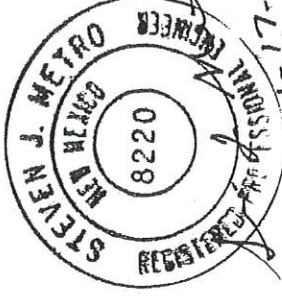
Daniel S. Aguirre, NMPE 11955

7/2/19  
Date



- 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.

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



PREPARED BY STEVEN J. METRO, PE AND PS

GRADING & DRAINAGE PLAN

6512 Papagayo Road, NW

LOT 1, BLOCK 8, UNIT 18 VCS

AS BUILT





# 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) \_\_\_\_\_

IS THIS A RESUBMITTAL? Yes ☒ No

DATE SUBMITTED: 7-2-19

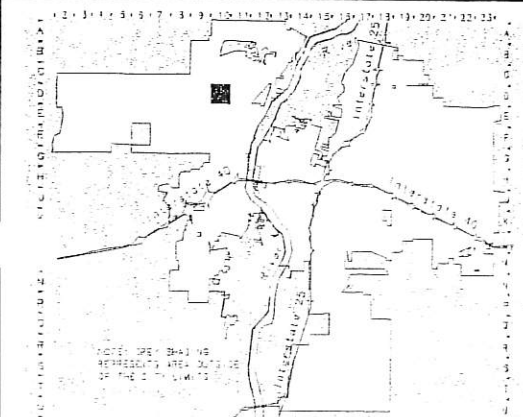
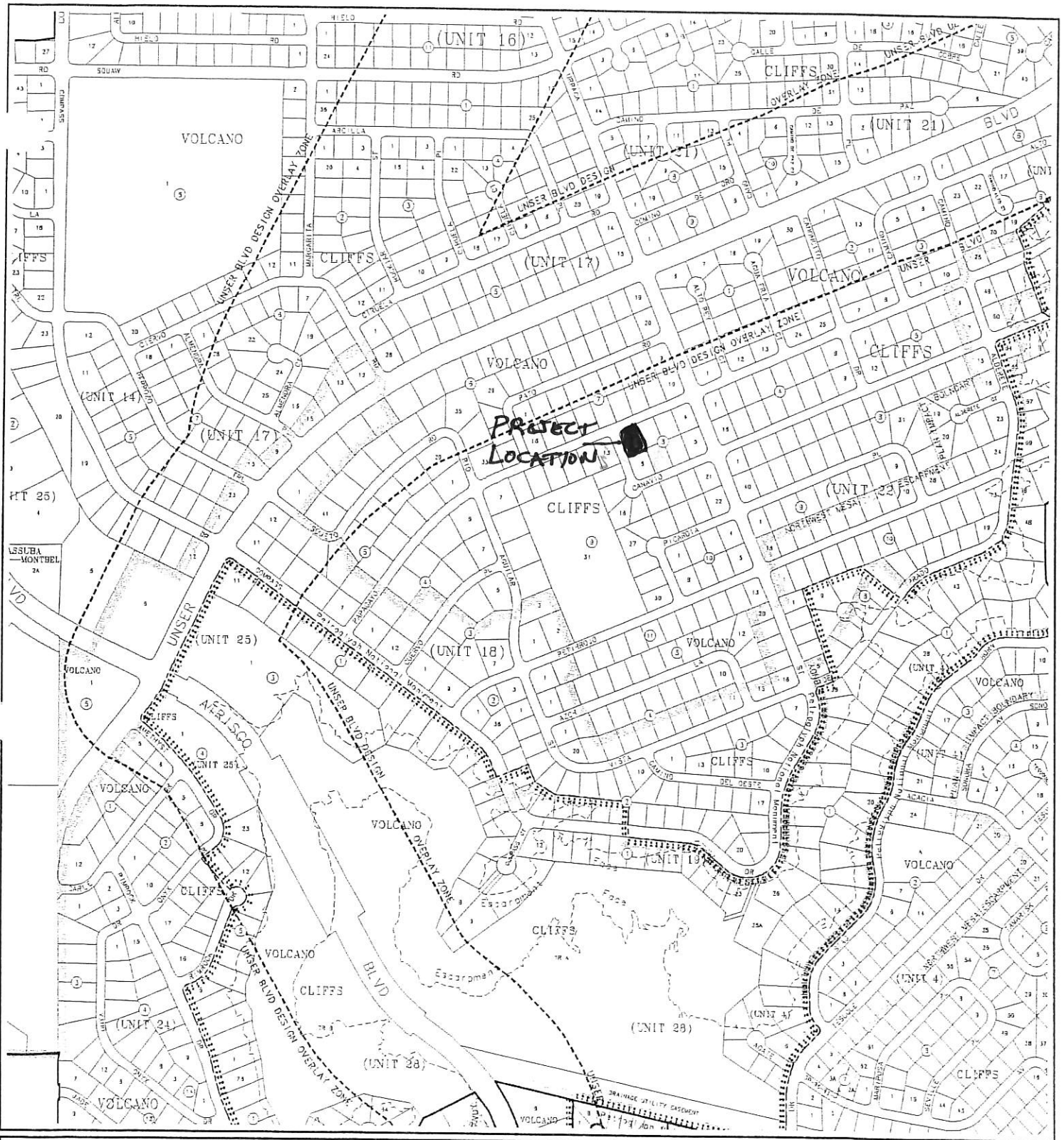
By: Steven Metro

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

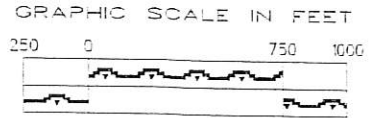
- ☐ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY  
☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR  
☐ PRE-DESIGN MEETING  
☒ OTHER (SPECIFY) AS BUILT

COA STAFF

ELECTRONIC SUBMITTAL RECEIVED \_\_\_\_\_



CITY OF  
Albuquerque  
**A G I S**  
ALBUQUERQUE  
PLANNING DEPARTMENT  
© Copyright 2003



**Zone Atlas Page**  
**D-10-Z**  
Map Amended through January 21, 2003

**WILSON  
& COMPANY**FIELD DENSITY TESTS  
TROXLER 3400 SERIES  
MOISTURE-DENSITY GAUGEJOB NO: 1760001100  
PROJECT: SAD 228  
CLIENT: \_\_\_\_\_  
CONTRACTOR: \_\_\_\_\_DATE: 2/20/2017  
TESTED BY: WJL  
METER NO: 19640  
SHEET 1 OF 1

TEST NUMBER	1	2				REMARKS
% COMPACTION REQUIRED	95.0	95.0				Proctor = 125.4/9.0
% MOISTURE REQUIRED	9.0	9.0				8" probe depth
DENSITY COUNT	1286	1291				
MOISTURE COUNT	144	139				
MOISTURE	11.6	11.1				
% MOISTURE	10.4	10.0				
WET DENSITY	119.4	119.7				
DRY DENSITY	130.1	130.6				
% DRY DENSITY	95.2	95.5				
% VOIDS						
% ASPHALT DENSITY						
LOCATION/ELEVATION	6512 Papagayo Rd NW	6512 Papagayo Rd NW				

# CITY OF ALBUQUERQUE

Planning Department  
David Campbell, Director



Mayor Timothy M. Keller

October 11, 2018

Steve Metro, P.E.  
Wilson & Co.  
4900 Lang Ave NE  
Albuquerque, New Mexico 87109

RE: **Lot 1 Block 8 Unit 18 Volcano Cliffs SAD 228**  
**6512 Papagayo Rd NW**  
**Engineers Stamp Date 10/10/18 (D10D003O1)**  
**Pad Certification Dated 10/10/18**

Dear Mr. Metro,

Based upon the information provided in your submittal received 10/10/18, this plan with Pad Certification dated 10/10/18 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 10/10/18.

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/JH  
C: File D10D003O1



# 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

**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.

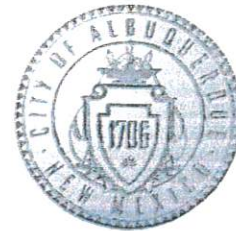
If you should have any questions feel free to contact me or Shahab Biazar at 924-3999.

*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

Planning Department  
Suzanne Lubar, Director



Mayor Richard J. Berry

March 30, 2017

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

RE: **Lot 1 Block 8 Unit 18 Volcano Cliffs SAD 228**  
**6512 Papagayo Rd. NW**  
**Engineers Stamp Date 1/30/17 (D10D00301)**  
**Pad Certification Dated 3/28/17**

Dear Mr. Metro,

Based upon the information provided in your submittal received 3/28/17, this plan with Pad Certification dated 3/28/17 is approved building permit.


Inform the owner/contractor that a separate wall permit is required.

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

If you have any questions, please contact me at 924-3999 or Rudy Rael at 924-3977.

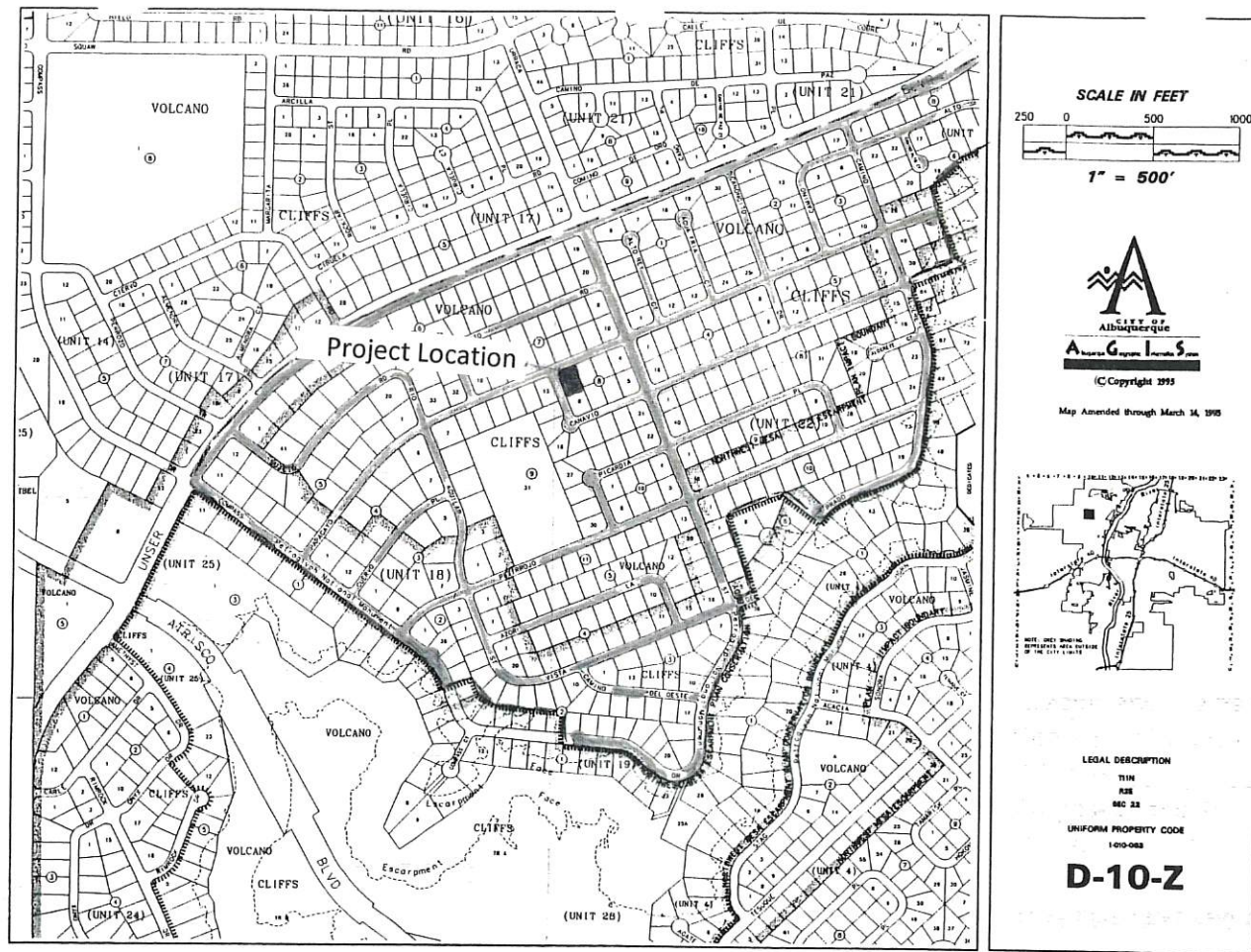
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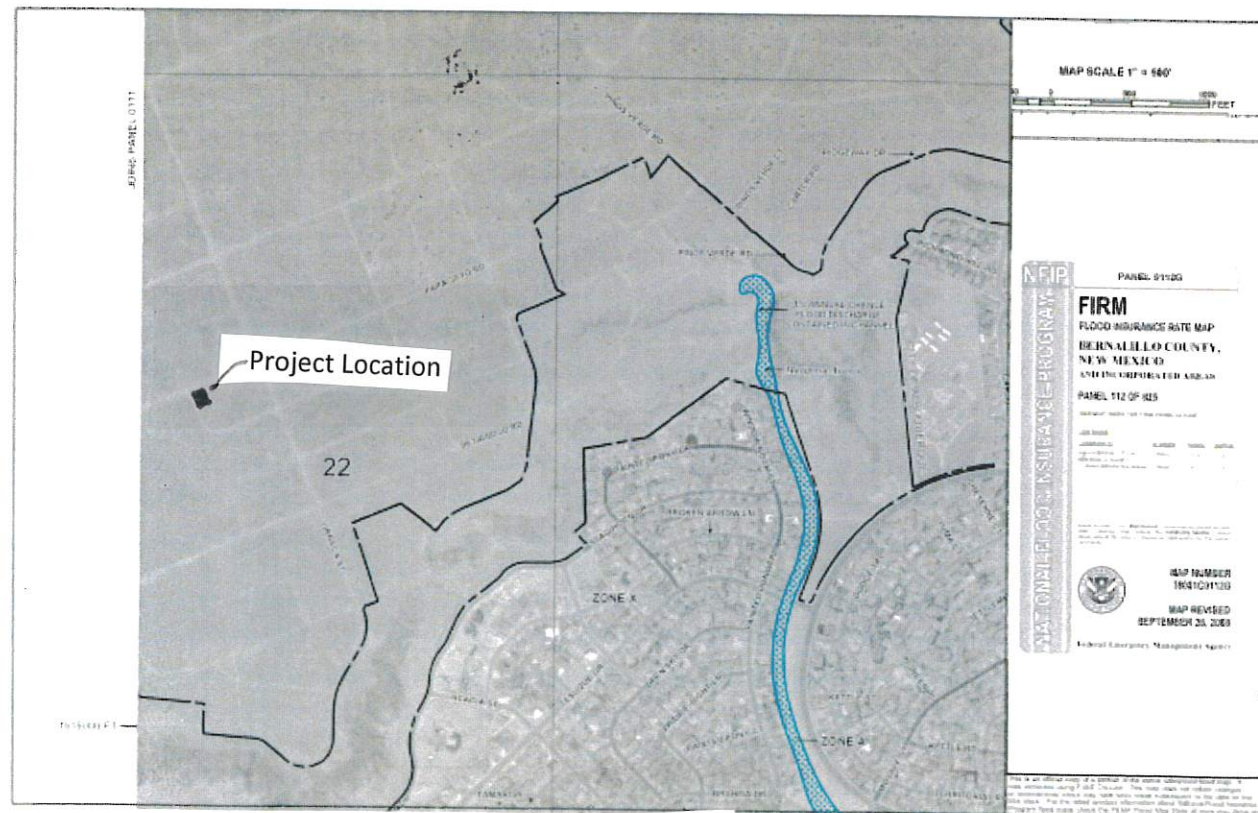
  
Shahab Biazar, P.E.  
City Engineer, Albuquerque  
Planning Department

RR/SB  
C: File





**VICINITY MAP**



**FEMA 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.



1-17-17  
1-30-17 REV  
3-28-17 UPDATE  
10-10-18

7-8-19

AS BUILT

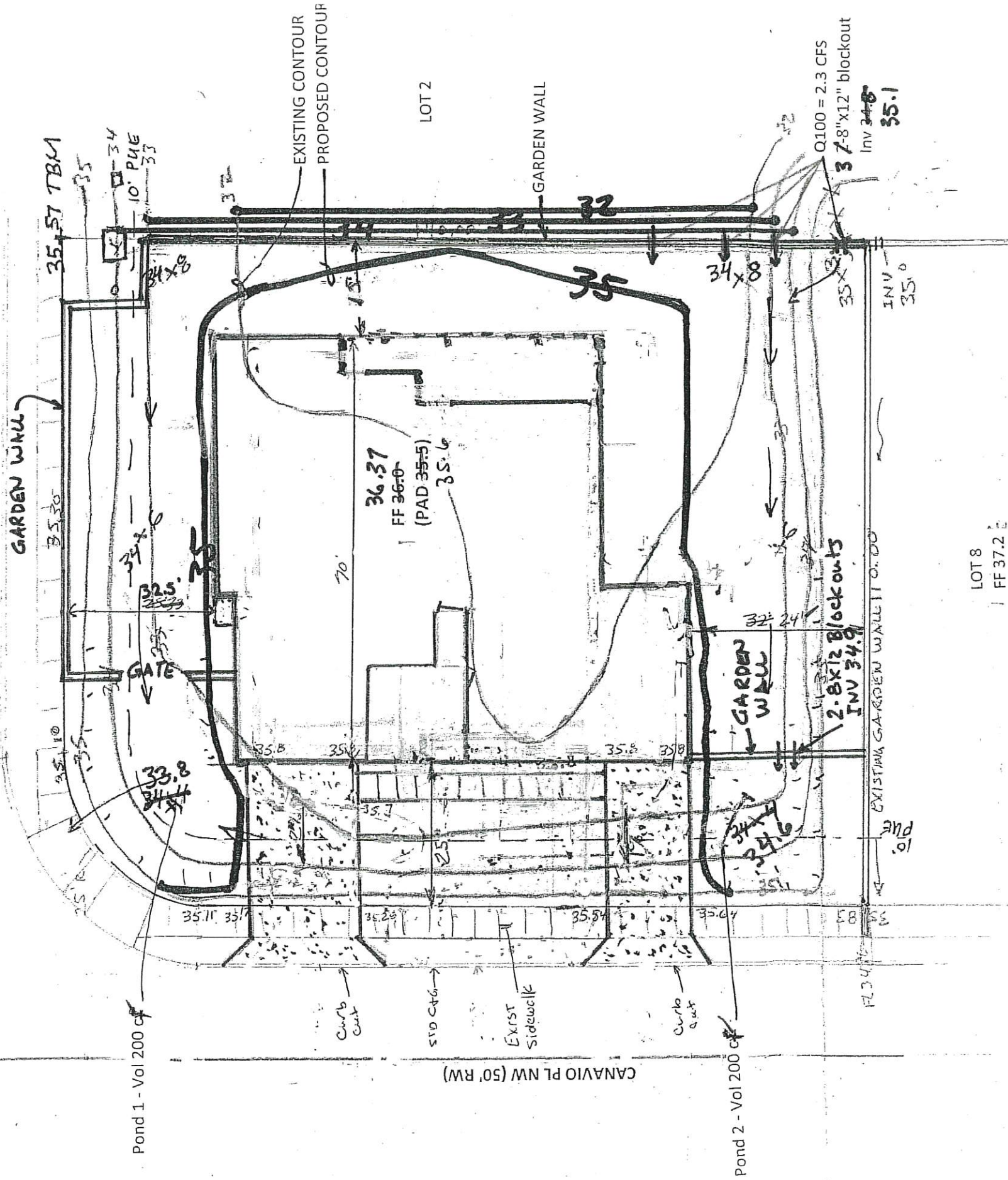
**WILSON & COMPANY**

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**





DRAINAGE CERTIFICATION WITH VERIFICATION BY ENGINEER OF RECORD

7-3-2019

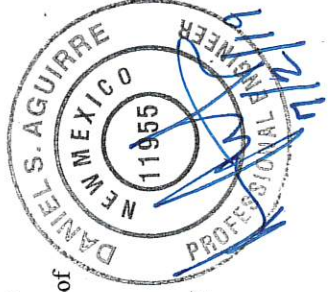
DRAINAGE CERTIFICATION

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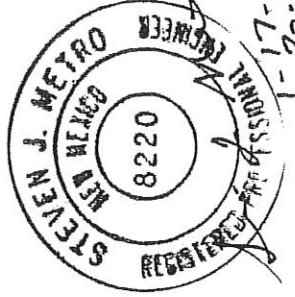
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Daniel S. Aguirre, NMPE 11955  
Date 7/2/19



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.

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	13870	100%	100	1.07	1.13				



PREPARED BY STEVEN J. METRO, PE AND PS

GRADING & DRAINAGE PLAN

6512 Papagayo Road, NW

LOT 1, BLOCK 8, UNIT 18 VCS

AS BUILT