

# 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 7 Block 8 Unit 18**  
**6509 Canavio Pl NW**  
**Grading and Drainage Plan**  
**Engineers Stamp Date 1/30/17 (D10D003O7)**

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



# City of Albuquerque

Planning Department  
Development & Building Services Division

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

Project Title: 6509 Canavio PL NW G+D Building Permit #: \_\_\_\_\_ City Drainage #: \_\_\_\_\_

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

Legal Description: Lot 7 Block 8 Unit 18 VCS

City Address: 6509 Canavio PL NW ABO NM 87112

Engineering Firm: Wilson & Company Contact: Steve Metro

Address: 4900 Lang Ave NE ABO 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

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY

### TYPE OF SUBMITTAL:

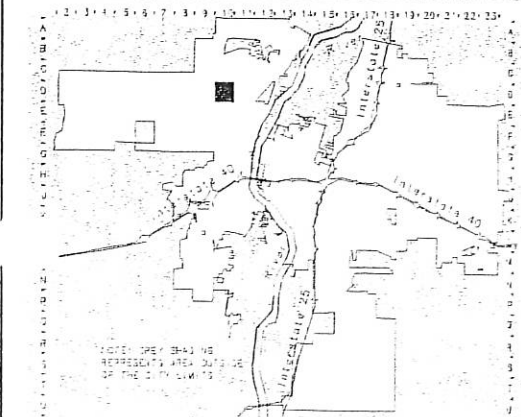
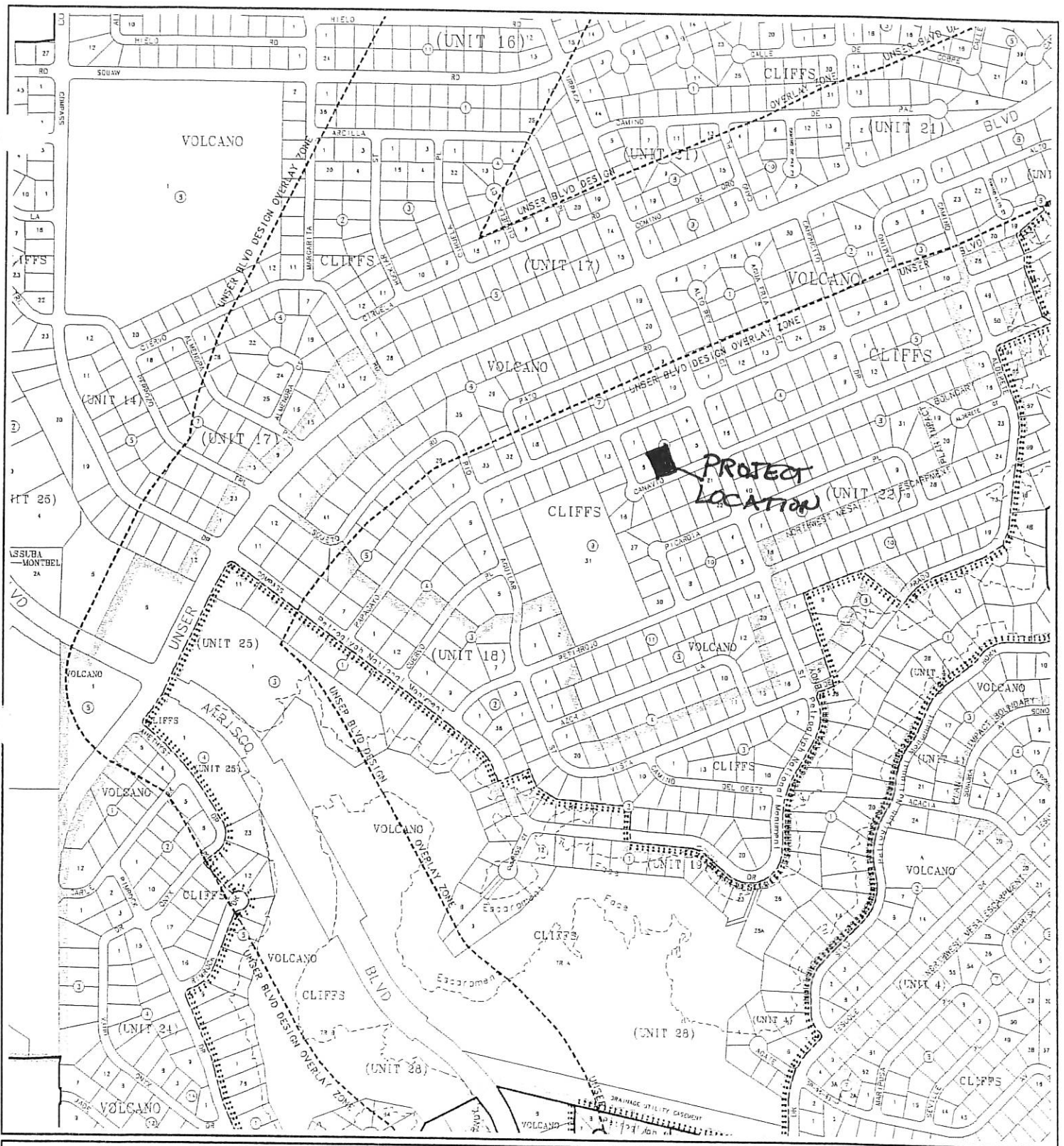
- ENGINEER/ ARCHITECT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- OTHER (SPECIFY) \_\_\_\_\_

- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG. PERMIT APPROVAL
- FINAL PLAT APPROVAL
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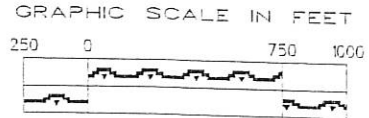
IS THIS A RESUBMITTAL?  Yes  No

DATE SUBMITTED: 1-29-17 By: Steve Metro

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



CITY OF  
Albuquerque  
**A G I S**  
ALBUQUERQUE GRAPHIC INFORMATION SYSTEM  
PLANNING DEPARTMENT  
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**Zone Atlas Page**

**D-10-Z**

Map Amended through January 21, 2003

# WILSON & COMPANY

## FIELD DENSITY TESTS TROXLER 3400 SERIES MOISTURE-DENSITY GAUGE

JOB 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				6" probe depth
DENSITY COUNT	1866	1870				
MOISTURE COUNT	152	151				
MOISTURE	12.3	12.2				
% MOISTURE	10.9	10.8				
WET DENSITY	119.2	119.4				
DRY DENSITY	131.7	131.8				
% DRY DENSITY	95.1	95.2				
% VOIDS						
% ASPHALT DENSITY						
LOCATION/ELEVATION	6509 Canavio Rd NW	6509 Canavio Rd NW				

**Metro, Steven J.**

---

**From:** Rael, Rudy E. <RRael@cabq.gov>  
**Sent:** Thursday, January 19, 2017 10:14 AM  
**To:** Metro, Steven J.  
**Subject:** 6509 Canavio PI NW

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.

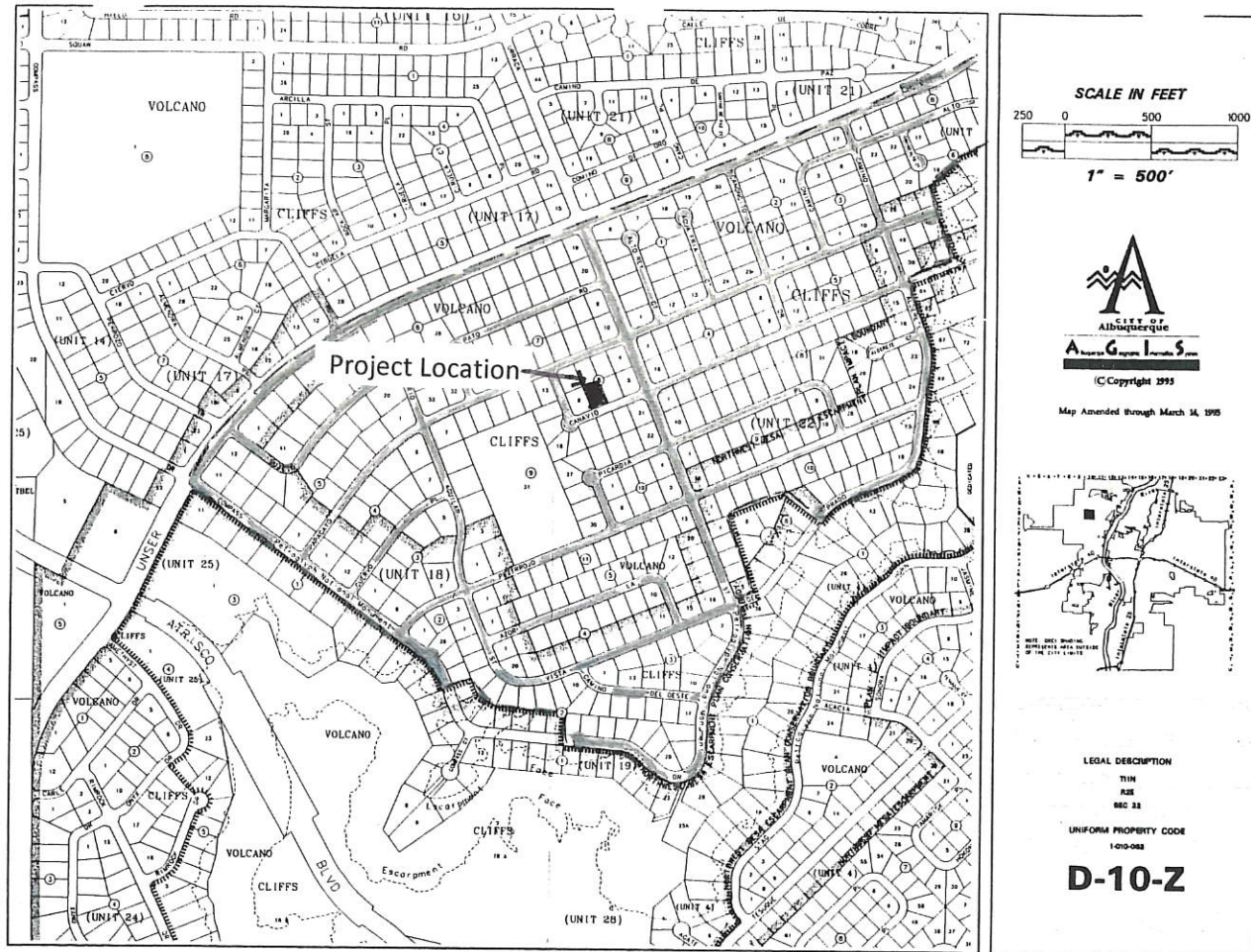
Based upon the information provided in your submittal received 1/17/17, the above referenced Grading and Drainage plan dated 1/17/17 cannot be approved for Grading Permit until the following comments are addressed:

- Provide a note stating that future garden walls require a separate permit and this plan should be used for their placement.
- Provide a statement that a pad certification is required before a building permit is given.

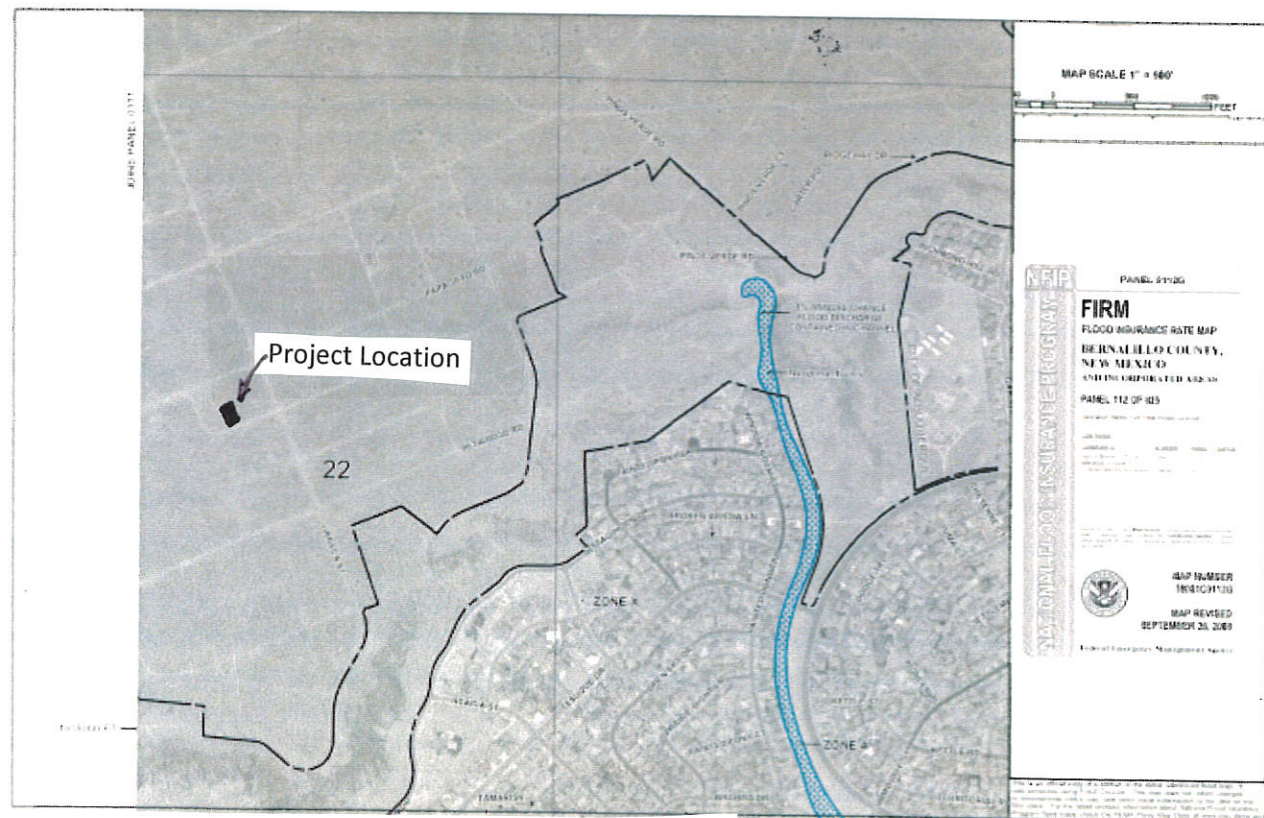
If you should have any questions feel free to contact me or Shahab Biazar at 924-3999.

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





**VICINITY MAP**



**FEMA MAP**

**Narrative**

Grading and Drainage Plan for the construction of the building pad for Lot 7, Block 8, Unit 18, Volcano Cliff S Subdivision, being a part of SAD 228.

Address: 6509 Canavio PL 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 <sup>1</sup>/<sub>400</sub> 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.



**WILSON & COMPANY**

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

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

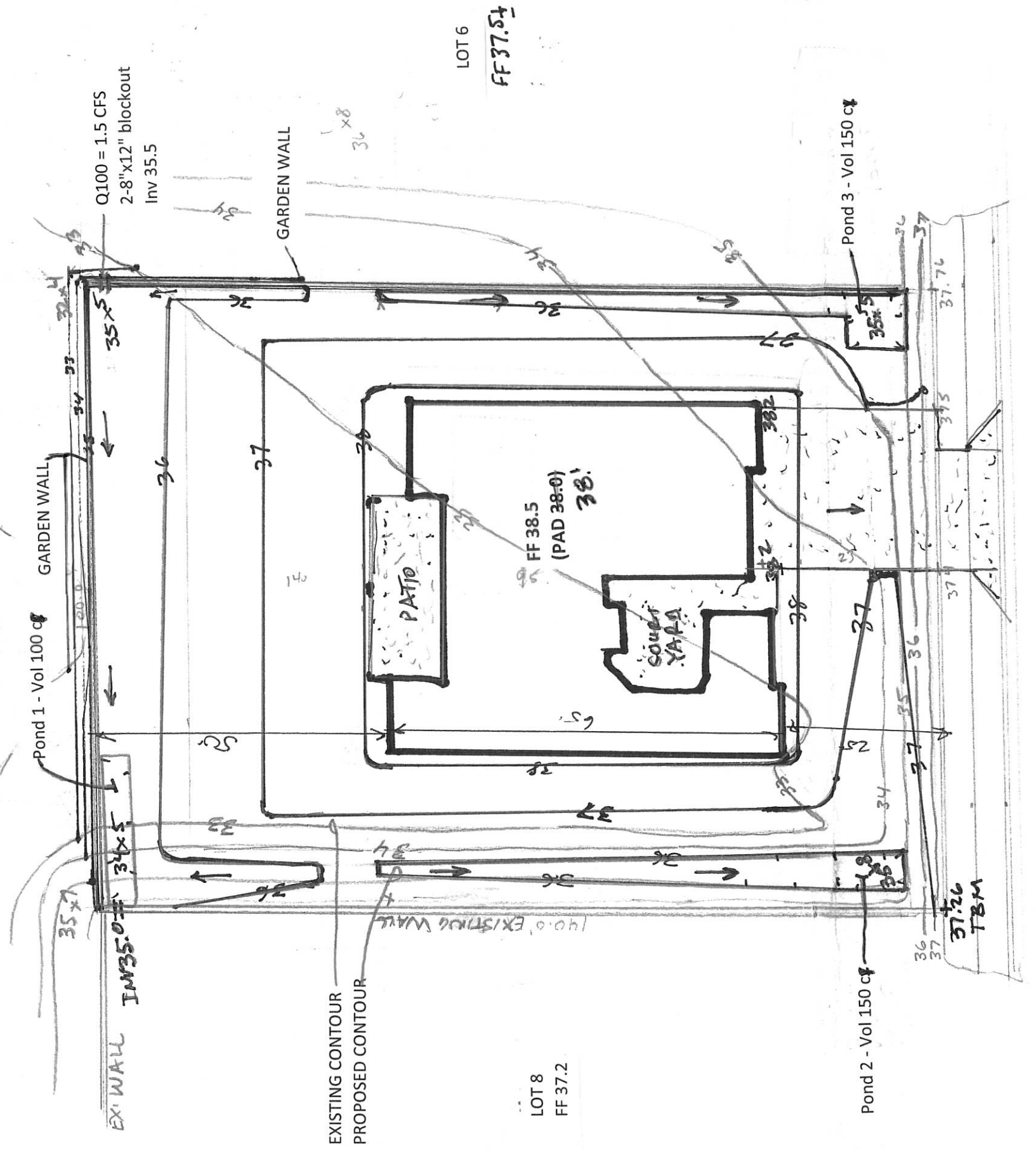
**GRADING AND DRAINAGE PLAN**  
**LOT 7, BLOCK 8, UNIT 18, VCS**  
**ADDRESS: 6509 Canavio PL NW**



NOTE:

1. Future garden walls will require a separate permit and this plan should be used for their placement.
2. A pad certification is required before a building permit will be provided by the City.

REV



CANAVIO PL NW (50' RW)

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 PLAN DATED [redacted] THE ATTACHED CERTIFIED AS-BUILT SURVEY INDICATES THAT THE FINISHED PAD HAS BEEN CONSTRUCTED. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR 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*  
Steven J. Metro, NMPE 8220

3-28-17  
DATE



TYPE D	LOT 7, BLOCK 8, UNIT 18 VCS		%	SAD 228 DMP %	Q100 CFS /ACRE	TOTAL PROP Q100 CFS	SAD 228 DMP Q100 CFS	DRAIN TO	
	AREA	LOT						REAR OF LOT SF	REAR LOT Q100 CFS
	5,250		38%	50	4.37	0.53	0.70	500	0.05
	7,350		53%	40	2.87	0.48	0.37	4,300	0.28
	1,400		10%	10	2.03	0.07	0.07	700	0.03
	14000		100%	100	1.08	1.14	1.14	5,500	0.37

PAD CERTIFICATION

PREPARED BY STEVEN J. METRO, PE AND PS  
**GRADING & DRAINAGE PLAN**  
 6509 Canavio Pl, NW  
 LOT 7, BLOCK 8, UNIT 18 VCS



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09 2015)

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

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

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

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

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

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

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- TRAFFIC/ TRANSPORTATION
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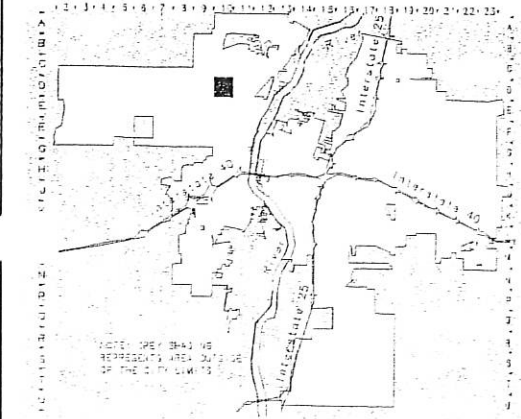
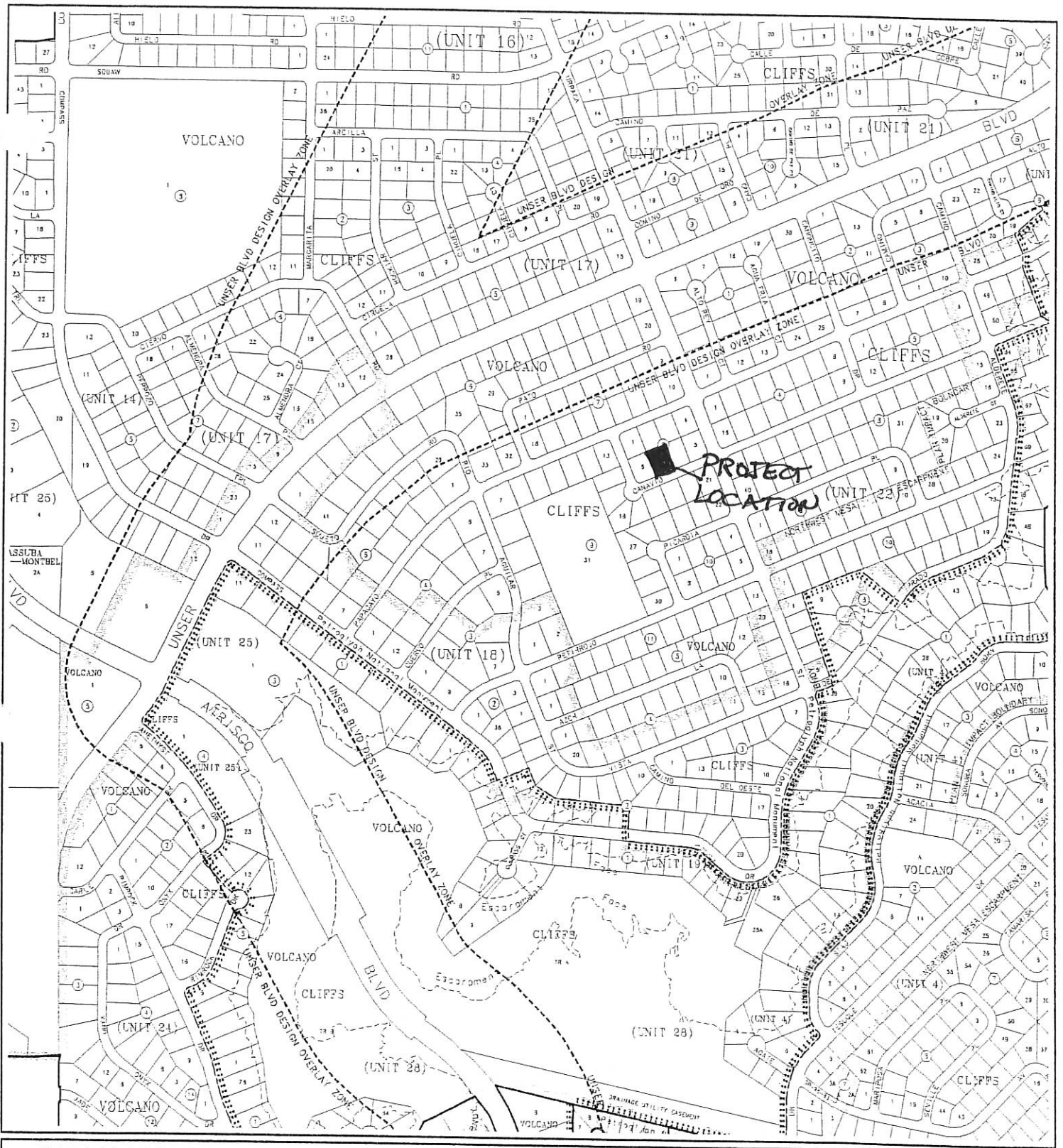
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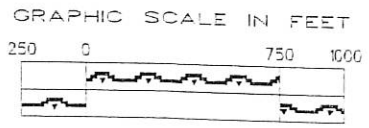
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COURTNEY G. SHERMAN  
PLANNING DEPARTMENT  
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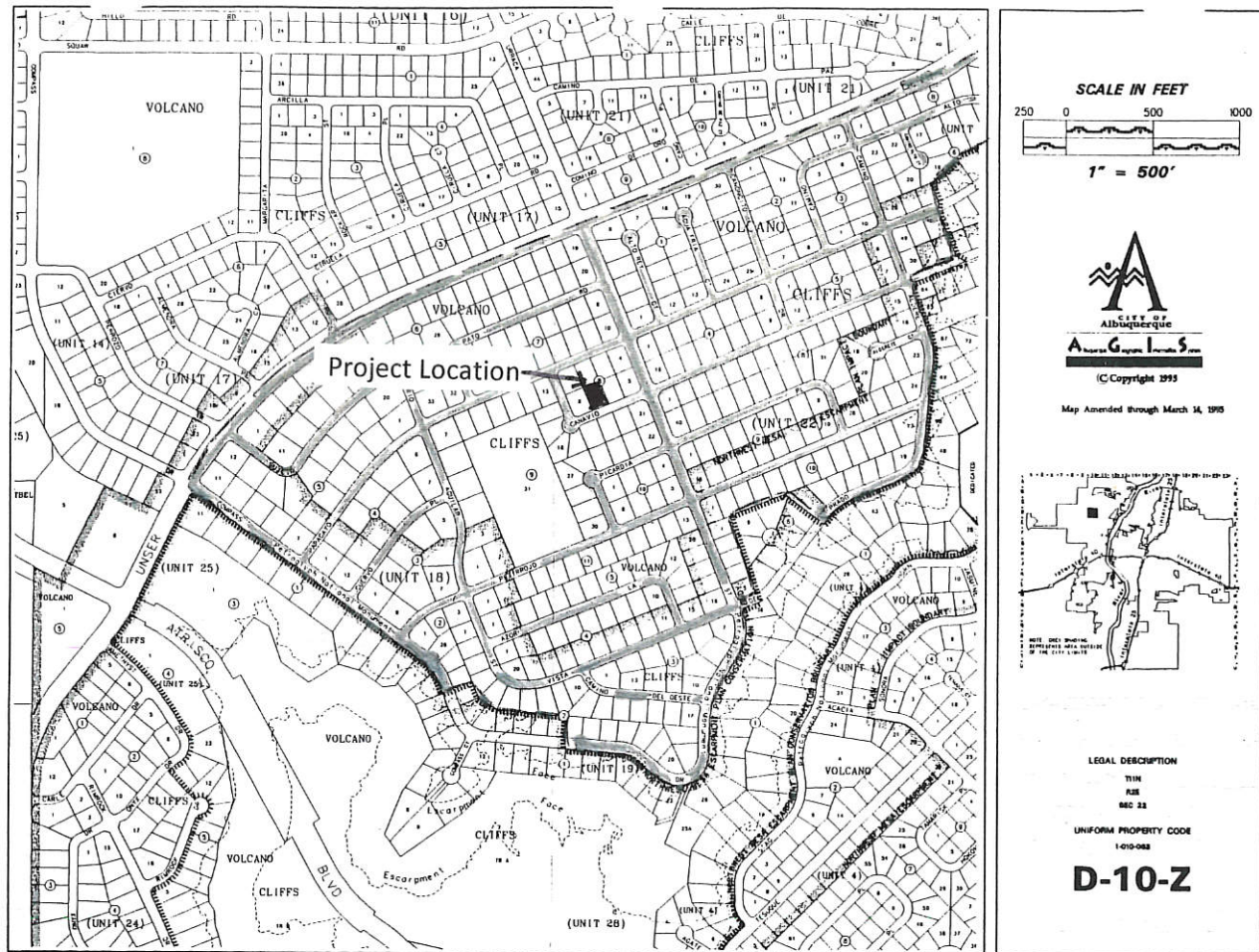


**Zone Atlas Page**

**D-10-Z**

Map Amended through January 21, 2003





**VICINITY MAP**

**Narrative**

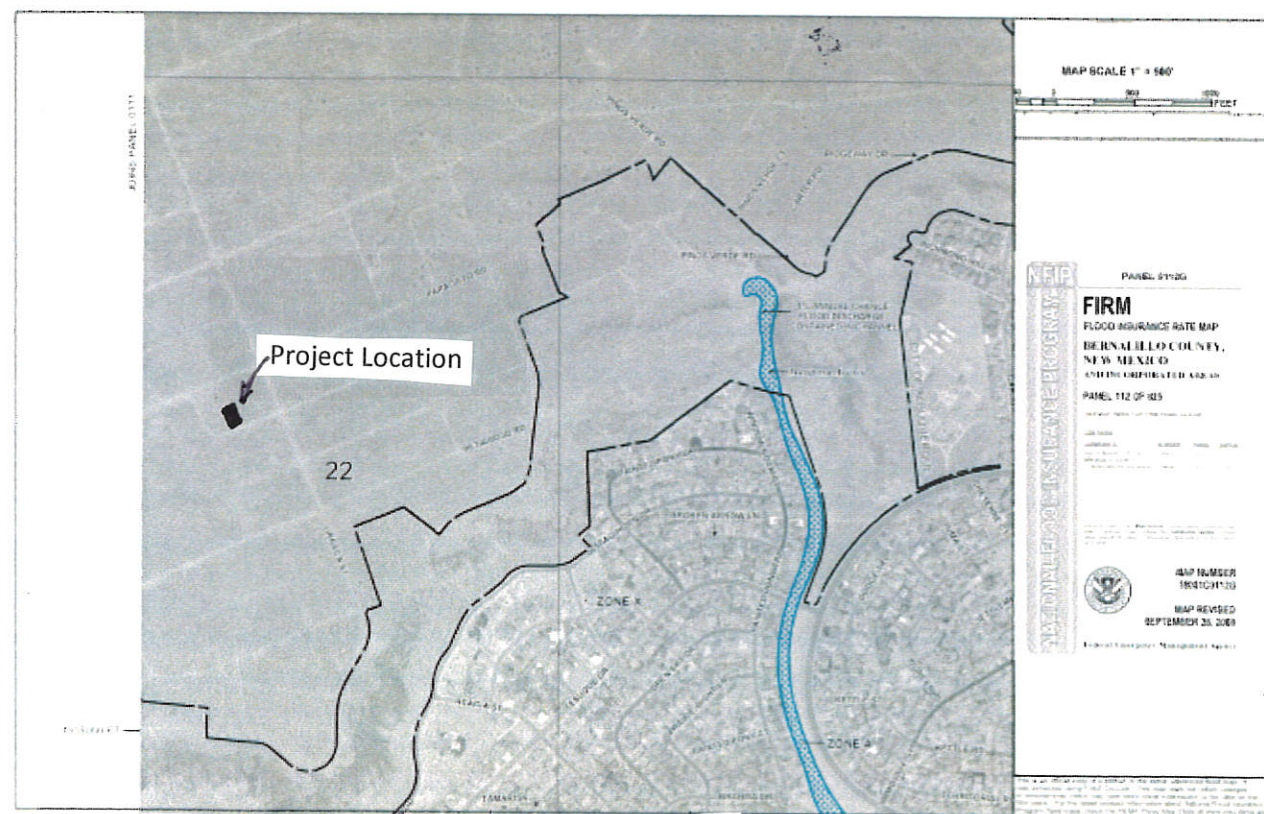
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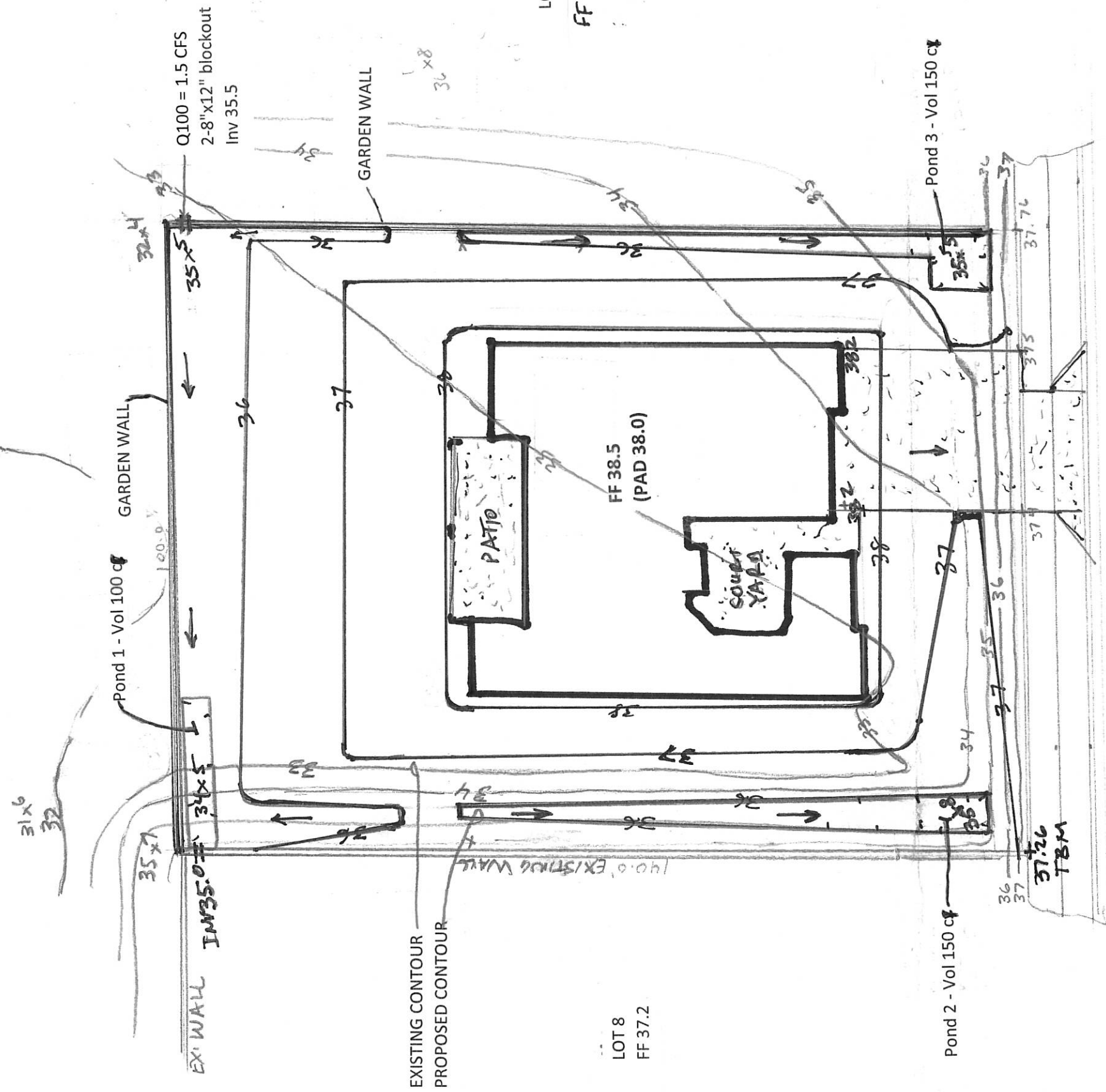
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**GRADING AND DRAINAGE PLAN**  
**LOT 7, BLOCK 8, UNIT 18, VCS**  
**ADDRESS: 6509 Canavio PL NW**



LOT 2

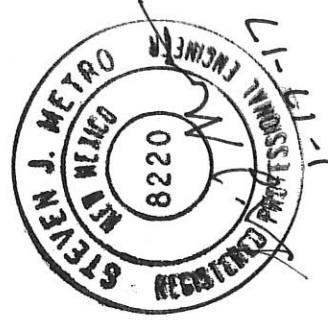


LOT 6  
FF 37.54

LOT 8  
FF 37.2

CANAVIO PL NW (50' RW)

1"=20'



PREPARED BY STEVEN J. METRO, PE AND PS  
**GRADING & DRAINAGE PLAN**  
 6509 Canavio Pl, NW  
 LOT 7, BLOCK 8, UNIT 18 VCS

LOT 7, BLOCK 8, UNIT 18 VCS	AREA LOT SF	SAD 228 DMP %	Q100 CFS /ACRE	TOTAL PROP Q100 CFS	SAD 228 DMP	DRAIN TO	
						REAR OF LOT SF	REAR LOT Q100 CFS
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**Rael, Rudy E.**

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Planning Department  
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