

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

December 10, 2020

Dianna Nafus  
Bear Claw Construction, LLC.  
2949 Trevino Dr. SE  
Rio Rancho, New Mexico 87124

RE: **Lot 2 Block 10 Unit 18 Volcano Cliffs  
6508 Picardia Pl. NW (S.A.D. 228)  
Grading and Drainage Plan  
Engineers Stamp Date 10/30/2020 (D10D0003P2)  
Pad Certification Date 12/8/2020**

Ms. Nafus,

Based upon the information provided in your submittal received 11/24/2020, this plan is approved for Building Permit.

PO Box 1293

Please inform the builder/owner to attach a copy of this approved plan and this letter to the construction sets in the permitting process prior to sign-off by Hydrology.

Albuquerque

**Reiterate to the Owner/Contractor that a separate permit for a garden/retaining wall must be obtained, with the approved G&D plan and Pad Certification. Also, let the owner/contractor know that if a pool is to be added in the future the G&D plan will need to be modified showing the location of the pool and the land treatment differences.**

NM 87103

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

www.cabq.gov

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

Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

**Project Title:** Sims Residence **Building Permit #:** BP2020-41025 **Hydrology File #:** \_\_\_\_\_

**DRB#:** D10D003D3P2 **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** 002 010 Volcano Cliffs Subdivision U18

**City Address:** 6508 Picardia Place NW SAD 228

**Applicant:** Bear Claw Construction, LLC **Contact:** Dianna Nafus

**Address:** 2949 Trevino Drive SE Rio Rancho, NM 87124

**Phone#:** 505-620-0821 **Fax#:** \_\_\_\_\_ **E-mail:** BearClawNM@outlook.com

**Other Contact:** Homeowner **Contact:** Dan Sims

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

**Phone#:** 505-306-0236 **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### TYPE OF SUBMITTAL:

☒ AS-BUILT CERTIFICATION  
  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR  
  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)  
  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY  
☒ GRADING/ESC PERMIT APPROVAL  
  
☐ 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  
☐ 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:** 12/8/2020 **By:** Dianna Nafus

**COA STAFF:** \_\_\_\_\_ **ELECTRONIC SUBMITTAL RECEIVED:** \_\_\_\_\_

**FEE RECEIVED:** \_\_\_\_\_

**NOTES:**

1. FIELD SURVEY PERFORMED ON DECEMBER 2020.
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ELEVATIONS REFERENCED TO USGLO SECTION CORNER DISC SET IN 12" CONCRETE POST, STAMPED "S21, S22, S28, S27, T11N R2E, 1911". BENCHMARK EL.=5,330.15 FEET. LOCATED 7 MILES NORTHWEST OF DOWNTOWN ALBUQUERQUE, 3 MILES WEST OF COORS BOULEVARD AT THE N.E. CORNER OF LA BOCA NEGRA PARK.
4. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN TAKEN FROM RECORD PLAT AND SHOWN FOR ORIENTATION ONLY. THIS IS NOT A BOUNDARY SURVEY

**SURVEYOR'S CERTIFICATION:**

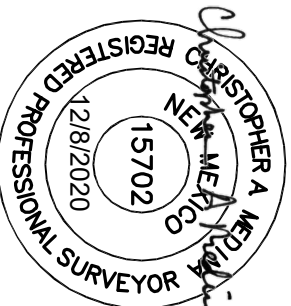
I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE.

*Christopher A Medina*

CHRISTOPHER A. MEDINA, NMPLS NO. 15702

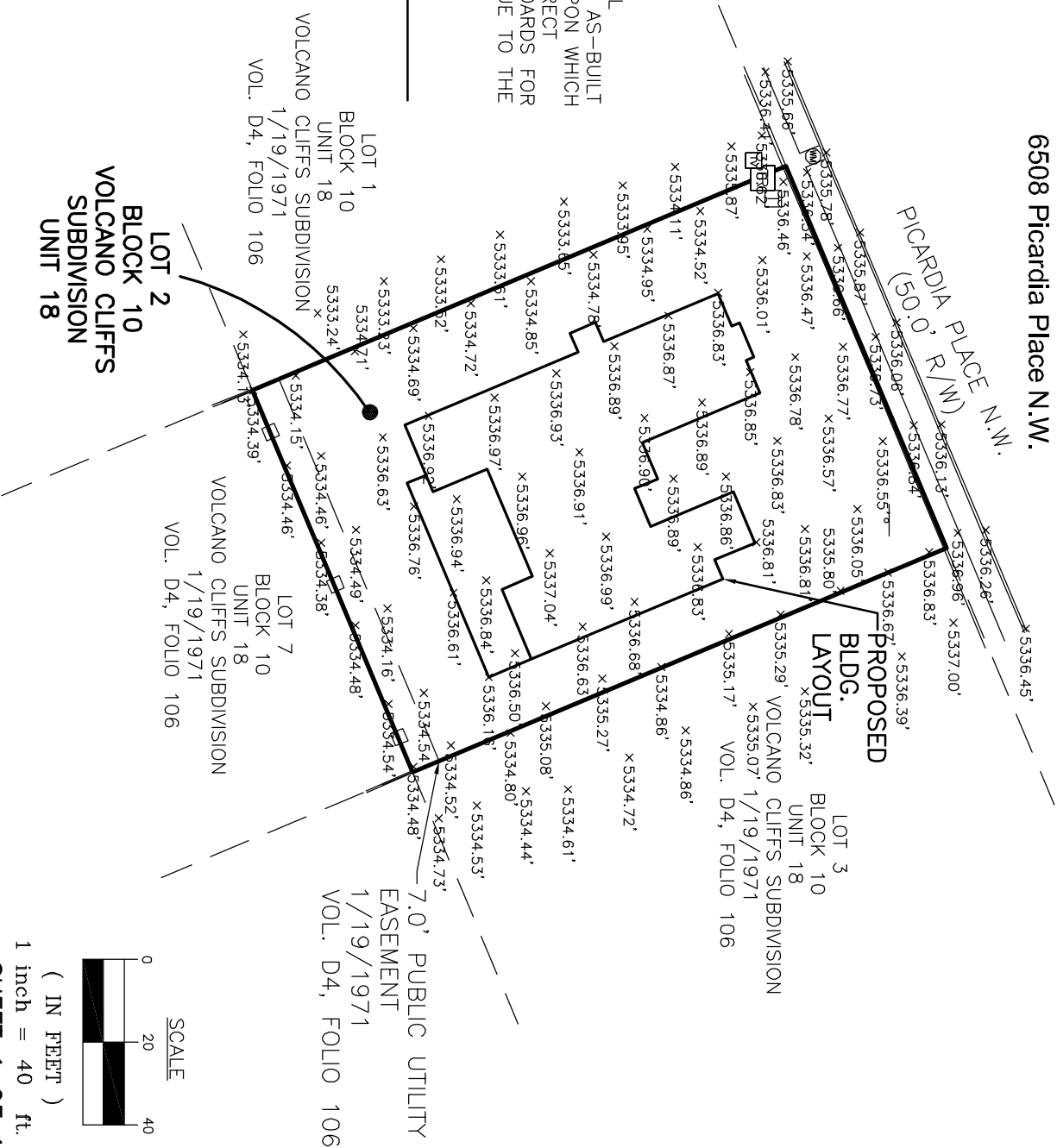
**DEC. 08, 2020**

DATE



# AS-BUILT PAD SURVEY

LOT 2  
BLOCK 10  
VOLCANO CLIFFS SUBDIVISION  
UNIT 18  
6508 Picardia Place N.W.





Andrew C. Sutliff 12/8/20  
Andrew C. Sutliff, NMPE 26129

Andrew C. Sutliff, NMPE 26129



WEIGHTED E METHOD											100-Year, 6-hr			24 hour
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted IN.	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
			%	(acres)	%	(acres)	%	(acres)	%	(acres)				
AD 228 ASSUMED	14000.00	0.32	0%	0	10%	0.032	40%	0.128	50%	0.160	1.448	0.038	1.13	0.042
PROPOSED	14000.00	0.32	0%	0	20%	0.064	37%	0.119	43%	0.138	1.352	0.036	1.07	0.041
COMPARISON												-0.002		-0.001

BUILD FIRST FLUSH POND  
TOP = 5335.10  
BOTTOM= 5334.10  
PROPOSED VOLUME = 600 CU.FT.

PROPERTY ADDRESS AND DESCRIPTION PARCEL  
6508 PICARDIA PL NW  
002 010 VOLCANO CLIFFS SUBD UNIT 18



LOT 02, BLOCK 10, VOLCANO CLIFFS UNIT 18

1. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE OF MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO THE RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATING ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

This site is within the SAD 228 Master Drainage plan boundaries. The site is to maintain existing patterns and drain to the adjacent lot west per the master drainage plan. The site does not exceed the SAD 228 developed conditions assumptions, therefore ponding is not required. Minor upland flow enters the site from the east and will be allowed to continue to the west. This plan is in conformance to the master drainage plan.

1. SITE SHALL BE CLEARED AND GRUBBED OF EXISTING VEGETATION AND DEBRIS AS NECESSARY PRIOR TO EARTHWORK OPERATIONS.
2. IMPORT FILL MATERIAL AND EARTHWORK COMPACTION REQUIREMENTS SHALL MEET OR EXCEED CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 2020 EDITION.
3. EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO EXCAVATION TO DETERMINE LOCATIONS OF UTILITIES. CALL 811 OR (505) 260-1990 AT LEAST TWO (2) WORKING DAYS PRIOR TO START OF EXCAVATION.
4. A PAD CERTIFICATION IS REQUIRED FOR THIS LOT
5. PAD FENCE REQUIRES A SEPARATE PERMIT AND THE APPROVED GRADING PLAN MUST BE PROVIDED WITH THE PLAN SET AND PERMIT



REV:	DESCRIPTION:	BY:	DATE:
STATUS: CONSTRUCTION ISSUE			

Andrew C. Sutliff, PE  
4442 Avenida Del Sol NE  
Albuquerque, NM, 87110  
(505) 307-6467

CLIENT: DANIEL SIMS  
(505) 306-0236

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ARCHITECT:

SITE: 6508 PICARDIA PL NW

## GRADING AND SITE PLAN

SCALE: AT A1: 1"=10'	DATE: 11/18/20	DRAWN: AS	CHECKED: AS
PROJECT NO:	DRAWING NO: 10		REVISION: