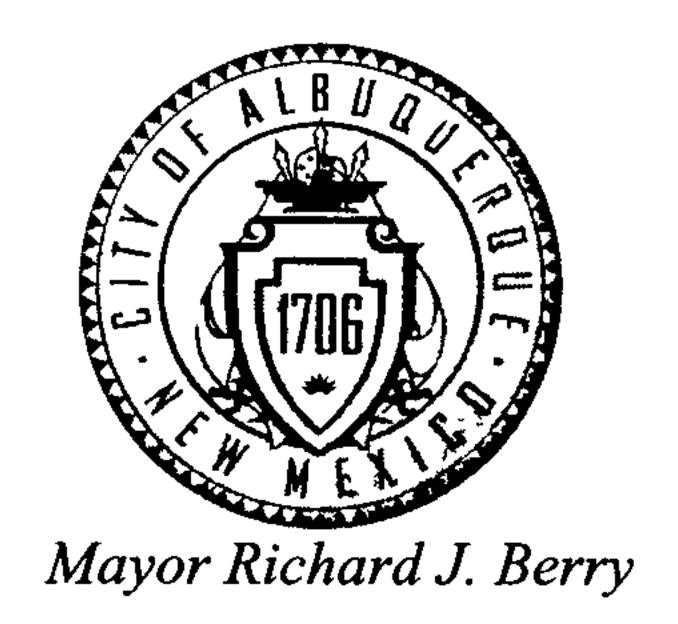
CITY OF ALBUQUERQUE

Planning Department Suzanne Lubar, Director



December 21, 2016

Steve Metro, P.E.

Metro Development Inc.

8860 Desert Finch Ln. NE

Albuquerque, New Mexico 87122

RE: Lot 6, Block 9, Unit 22 Volcano Cliffs Subd. 6424 Picardia Pl NW
Request for Permanent C.O. - Accepted
Engineers Stamp Date 5/12/16 (D10D003Q6)
Certification Dated: 12/21/16

Dear Mr. Metro,

PO Box 1293

Based on the Certification received 12/21/2016, the above mentioned residence is acceptable for release of Certificate of Occupancy by Hydrology. 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.

Albuquerque

New Mexico 87103

• The ponds are present however they are not landscaped. During the landscaping phase the volume (size), shape and integrity of the ponds must be maintained per the City of Albuquerque drainage ordinance.

• The ponds must be stabilized with landscaping within 90 days from the date of this letter.

www.cabq.gov

If you have any questions, please contact me at 924-3986 or Totten Elliott at 924-3982.

Sincerely,

Abiel Carrillo, P.E.

Principal Engineer, Planning Department

Development and Review Services

TE/AC

C: File, Cordova, Camille C.; Connor, Miranda, Rachel; Sandoval, Darlene M.; Blocker, Lois



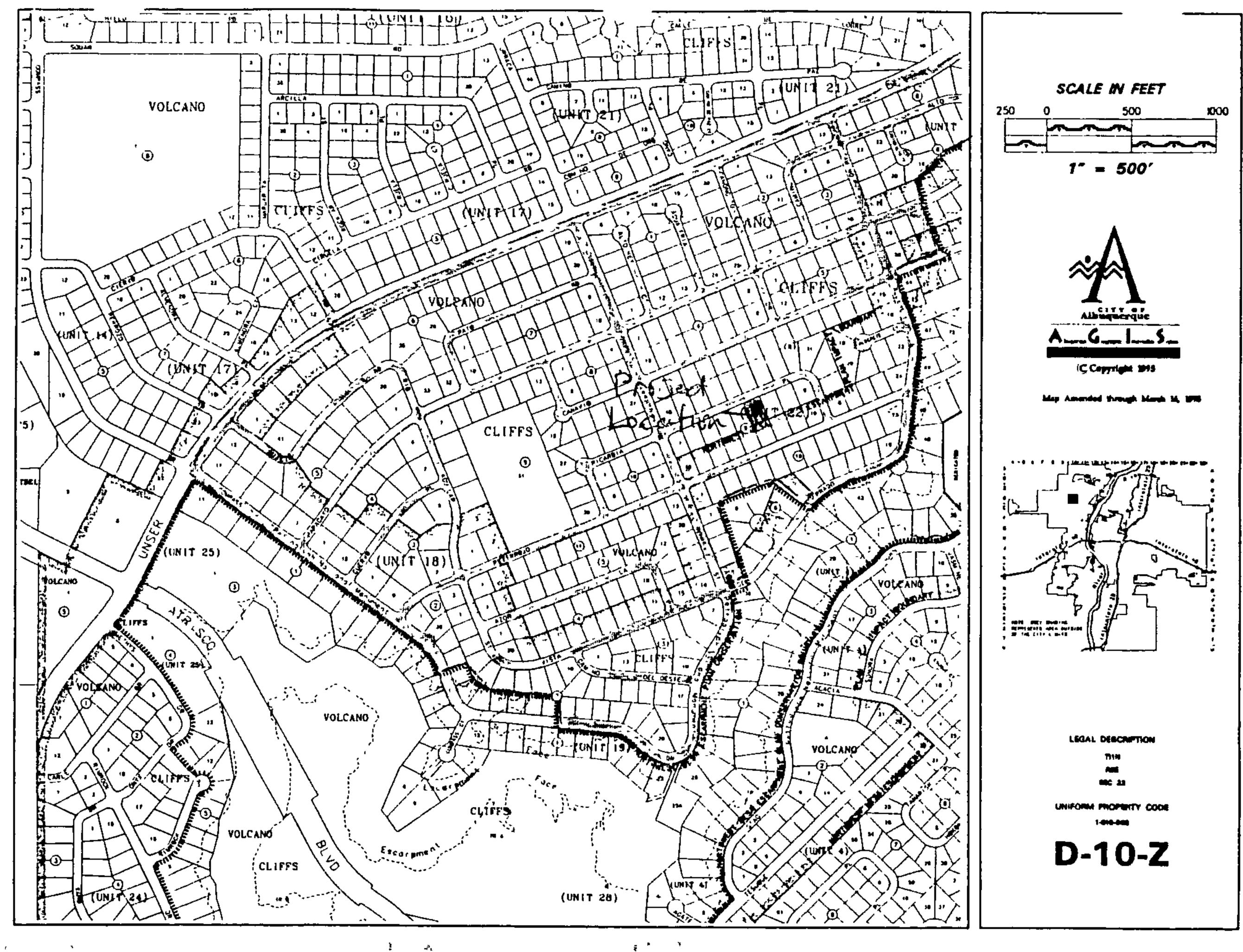
City of Albuquerque

Planning Department

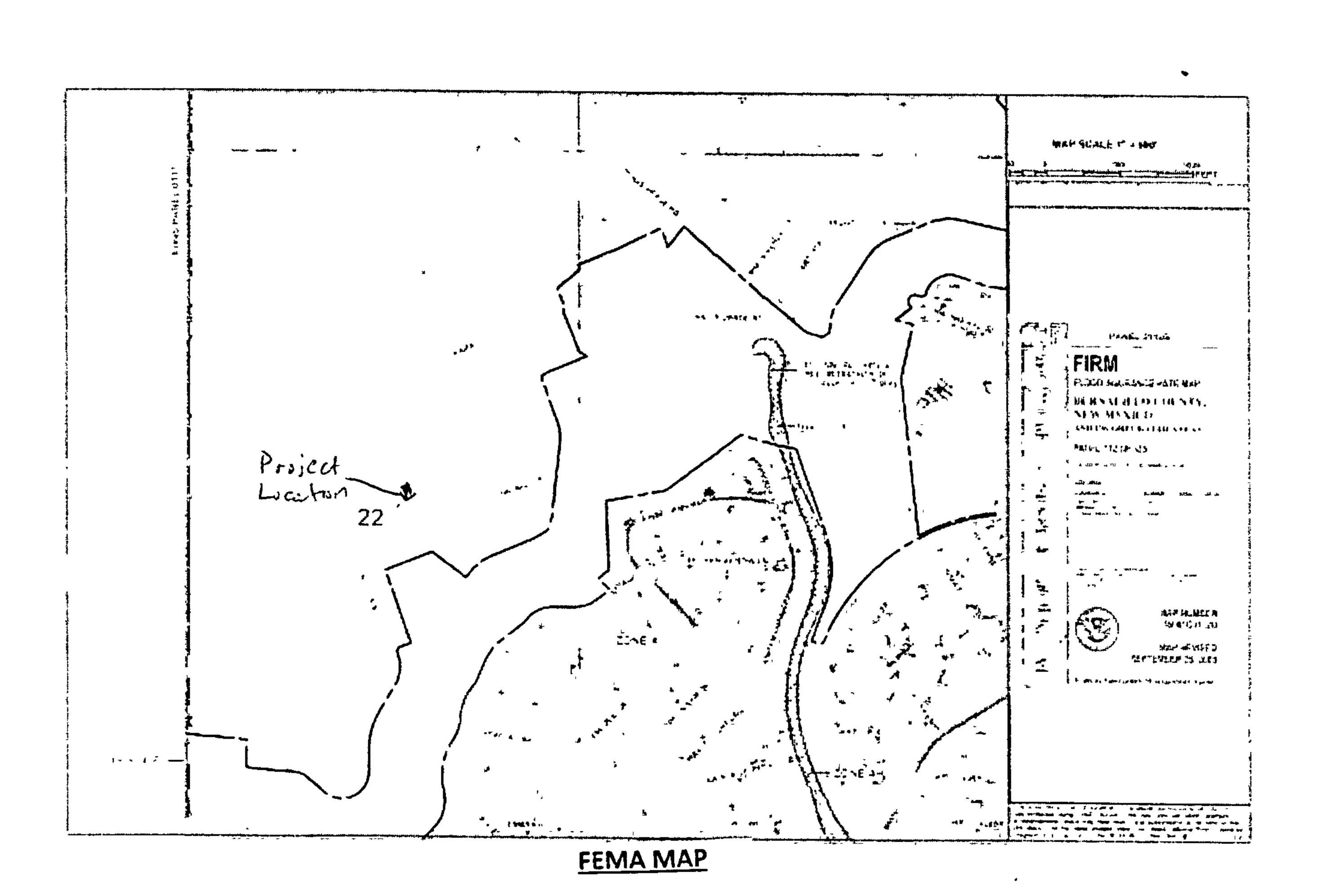
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09 2015)

Project Title: 6424 PICAROLA PLNW GJOPLMU DRB# EPC#.	Building Permit # City Dramage #. DODOC Work Order#:
Legal Description: Lot 6, Block 9, Unit 12 VCS	
City Address: 6424 PICARDIA PLNW	
Engineering Firm: Metro Development, Inc.	Contact: Steve Metro
Address: 8860 Deset Final In NE, ABO Phone# 505-280-4553 Fax#	
	E-mail: . Steve . Metro e wilsones.
Address: POBX 65808, ABS, N.M.	Contact: Mackingre Bisho
Phone# 505 - 268 - 0915 Fax#.	E-mail: Mackenzer Oasways hores.a
Architect:	Contact:
\ddress.	Comact
Phone#. Fax#.	E-mail:
Other Contact:	Contact.
Address:	
Phone# Fax#.	E-mail.
MS4/ EROSION & SEDIMENT CONTROL TYPE OF SUBMITTAL: ENCOURED ADDITION OF SUBMITTAL	CERTIFICATE OF OCCUPANCY
ENGINEER/ ARCHITECT CERTIFICATION	
	- PRELIMINARY-PLAT-APPROVAL - SITE PLAN FOR SUB'D APPROVAL
	PRELIMINARY-PLAT-APPROVAL SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG PERMIT APPROVAL
CONCEPTUAL G & D PLAN EGETVEN	SITE PLAN FOR SUB'D APPROVALSITE PLAN FOR BLDG PERMIT APPROVALFINAL PLAT APPROVAL
GRADING PLAN DRAINAGE MASTER PLAN DEC 2 1 2016	SITE PLAN FOR SUB'D APPROVALSITE PLAN FOR BLDG PERMIT APPROVAL
DRAINAGE REPORT CLOMB/LOMB	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
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GRADING PLAN DRAINAGE MASTER PLAN DEC 2 1 2016 DRAINAGE REPORT CLOMR/LOMR LAND DEVELOPMENT SECTION TRAFFIC CIRCULATION LAYOUT (TCL)	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
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VICINITY MAP



Narrative

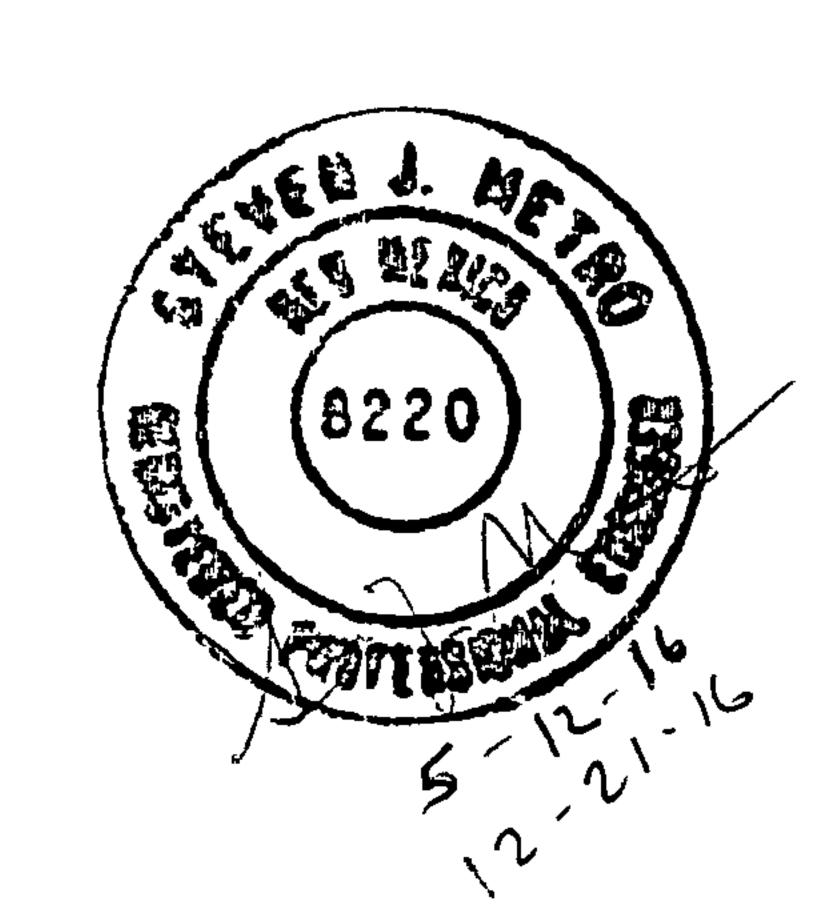
Grading and Drainage Plan for the construction of the building pad for Lot $\frac{1}{2}$, Block $\frac{9}{2}$, Unit $\frac{22}{2}$, Volcano Cliff S Subdivision, being a part of SAD 228.

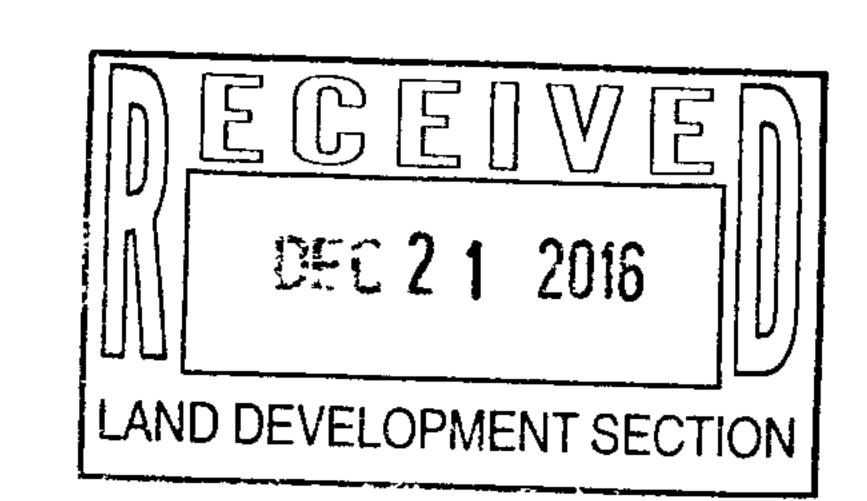
Address: 6424 Picardia PL, NW

Purpose of this Plan is to establish the first floor elevation, house layout, lot drainage including offsite flows.

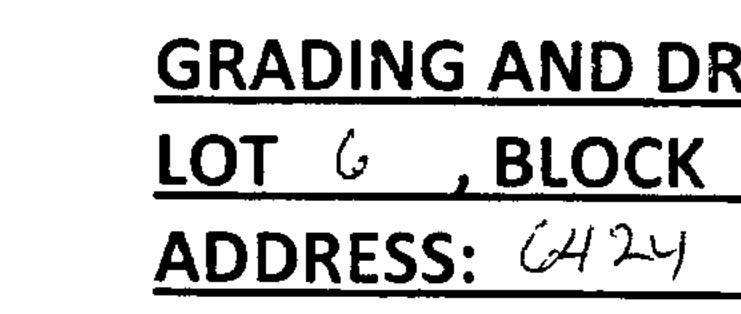
First Flush per EPA Standards

The Initial First Flush to be manages is 0.44" less 0.10" initial impervious abstraction = 0.34" or 440° 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.



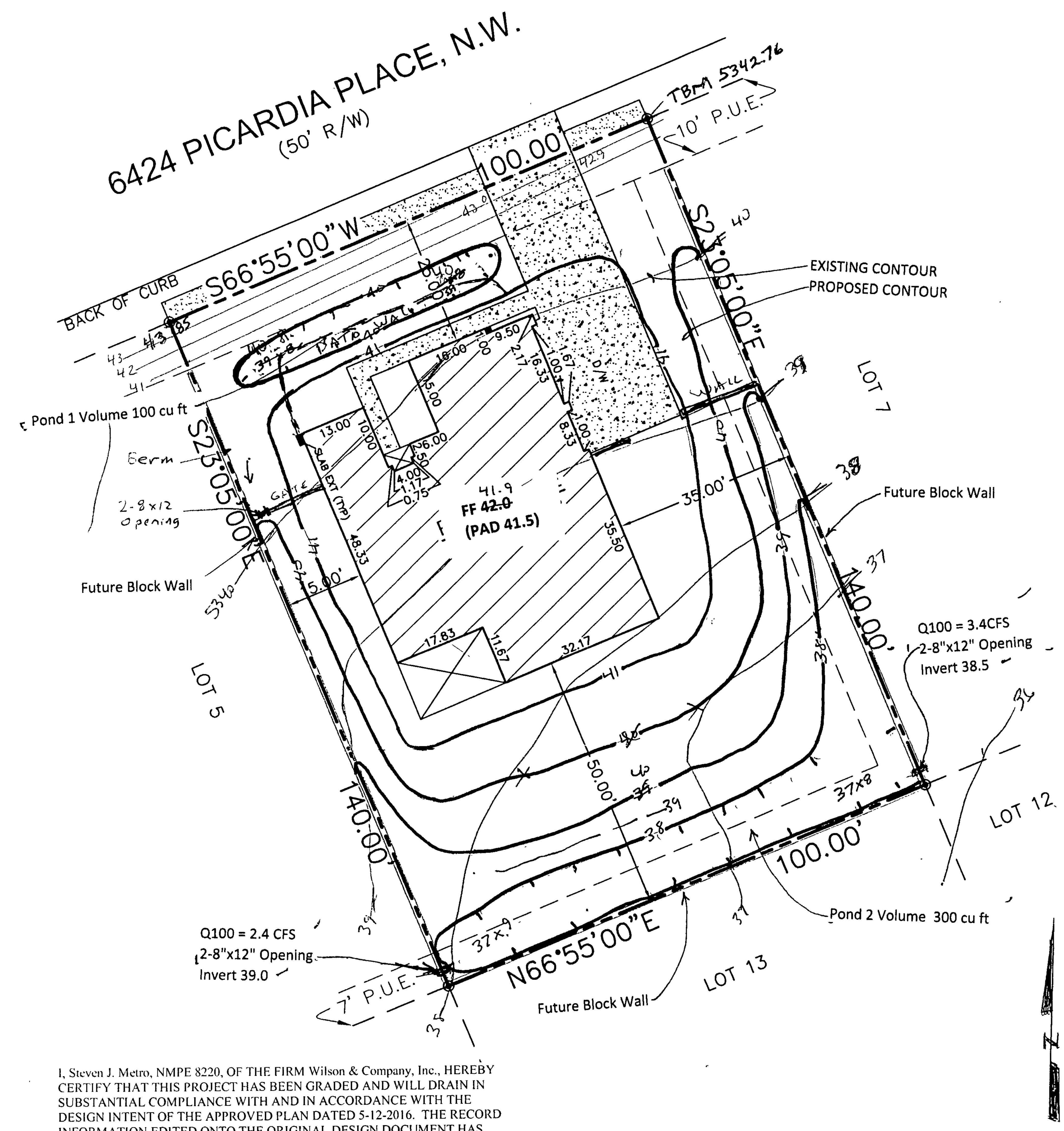


AS BUILT



GRADING AND DRAINAGE PLAN , BLOCK , UNIT 22, VCS ADDRESS: 6424 PICARDIA PL, NW

Development, Inc. 8860 Desert Finch Ln NE Albuquerque, NM 87122 (505) 280-4553

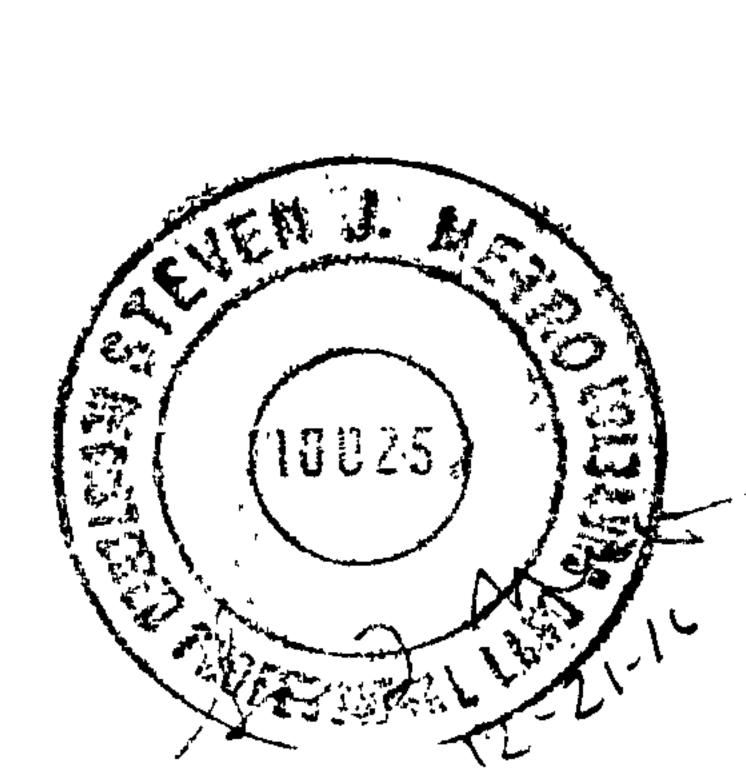


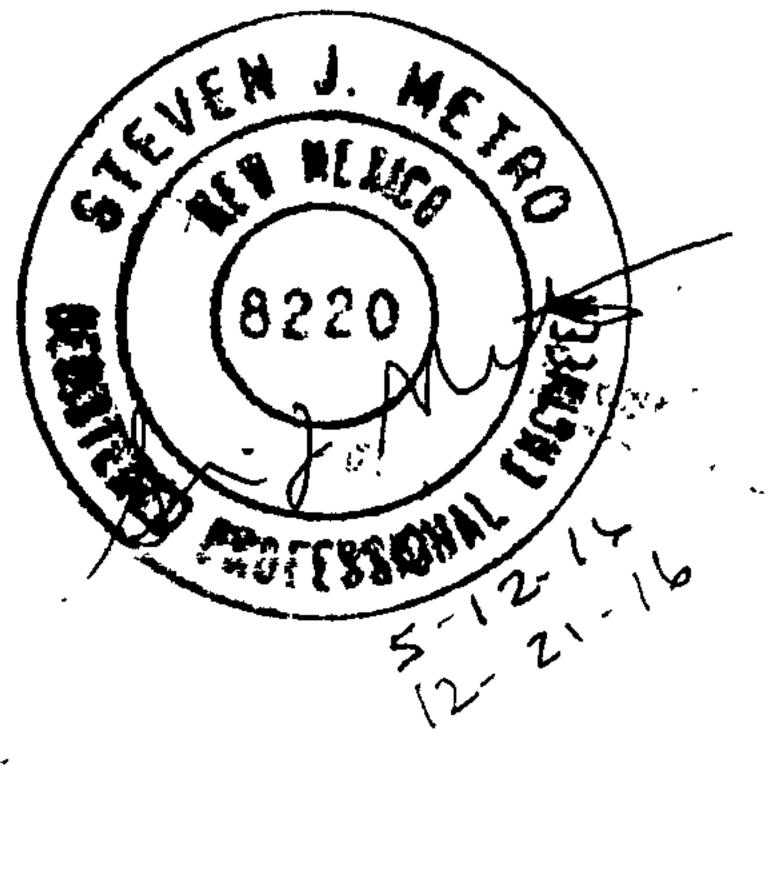
I, Steven J. Metro, NMPE 8220, OF THE FIRM Wilson & Company, Inc., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 5-12-2016. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT 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 6428 Picardia PL, 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.

Steven J. Metro, NMPE 8220 and NMPS 10025





AS BUILT

				Q100 CFS	TOTAL	SAD 228	DRAIN TO	
LOT 6, BLOCK 9,	AREA LOT SF	<u>%</u>	SAD 228 DMP %	<u>/ ACRE</u> ZONE 1	PROP Q100 CFS	<u>DMP</u> Q100 CFS	REAR OF LOT SF	REAR LOT Q100 CFS
UNIT 22 VCS	4,500	20 32%	50	4.37	0.45	0.70	4,500	0.45
TYPE D	8,100	58%	40	2.87	0.53	0.37	8,100	0.53
TYPE C	•	<u>10%</u>	<u>10</u>	2.03	0.07	0.07	<u>1,400</u>	0.07
TYPE B	<u>1,400</u> 14,000	100%	100		1.05	1.14	14,000	1.05

PREPARED BY STEVEN J. METRO, PE AND PS

1"=20'

GRADING & DRAINAGE PLAN 6424 Picardia Pl, NW LOT 6, BLOCK 9, UNIT 22 VCS Sheet 2 of 2

CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Mayor Richard J. Berry

May 17, 2016

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

RE: Lot 6 Block 9 Unit 22 Volcano Cliffs SAD 228

6424 Picardia Pl NW

Grading and Drainage Plan

Engineers Stamp Date 5/12/16 (D10D003Q6)

Dear Mr. Metro,

Based upon the information provided in your submittal received 5/12/2016, this plan is approved for Grading Permit and Building Permit.

PO Box 1293

Albuquerque

Please inform the Architect/Owner or contractor to attach a copy of this approved plan dated 5/12/16 to the construction sets in the permitting process prior to sign-off by Hydrology, otherwise the permitting process will be delayed until this plan is provided. Also advise the owner/contractor that a separate wall permit will be needed.

New Mexico 87103

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

www.cabq.gov

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

Sincerely,

Abiel Carrillo, P.E.

Principal Engineer, Hydrology

Planning Department

RR/AC C: File



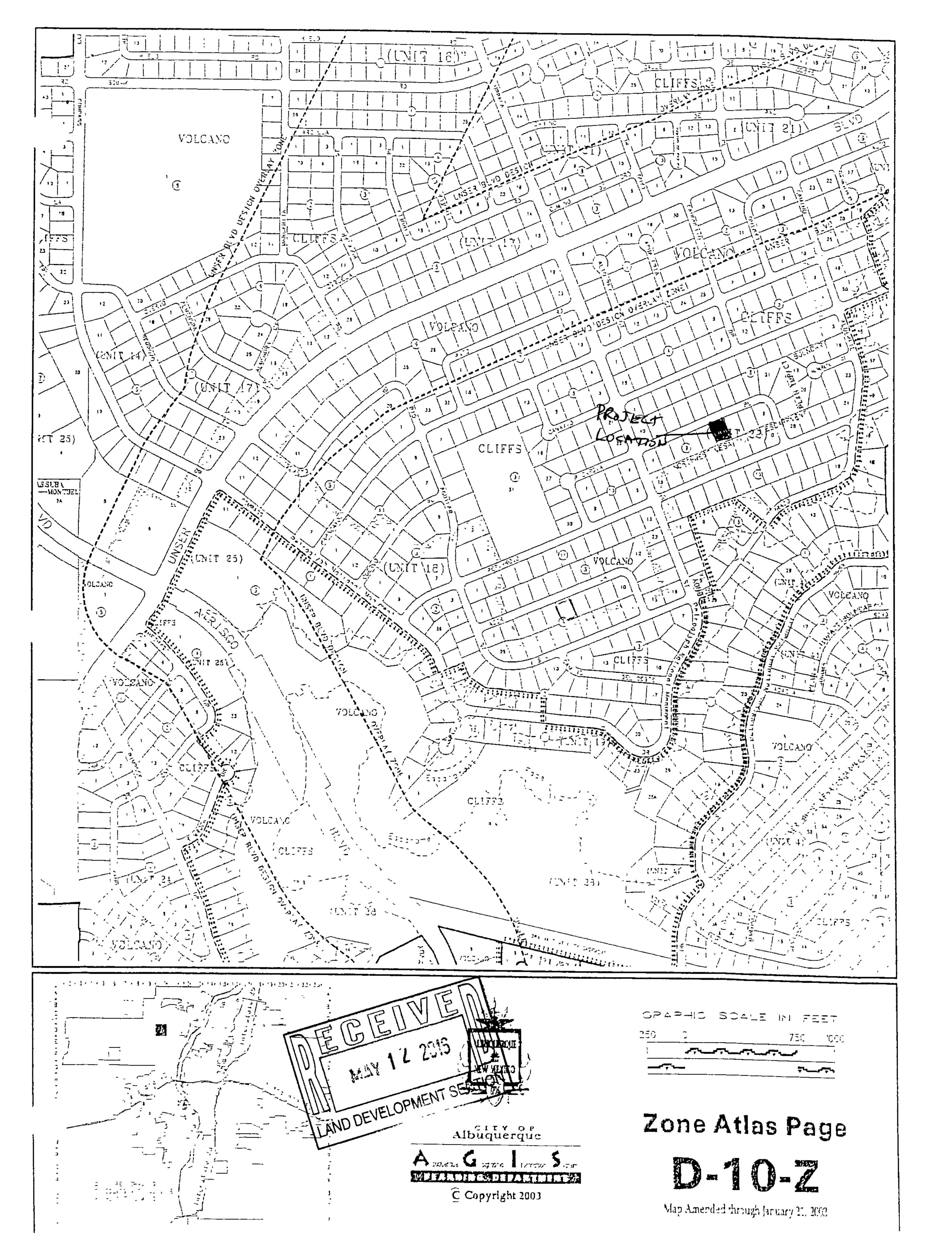
City of Albuquerque

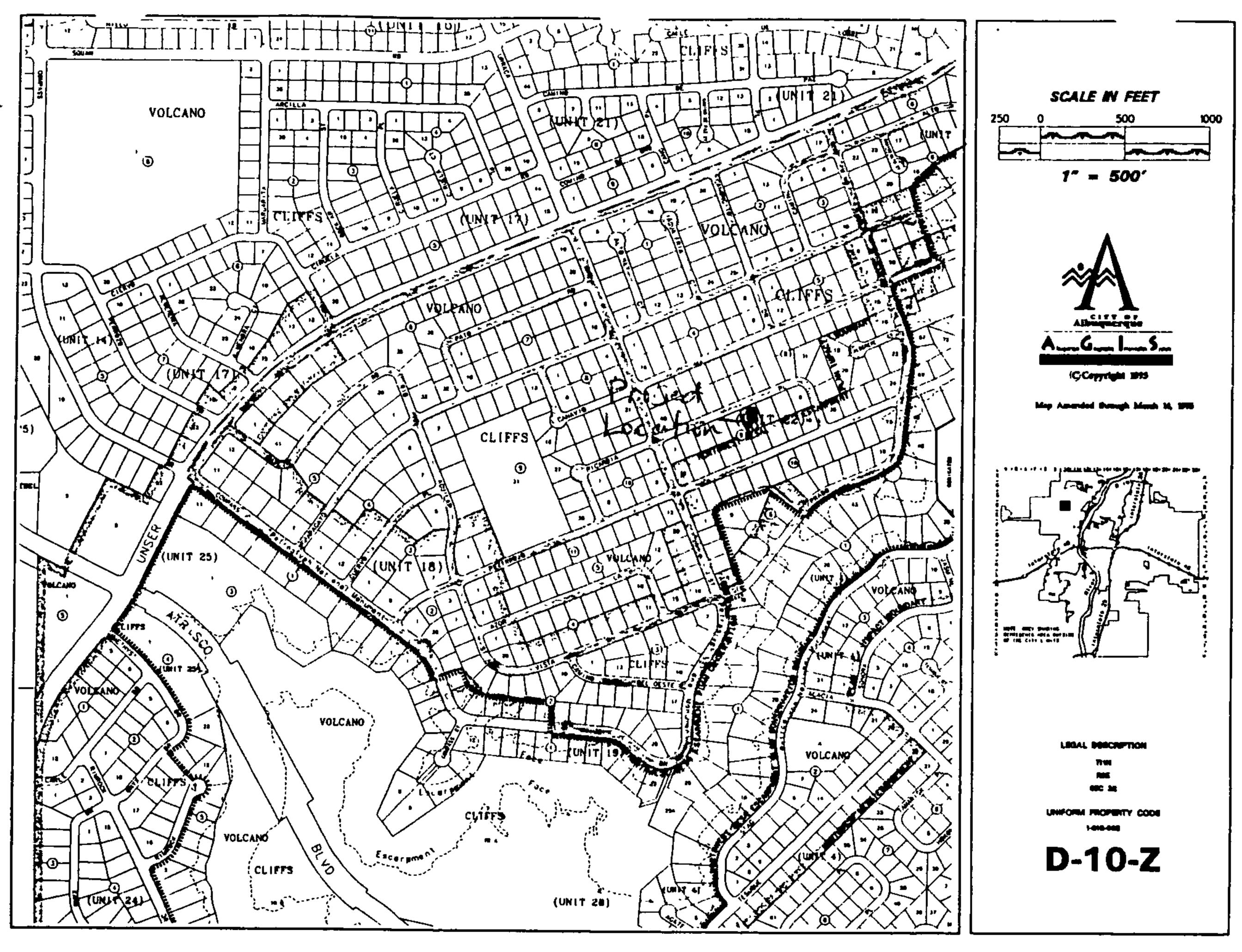
Planning Department

Development & Building Services Division

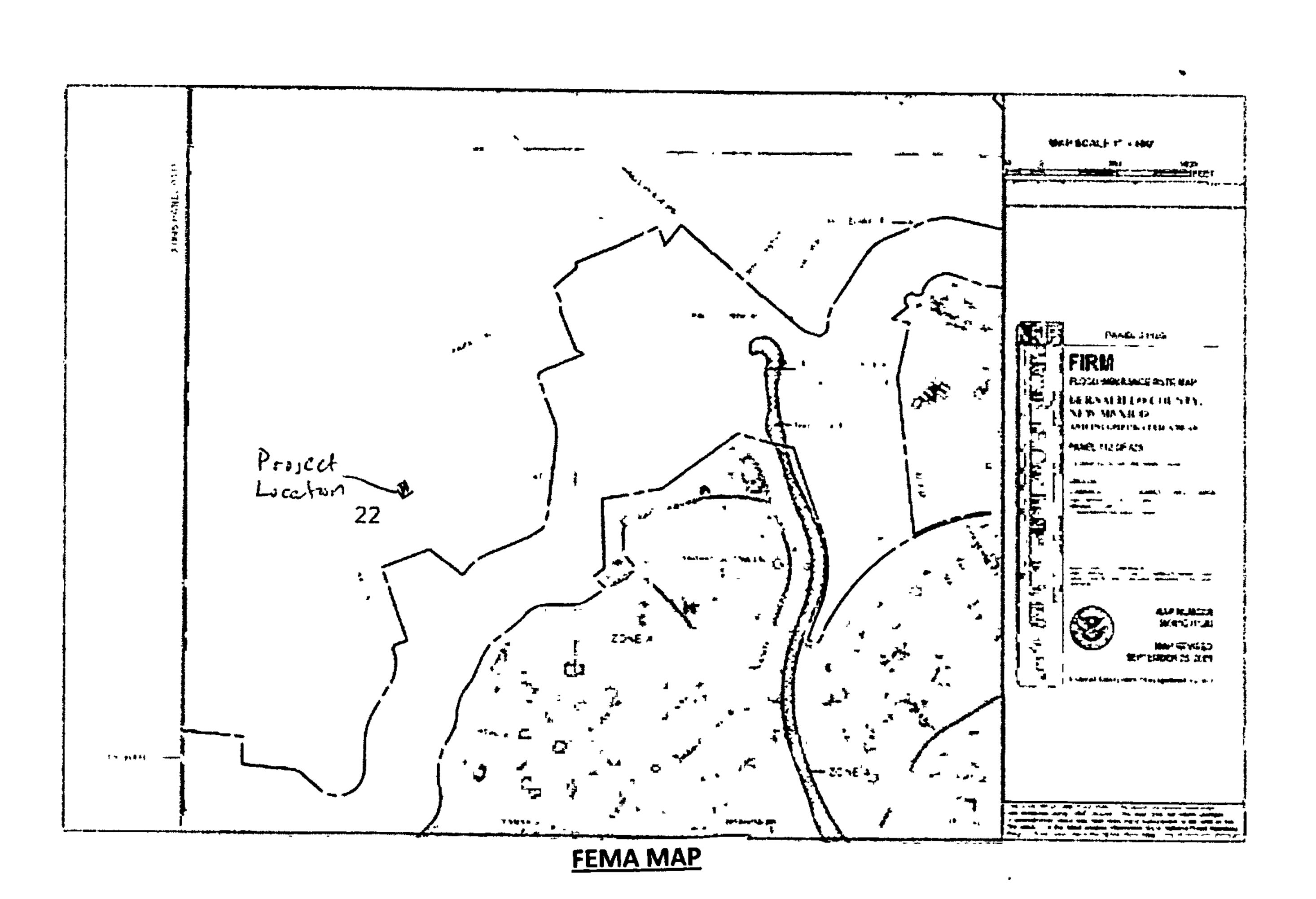
DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09 2015)

DRB#	Permit # City Dramage # D/DD03 Work Order#:
Legal Description: Lot 6, Block 9, Unit 12 VCS	
Tity Address: 6424 PICAROIA PLNW	
Engineering Firm: Metro Development, Inc.	Contact: Steve Metro
Address: 8860 Deset Finit Ln NE, ABB NM 871	
Phone# 505-280-4553 Fax#	E-mail: . Steve . metro cuilsons.
Owner: ABRAZO 16 MES	Contact: Mackanne Bisho
Address: 120 Bx 65808, ABS, NM	70 15 C C C C C C C C C C C C C C C C C C
Phone#. 505 - 269 - 0915 Fax#	E-mail: Macking to asways homes.
\rehitect:	Contact:
Address:	Contact.
Phone#	E-mail:
Other Contact:	Contact:
Address:	Contact.
Phone#	E-mail·
TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL TYPE OF SUBMITTAL: ENGINEER/ ARCHITECT CERTIFICATION PRE	TYPE OF APPROVAL/ACCEPTANCE SOUGHT: ILDING PERMIT APPROVAL RTIFICATE OF OCCUPANCY ELIMINARY-PLAT-APPROVAL
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DEPARTMENT: Mydrology/ drainage Traffic/ transportation Ms4/ erosion & sediment control CEF TYPE OF SUBMITTAL: ENGINEER/ ARCHITECT CERTIFICATION CONCEPTUAL G & D PLAN DRAINAGE MASTER PLAN DRAINAGE MASTER PLAN DRAINAGE REPORT CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS) EROSION & SEDIMENT CONTROL PLAN (ESC) OTHER (SPECIEY)	ELDING PERMIT APPROVAL RTIFICATE OF OCCUPANCY ELIMINARY-PLAT-APPROVAL E PLAN FOR SUB'D APPROVAL E PLAN FOR BLDG PERMIT APPROVAL AL PLAT APPROVAL / RELEASE OF FINANCIAL GUARANTEE JNDATION PERMIT APPROVAL ADING PERMIT APPROVAL 19 APPROVAL VING PERMIT APPROVAL ADING/ PAD CERTIFICATION RK ORDER APPROVAL
DEPARTMENT: X HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL COPE OF SUBMITTAL: ENGINEER/ ARCHITECT CERTIFICATION CONCEPTUAL G & D PLAN DRAINAGE MASTER PLAN DRAINAGE MASTER PLAN DRAINAGE REPORT CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS) EROSION & SEDIMENT CONTROL PLAN (ESC) OTHER (SPECIFY) CHECK 1 X BUI X SIT X SIT X FIN X SIA X FOU X GRADING X SECTION CRA X BUI X SIT X SI	ELIMINARY-PLAT-APPROVAL E PLAN FOR SUB'D APPROVAL E PLAN FOR BLDG PERMIT APPROVAL AL PLAT APPROVAL // RELEASE OF FINANCIAL GUARANTEE JNDATION PERMIT APPROVAL ADING PERMIT APPROVAL 19 APPROVAL VING PERMIT APPROVAL ADING/ PAD CERTIFICATION RK ORDER APPROVAL DMR/LOMR
DEPARTMENT: X HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL CEF PRE ENGINEER/ ARCHITECT CERTIFICATION CONCEPTUAL G & D PLAN DRAINAGE MASTER PLAN DRAINAGE MASTER PLAN DRAINAGE REPORT CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS) EROSION & SEDIMENT CONTROL PLAN (ESC) OTHER (SPECIFY) CHECK O X BUI X SIT X FIN X SIA X FOU X GRADING PLAN X SO- X BUI X BU	ELIMINARY -PLAT- APPROVAL E PLAN FOR SUB'D APPROVAL E PLAN FOR BLDG PERMIT APPROVAL AL PLAT APPROVAL / RELEASE OF FINANCIAL GUARANTEE JNDATION PERMIT APPROVAL ADING PERMIT APPROVAL VING PERMIT APPROVAL ADING/ PAD CERTIFICATION RK ORDER APPROVAL DMR/LOMR E-DESIGN MEETING





VICINITY MAP



<u>Narrative</u>

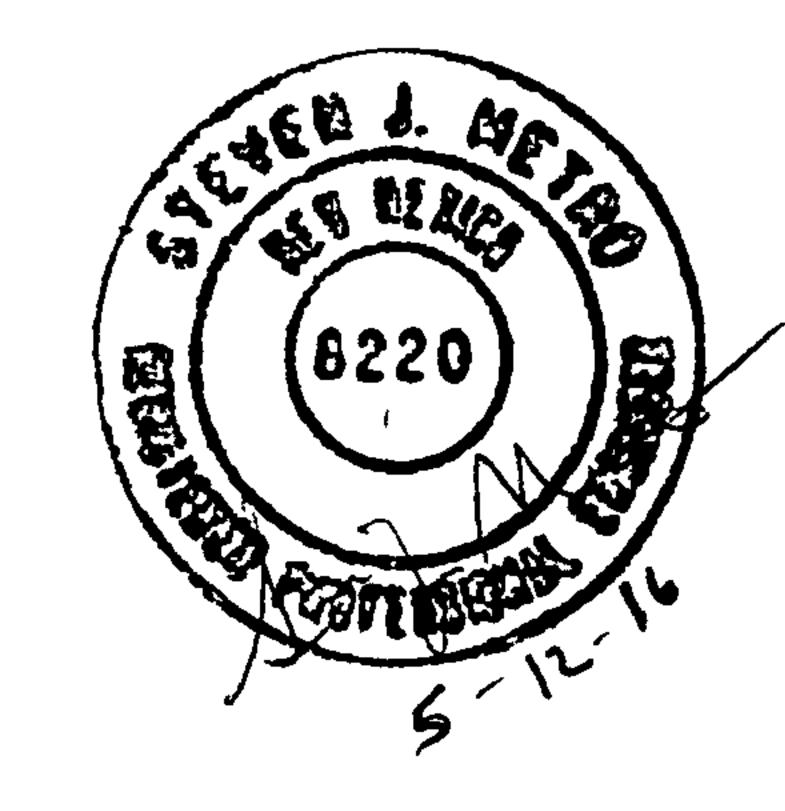
Grading and Drainage Plan for the construction of the building pad for Lot $\frac{6}{2}$, Block $\frac{9}{2}$, Unit $\frac{22}{2}$, Volcano Cliff S Subdivision, being a part of SAD 228.

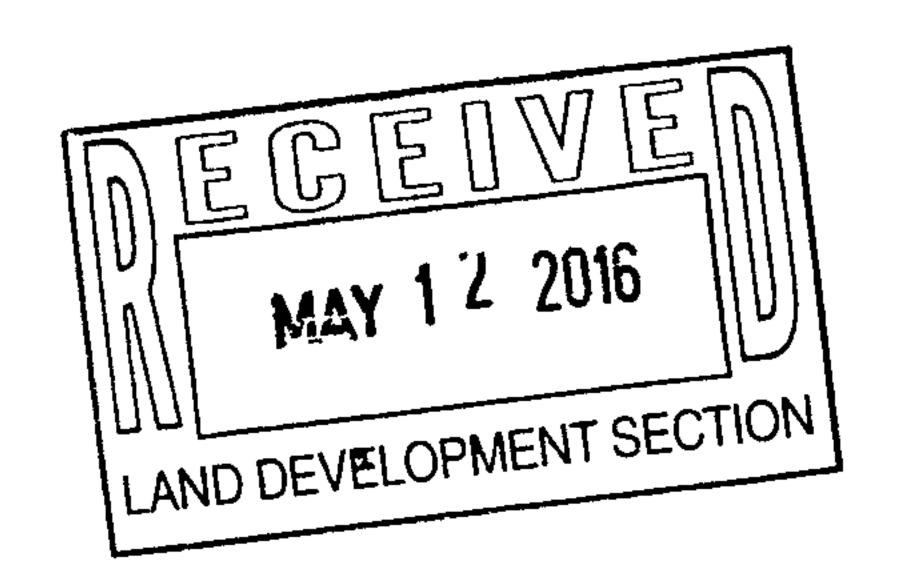
Address: 6424 Pizardia PL, NW

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 manages is 0.44" less 0.10" initial impervious abstraction = 0.34" or $\frac{400}{100}$ 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.



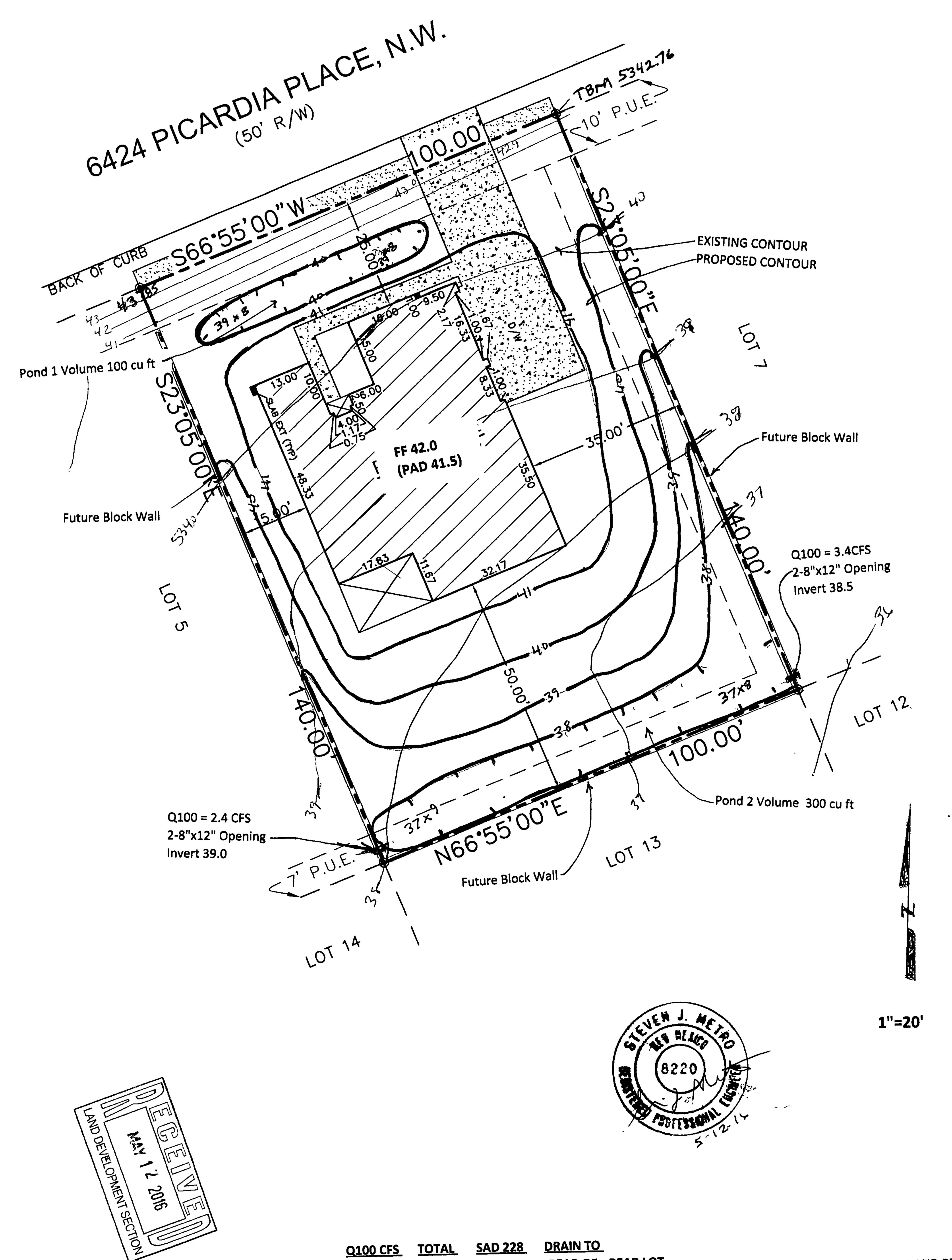




Development, Inc. 8860 Desert Finch Ln NE Albuquerque, NM 87122 (505) 280-4553 GRADING AND DRAINAGE PLAN

LOT 6, BLOCK 9, UNIT 22, VCS

ADDRESS: 6424 PICARDIA PL, NW



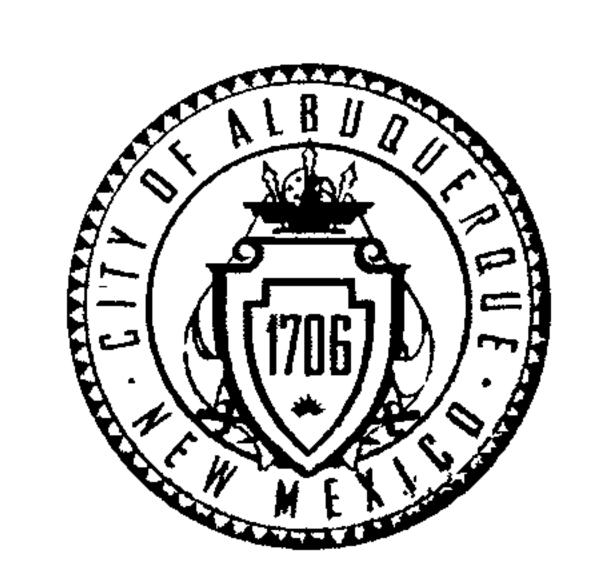
REAR OF REAR LOT **DMP PROP** <u>/ ACRE</u> **SAD 228** LOT 6, BLOCK 9, **Q100 CFS** LOT SF Q100 CFS **Q100 CFS** ZONE 1 **DMP %** <u>%</u> AREA LOT SF UNIT 22 VCS 0.45 4,500 0.70 0.45 4.37 50 32% 4,500 TYPE D 0.53 8,100 0.37 0.53 2.87 40 58% 8,100 TYPE C 0.07 <u>1,400</u> 0.07 0.07 2.03 <u>10</u> <u>10%</u> <u>1,400</u> TYPE B 1.05 14,000 1.14 1.05 100 100% 14,000

PREPARED BY STEVEN J. METRO, PE AND PS

GRADING & DRAINAGE PLAN 6424 Picardia Pl, NW LOT 6, BLOCK 9, UNIT 22 VCS Sheet 2 of 2

CITY OF ALBUQUERQUE

August 3, 2015



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

RE: Lot 6 Block 9 Unit 22 Volcano Cliffs
6424 Picardia Pl NW
Grading and Drainage Plan
Engineers Stamp Date 7/22/15 (D10D003Q6)

Dear Mr. Metro,

Based upon the information provided in your submittal received 7/22/2015, this plan is approved for Grading Permit and Building Permit.

Please attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

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

PO Box 1293

Albuquerque

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

New Mexico 87103

www.cabq.gov

Sincerely,

Shahab Biazar, P.E.

City Engineer, Albuquerque

Planning Department

RR/SB C: File

PLN DRSe cabason

City of Albuquerque

Planning Department

Development & Building Services Division

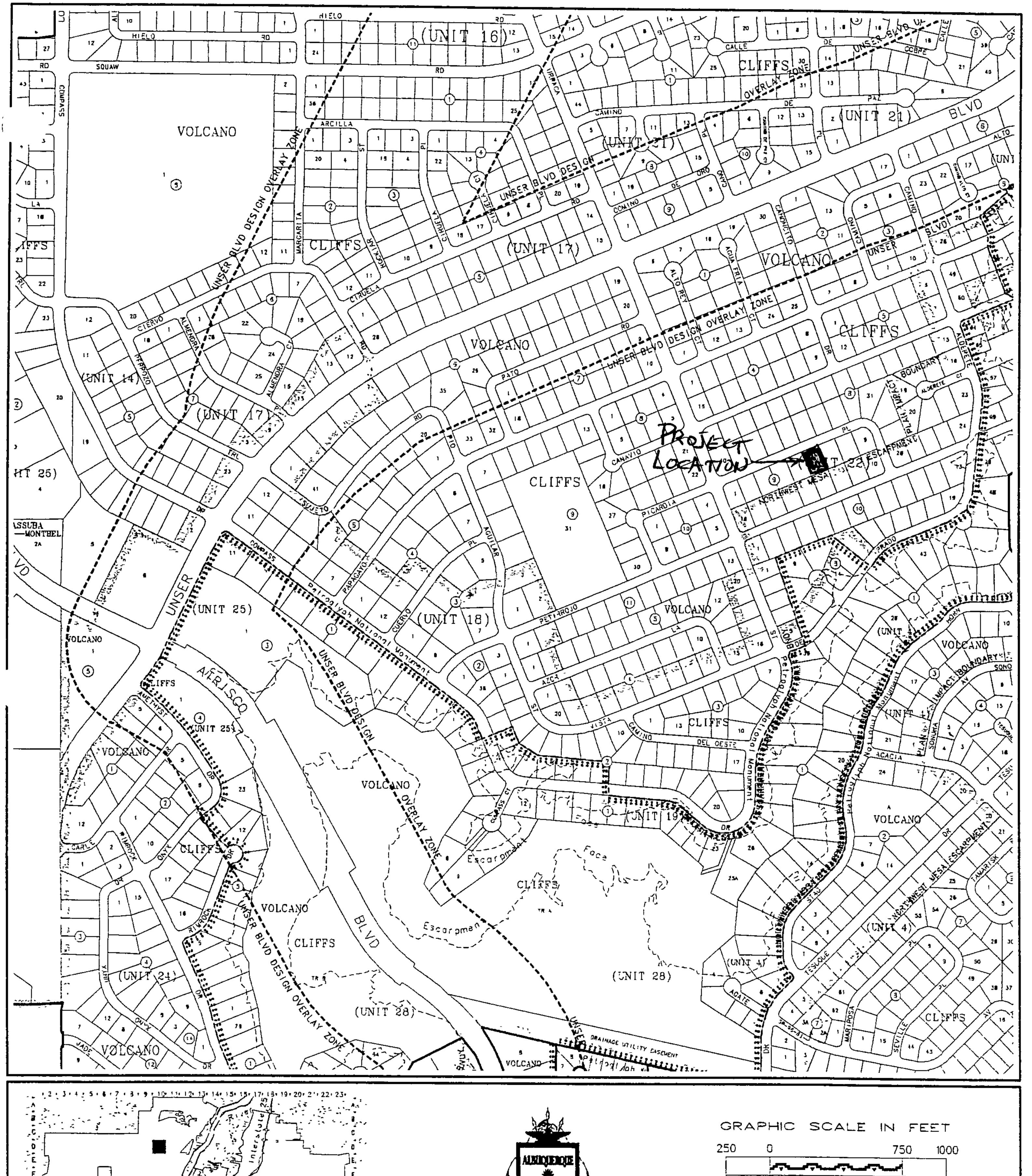
DRAINAGE AND TRANSPORTATION INFORMATION SHEET

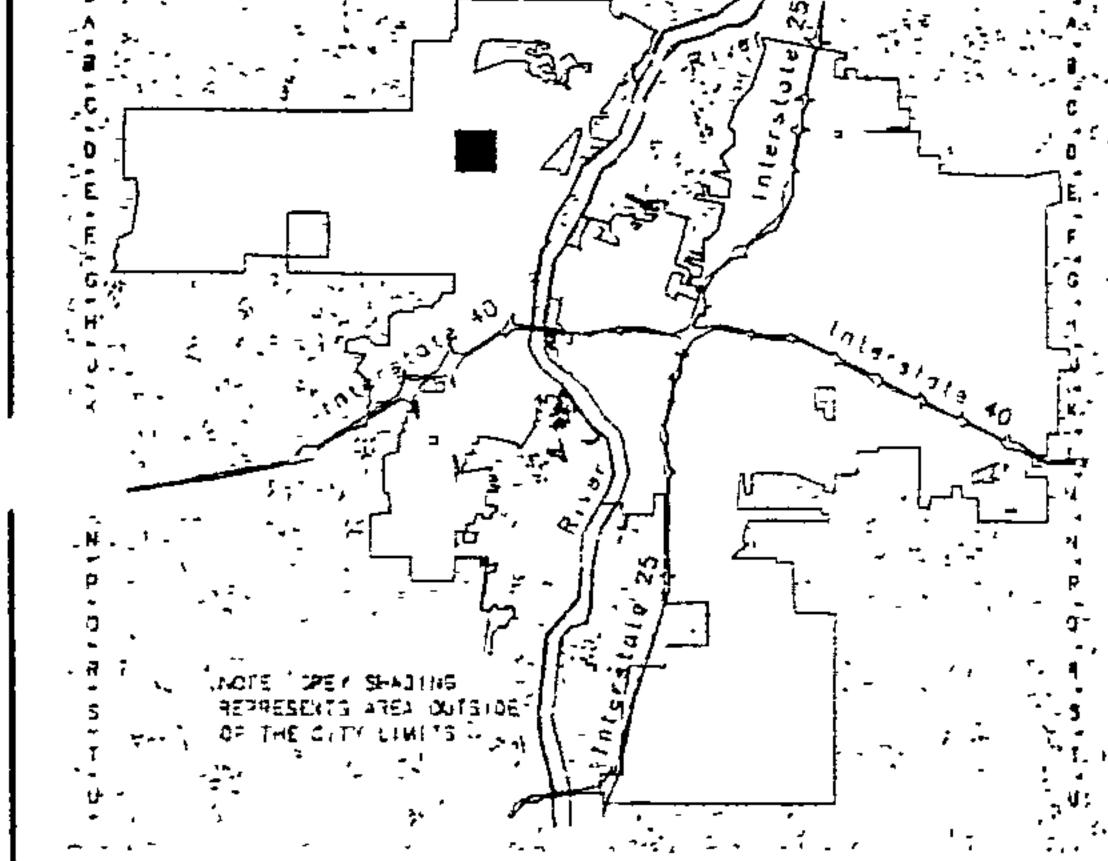
(REV 02/2013)

Project Title: <u>6424 Picardia PL</u>	كار Building Permit #:	City Drainage #: D10_D0036
DRB#: EPC#:		Work Order#:
Legal Description: Lot-6, Block 9, Unit 22 City Address: 6424 Prandia PL NW	Volcono Clifts Subdivi	<u> </u>
City Address: 6424 Prondia 16 NW		
Engineering Firm: Metro Developm		Contact: <u>Stert Metro</u>
Address: 8860 Doset Finch La 1 Phone#: 505-280-4553 Fax#: 50	SE DIAGO TO	· ———
Phone#: 505-280-4553 Fax#: 50	33-348-4033	E-mail: 5 teck. metro e wilson co. c
Owner: Rio Grande Realty + Ind Address: Corroles, NM	vestments, LLC	Contact: Todd Cruger
Address: <u>Corroles</u> , <u>NN</u> Phone#: <u>505-250-8135</u> Fax#:		E-mail: + Kruger C rgri. ret
Architect:		Contact:
Address:		
Phone#: Fax#:		E-mail:
Surveyor: Metro Development, D	hc.	Contact: 5 tex Metro
	ME. ABQ, NM 87	
Phone#: Fax#:		E-mail: 5 teuc. Metroc Wilsono.
	8 NN 87105	Contact: Rudy Guynnaco.cm
TYPE OF SUBMITTAL:		AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT		TEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPR	
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	APPROVAL /
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMI	T APPROVAL 101 2 2 2015
GRADING PLAN	SECTOR PLAN APPROVAL	
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL	LAND DEVELOPMENT SECTION
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPA	NCY (PERM)
CLOMR/LOMR	CERTIFICATE OF OCCUPA	and the telvity as y
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT AP	
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPRO	
ENGINEER'S CERT (DRB SITE PLAN) ENGINEER'S CERT (ESC)	GRADING PERMIT APPRO PAVING PERMIT APPROV.	
SO-19	WORK ORDER APPROVAL	
OTHER (SPECIFY)	GRADING CERTIFICATION	
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Co	py Provided
DATE SUBMITTED: 7-22-15	By: Steven J. Metr	

Requests for approvals of Site Development Plans and or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following

- Conceptual Grading and Drainage Plan Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- 2 Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- 3 Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 4 Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

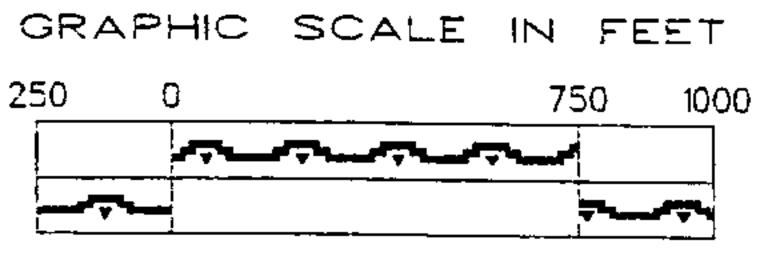






Albuquerque

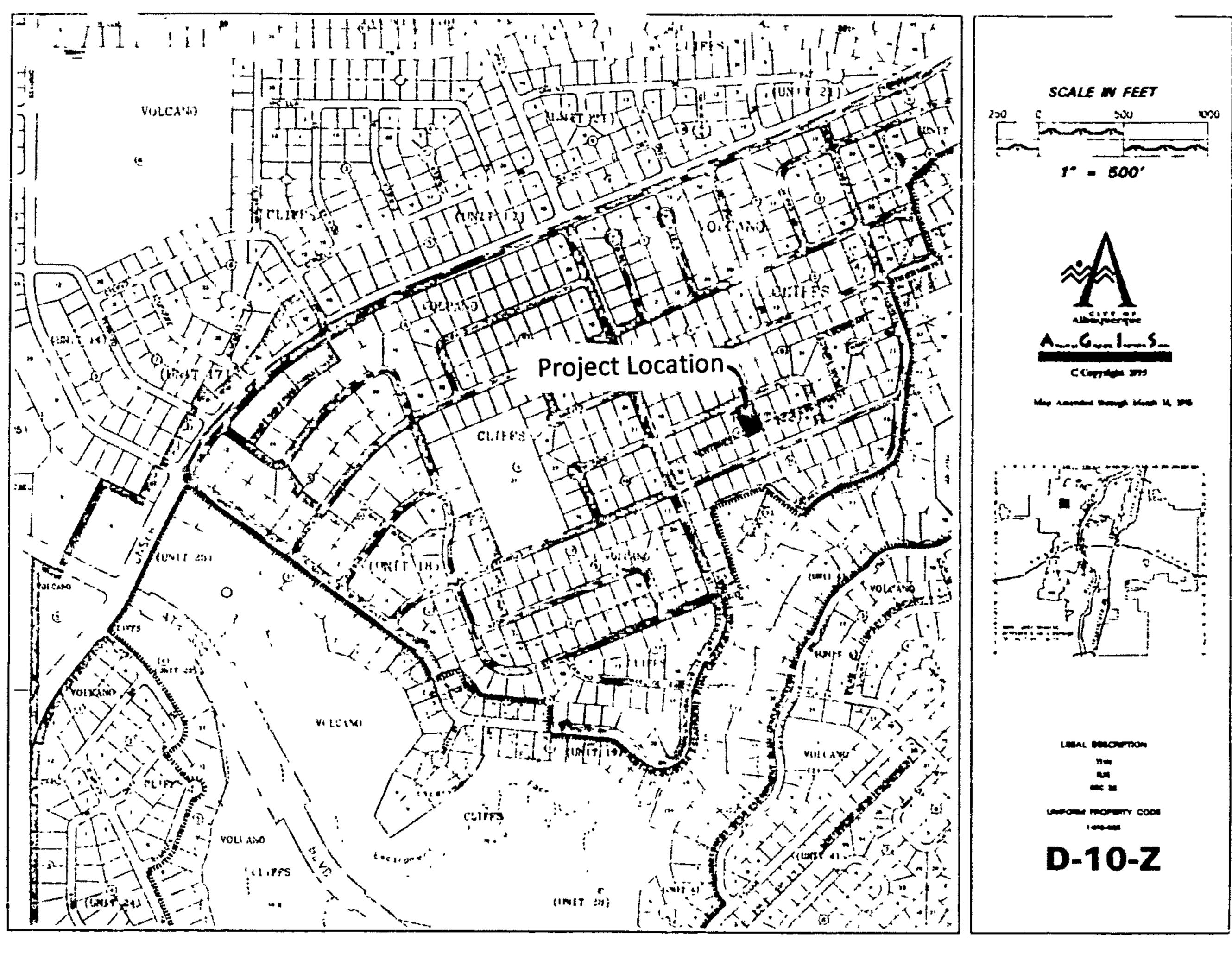
PLANNING. DEPARTMENT © Copyright 2003



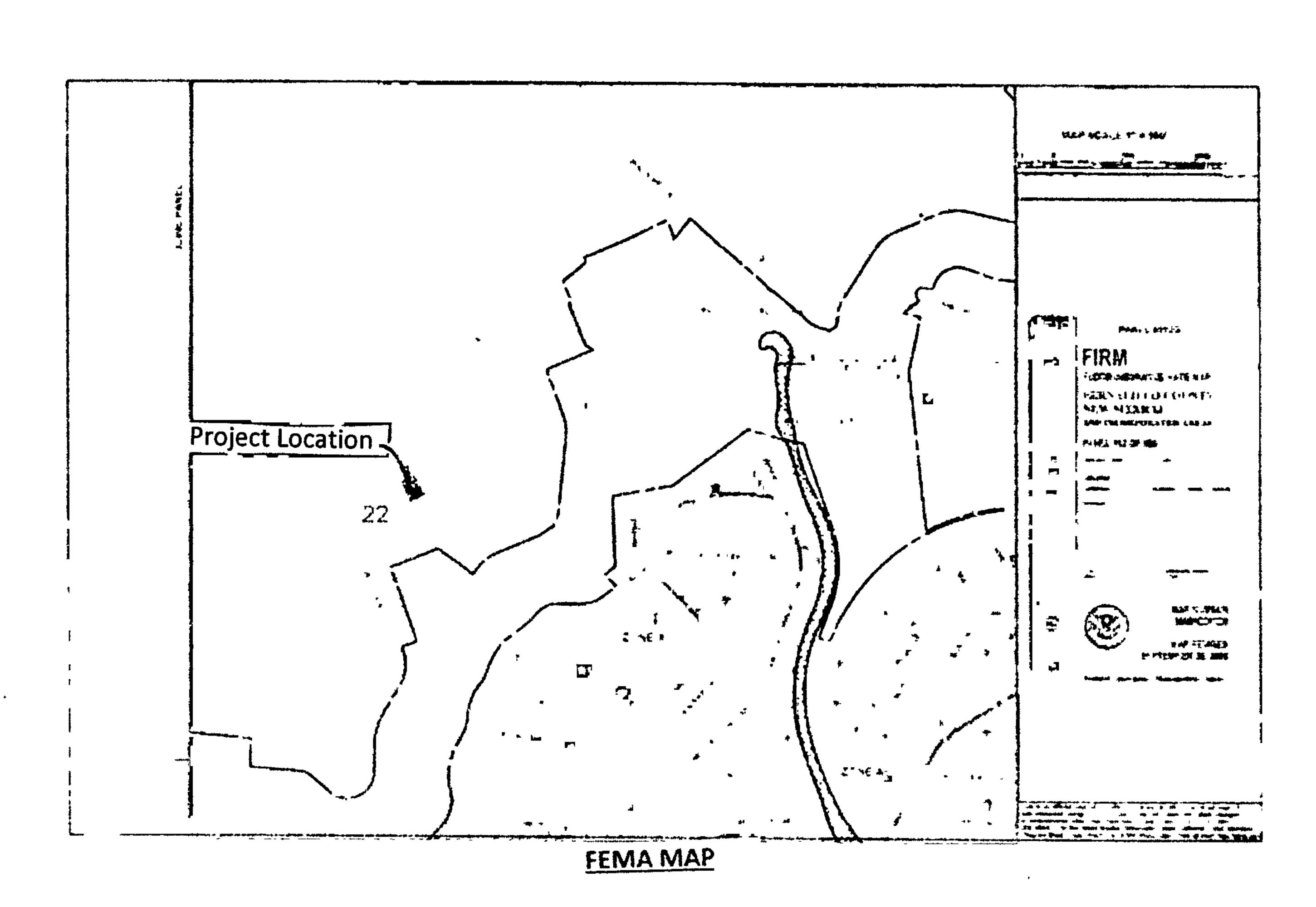
Zone Atlas Page

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 $\frac{6}{9}$, Block $\frac{9}{9}$, Unit $\frac{22}{9}$ Volcano Cliff S Subdivision, being a part of SAD 228.

Address: <u>6424 Picardia PL NW</u>, <u>Albuquerque</u>, <u>NM</u>

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 manages 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.





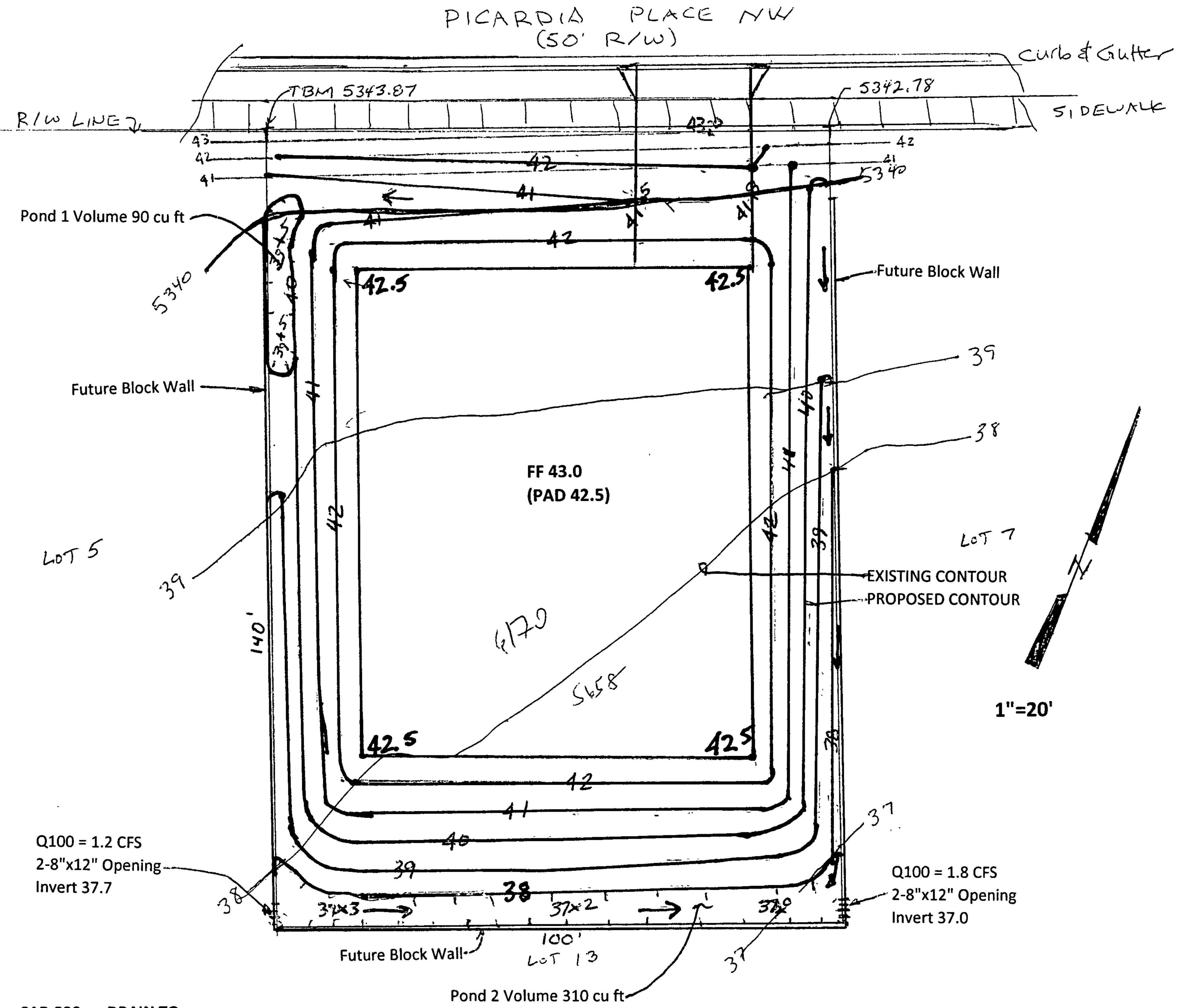
Albuquerque, NM 87122

(505) 280-4553

GRADING AND DRAINAGE PLAN

LOT 6, BLOCK 9, UNIT 22, VCS

ADDRESS: 6424 PICARDIA PL NW



Q100 CFS TOTAL SAD 228 DRAIN TO REAR OF REAR LOT **SAD 228** / ACRE **PROP** AREA LOT <u>DMP</u> LOT 6, BLOCK 9, **Q100 CFS** Q100 CFS Q100 CFS **ZONE 1** LOT SF UNIT 22 VCS <u>SF</u> <u>%</u> <u>DMP %</u> 0.25 2,500 0.70 39% 50 4.37 0.55 5,500 TYPE D 5,600 0.37 0.37 2.87 0.47 51% 40 TYPE C 7,100 <u>500</u> 0.07 0.02 2.03 <u>10%</u> TYPE B <u>1,400</u> 100 8,600 0.64 100% 1.08 1.14 14000

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PREPARED BY STEVEN J. METRO, PE AND PS

GRADING & DRAINAGE PLAN 6424 Picardia PL, NW LOT 6, BLOCK 9, UNIT 22 VCS

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