

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

July 15, 2009

Jason R. Woodruff, P.E.
Wilson & Company
4900 Lang Ave. NE
Albuquerque, NM 87120

Re: Approval of Permanent Certificate of Occupancy (C.O.) for
Vista Vieja Community Center, [D-9/ D003A]
8425 Hawk Eye Rd. NW
Engineer's Stamp 07/14/09

Dear Mr. Woodruff:

The TCL/ Letter of Certification submitted on July 15 is sufficient for acceptance
by this office for Final Certificate of Occupancy (C.O.). Notification has been made
the Building and Safety Section.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Sincerely,


Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 - KDM)

PROJECT TITLE: Vista Vieja Community Center ZONE MAP: D-9/D003A
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Plat of Vista Vieja Subdivision Units 3 & 4
CITY ADDRESS: 8425 Hawk Eye Rd NW Albuquerque, NM 87120

ENGINEERING FIRM: Wilson & Company CONTACT: Kristine Susco
ADDRESS: 4900 Lang Ave NE PHONE: (505) 348-4000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: KB Homes CONTACT: Tony Sciffrillo
ADDRESS: 6330 Riverside Plaza Lane Suite 200 PHONE: (505) 353-5260
CITY, STATE: Albuquerque, NM ZIP CODE: 87120

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYING FIRM: _____ LICENSED SURVEYOR: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

PROFESSIONAL LICENSED SURVEYOR SIGNATURE	LICENSE NO.	DATE
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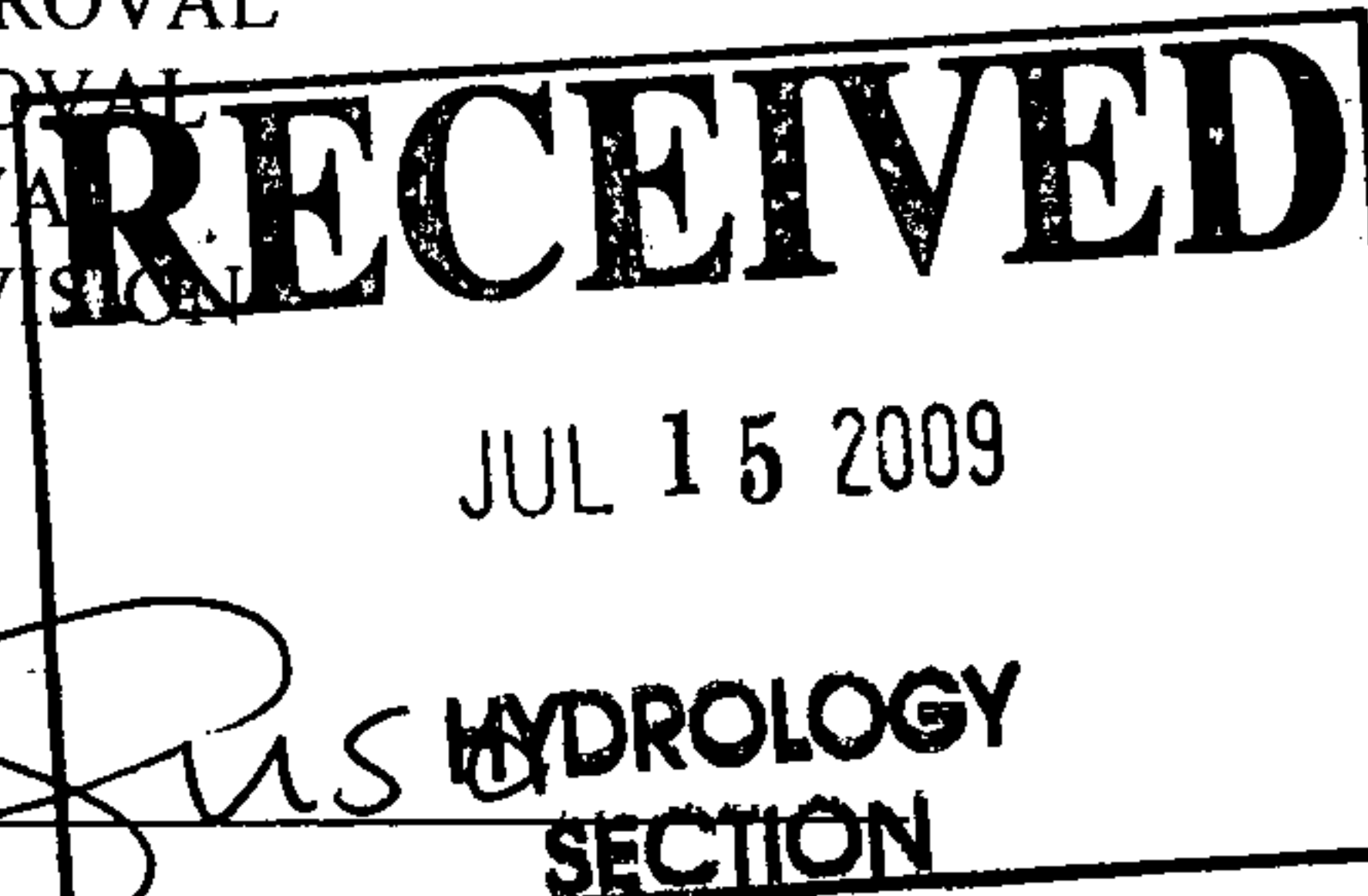
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
<input type="checkbox"/> DRAINAGE REPORT	<input type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE
<input type="checkbox"/> DRAINAGE PLAN 1 st SUBMITTAL	<input type="checkbox"/> PRELIMINARY PLAT APPROVAL
<input type="checkbox"/> DRAINAGE PLAN RESUBMITTAL	<input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL
<input type="checkbox"/> CONCEPTUAL G & D PLAN	<input type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL
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<input type="checkbox"/> ENGINEER'S CERT (HYDROLOGY)	<input type="checkbox"/> FOUNDATION PERMIT APPROVAL
<input type="checkbox"/> CLOMR/LOMR	<input type="checkbox"/> BUILDING PERMIT APPROVAL
<input type="checkbox"/> TRAFFIC CIRCULATION LAYOUT	<input checked="" type="checkbox"/> CERTIFICATE OF OCCUPANCY
<input checked="" type="checkbox"/> ENGINEER'S CERT (TCL)	<input type="checkbox"/> GRADING PERMIT APPROVAL
<input type="checkbox"/> ENGINEER'S CERT (DRB SITE PLAN)	<input type="checkbox"/> PAVING PERMIT APPROVAL
<input type="checkbox"/> OTHER - TCL RESUBMITTAL	<input type="checkbox"/> WORK ORDER APPROVAL
	<input type="checkbox"/> OTHER (SPECIFY) - REVISION

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

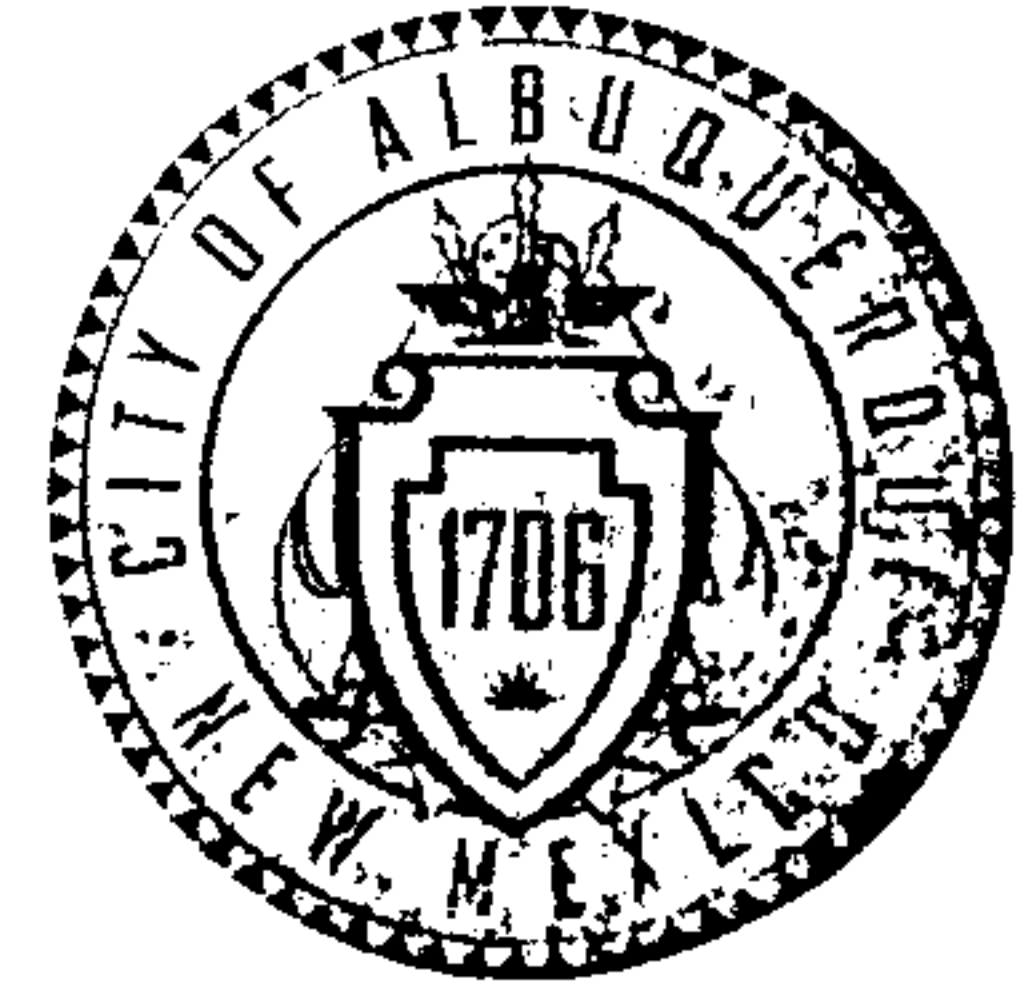
DATE SUBMITTED: 7-14-09 BY: Kristine Susco



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:

1. **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.

CITY OF ALBUQUERQUE



October 1, 2008

Jason R. Woodruff, P.E.
Wilson & Company, Inc.
4900 Lang Ave. NE
Albuquerque, NM 87109

**Re: Vista Vieja Community Center Grading and Drainage Plan
Engineer's Stamp dated 9-25-08 (D09/D003A)**

Dear Mr. Woodruff,

Based upon the information provided in your submittal received 9-25-08, the above referenced plan is approved for Building Permit and SO 19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

PO Box 1293

A separate permit (SO 19) is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit.

Albuquerque

To obtain a temporary or permanent CO, Engineer Certification of the Grading Plan per the DPM is required and the storm drain work in the City ROW must be inspected and accepted. Please contact Duane Schmitz, 235-8016, to schedule an inspection.

NM 87103

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

www.cabq.gov

C: file
Duane Schmitz, Street/Storm Drain Maintenance

CITY OF ALBUQUERQUE



September 25, 2008

Jason Woodruff, P.E.
Wilson & Company
4900 Lang Ave. NE
Albuquerque, NM 87109

Re: Vista Vieja Community Center, 8425 Hawk Eye Rd. NW, Traffic Circulation Layout
Engineer's Stamp dated 9-25-08 (D09-D003A)

Dear Mr. Woodruff,

The TCL submittal received 9-25-08 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

PO Box 1293

Albuquerque

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

NM 87103

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

www.cabq.gov

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

CITY OF ALBUQUERQUE



September 23, 2008

Jason R. Woodruff, P.E.
Wilson & Company, Inc.
4900 Lang Ave. NE
Albuquerque, NM 87109

Re: Vista Vieja Community Center Grading and Drainage Plan
Engineer's Stamp dated 9-10-08 (D09/D003A)

Dear Mr. Woodruff,

Based upon the information provided in your submittal received 9-10-08, the above referenced plan is approved for Building Permit and SO 19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

PO Box 1293

A separate permit (SO 19) is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit.

Albuquerque

To obtain a temporary or permanent CO, Engineer Certification of the Grading Plan per the DPM is required and the storm drain work in the City ROW must be inspected and accepted. Please contact Duane Schmitz, 235-8016, to schedule an inspection.

NM 87103

If you have any questions, you can contact me at 924-3695.

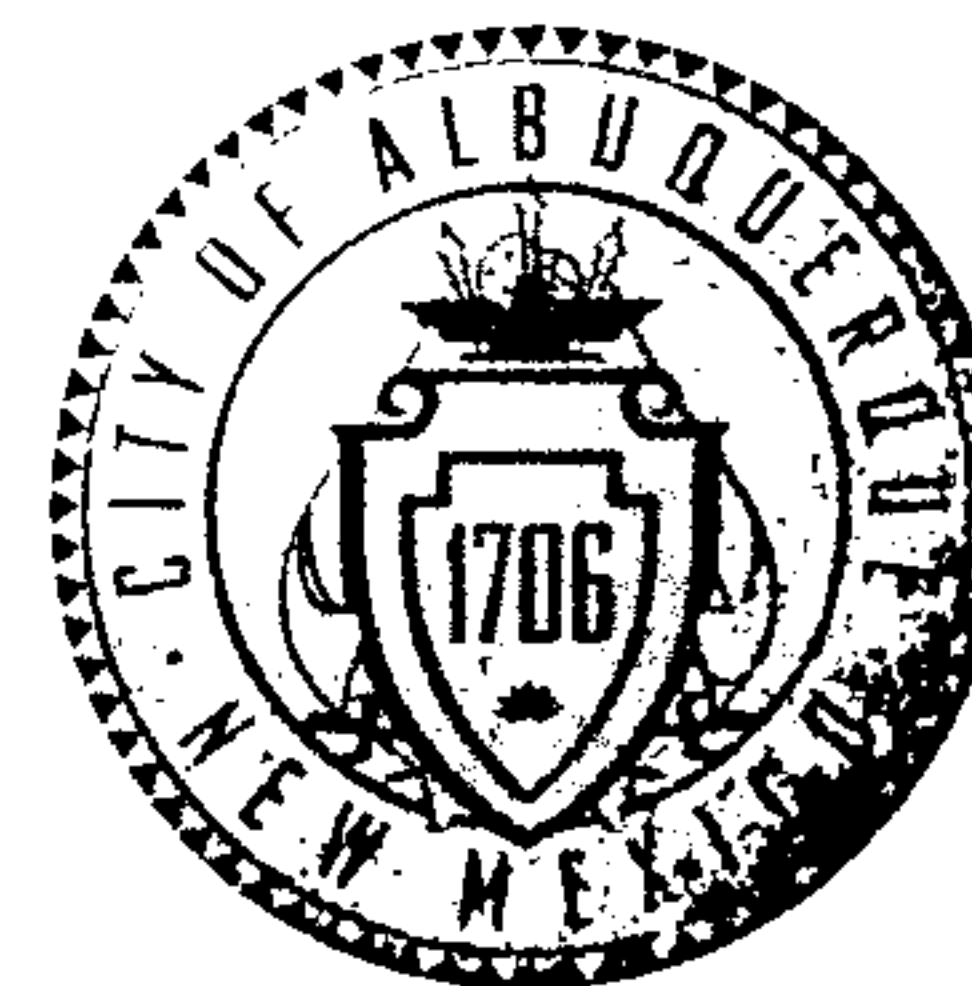
Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

www.cabq.gov

C: file
Antoinette Baldonado, Excavation and Barricading
Duane Schmitz, Street/Storm Drain Maintenance

CITY OF ALBUQUERQUE



July 22, 2009

Jason R. Woodruff, P.E.
Wilson & Company, Inc.
4900 Lang Ave. NW
Albuquerque, NM 87109

**Re: Vista Vieja community Center, 8425 Hawk Eye Rd. NW,
(D-09/D003A)**

Approval of Permanent Certificate of Occupancy,

Engineer's Stamp Dated: 09-25-08

Engineer's Certification Date: 07-20-09

PO Box 1293

Dear Mr. Woodruff,

Albuquerque

Based upon the information provided by our visual inspection on 7/20/09, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

NM 87103

If you have any questions, you can contact me at 924-3982.

Sincerely,

www.cabq.gov

Timothy E. Sims
Plan Checker-Hydrology, Planning Dept
Development and Building Services

C: CO Clerk—Katrina Sigala
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 01/06 – KDM)

PROJECT TITLE: Vista Vieja Community Center ZONE MAP: D-9/D003A
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract E, Unit 4 Plat of Vista Vieja Subdivision Units 3 & 4
CITY ADDRESS: 8425 Hawk Eye Rd NW Albuquerque, NM 87120

ENGINEERING FIRM: Wilson & Company CONTACT: Kristine Susco
ADDRESS: 4900 Lang Ave NE PHONE: (505) 348-4000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: KB Homes CONTACT: Don Britt
ADDRESS: 6330 Riverside Plaza Lane Suite 200 PHONE: (505) 353-5260
CITY, STATE: Albuquerque, NM ZIP CODE: 87120

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYING FIRM: _____ LICENSED SURVEYOR: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

PROFESSIONAL LICENSED SURVEYOR SIGNATURE	LICENSE NO.	DATE
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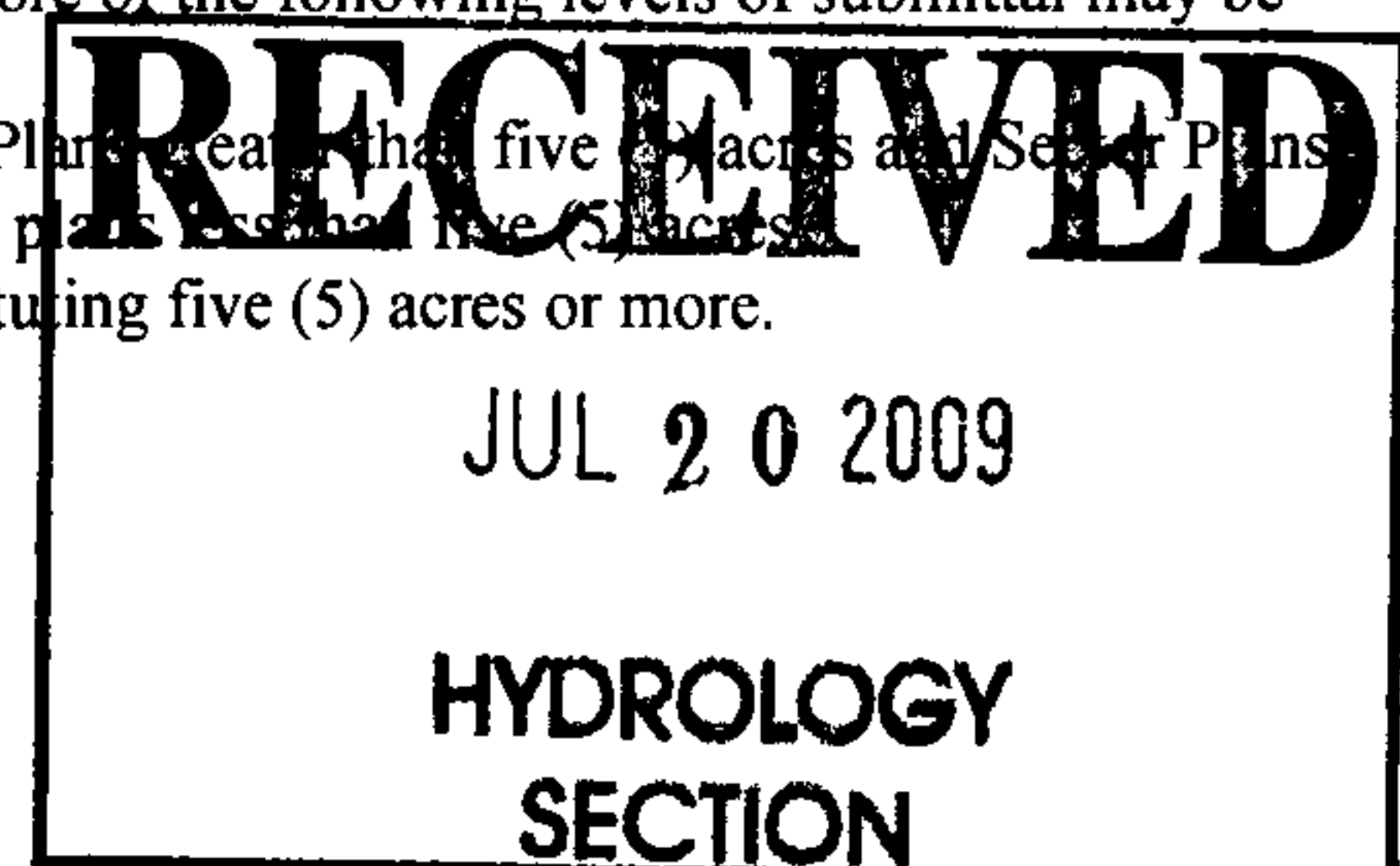
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ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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<input type="checkbox"/> DRAINAGE PLAN RESUBMITTAL	<input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL
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<input type="checkbox"/> CLOMR/LOMR	<input type="checkbox"/> BUILDING PERMIT APPROVAL
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<input type="checkbox"/> ENGINEER'S CERT (DRB SITE PLAN)	<input type="checkbox"/> PAVING PERMIT APPROVAL
<input type="checkbox"/> OTHER – GRADING RESUBMITTAL	<input type="checkbox"/> WORK ORDER APPROVAL
	<input type="checkbox"/> OTHER (SPECIFY) - REVISION

WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☒ NO
☐ COPY PROVIDED
DATE SUBMITTED: 7-20-09 BY: Kristine Susco

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:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans for areas that are 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.



CITY OF ALBUQUERQUE



March 6, 2008

Robert S. Maclake, P.E.
Wilson & Company, Inc., E & A
4900 Lang Ave. NW
Albuquerque, NM 87109

**Re: Vista Vieja Community Center Grading and Drainage Plan
Engineer's Stamp dated 1-28-08 (D9/D003A)**

Dear Mr. Maclake,

Based upon the information provided in your submittal dated 2-1-08, the above referenced plan cannot be approved for Building Permit or SO 19 Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

- The proposed grading will have nuisance flows running over the sidewalk. This should be minimized. If land treatment of landscape areas is not called out, it is assumed to be irrigated turf.
- East of the pool grades are 3:1 and 2:1, even though the max slope is called out as 4:1 max slope.
- Provide grades in the "blank" (landscaping?) areas along Hawk Eye Rd.
- Label existing 1 foot contours.

If you have any questions, you can contact me at 924-3695.

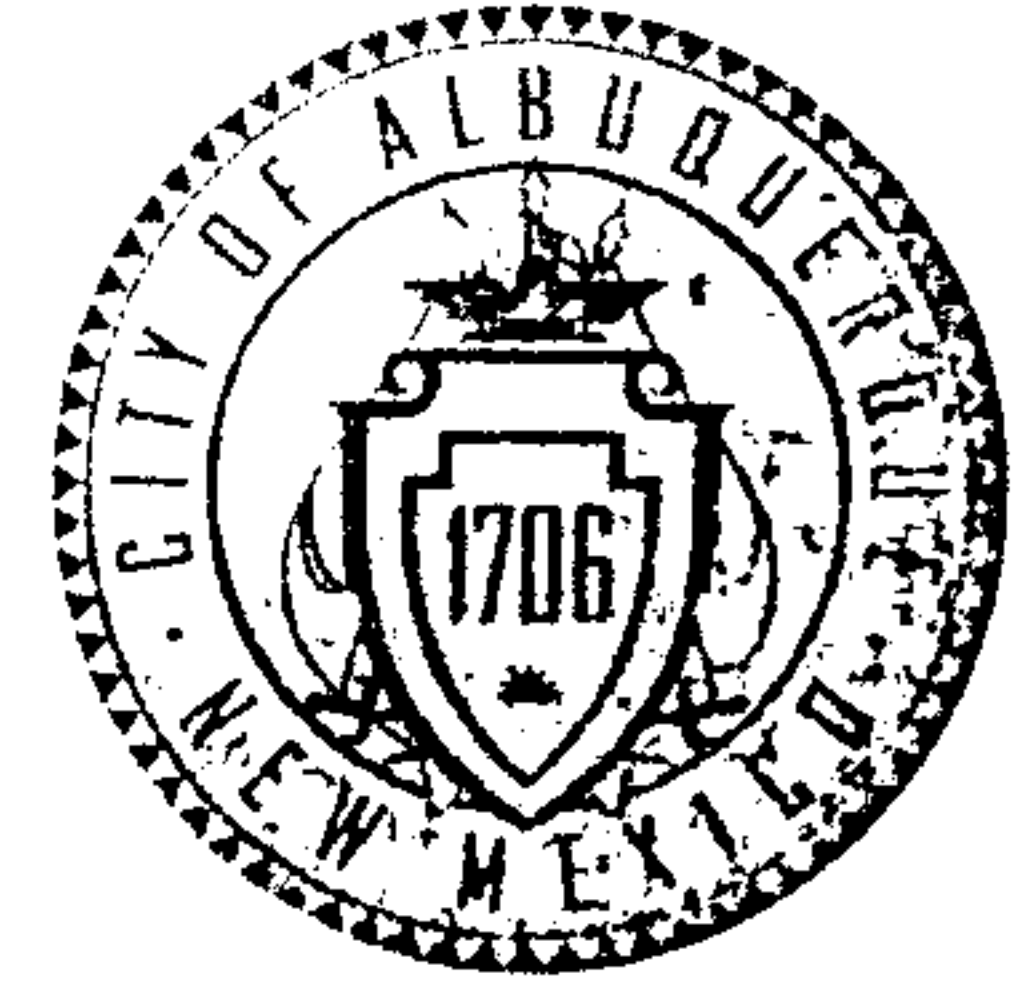
www.cabq.gov

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file

CITY OF ALBUQUERQUE



June 30, 2008

Robert S. Maclake, P.E.
Wilson & Company, Inc.
2600 The American Rd SE, Suite 100
Rio Rancho, NM 87124

**Re: Vista Vieja Community Center Grading and Drainage Plan
Engineer's Stamp dated 6-24-08? (D09/D003A)**

Dear Mr. Maclake,

Based upon the information provided in your submittal received 6-25-08, the above referenced plan cannot be approved for Building Permit or SO 19 Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

- The proposed grading will have nuisance flows running over the sidewalk on Vista Terraza Dr. This area could be graded to direct flows to the sidewalk culvert.
- The flow line elevation near the sidewalk culvert changed from 53.24 to 54.43. In addition, there is an existing 56 contour south of this location. Please review existing conditions in this area.
- The landscape plan provided does not have a walkway near Vista Terraza Dr. or basketball courts as shown on this plan. What is to be built?
- Show direction of roof flows.
- The upstream invert of the sidewalk culvert is about 1 foot lower than the downstream invert.

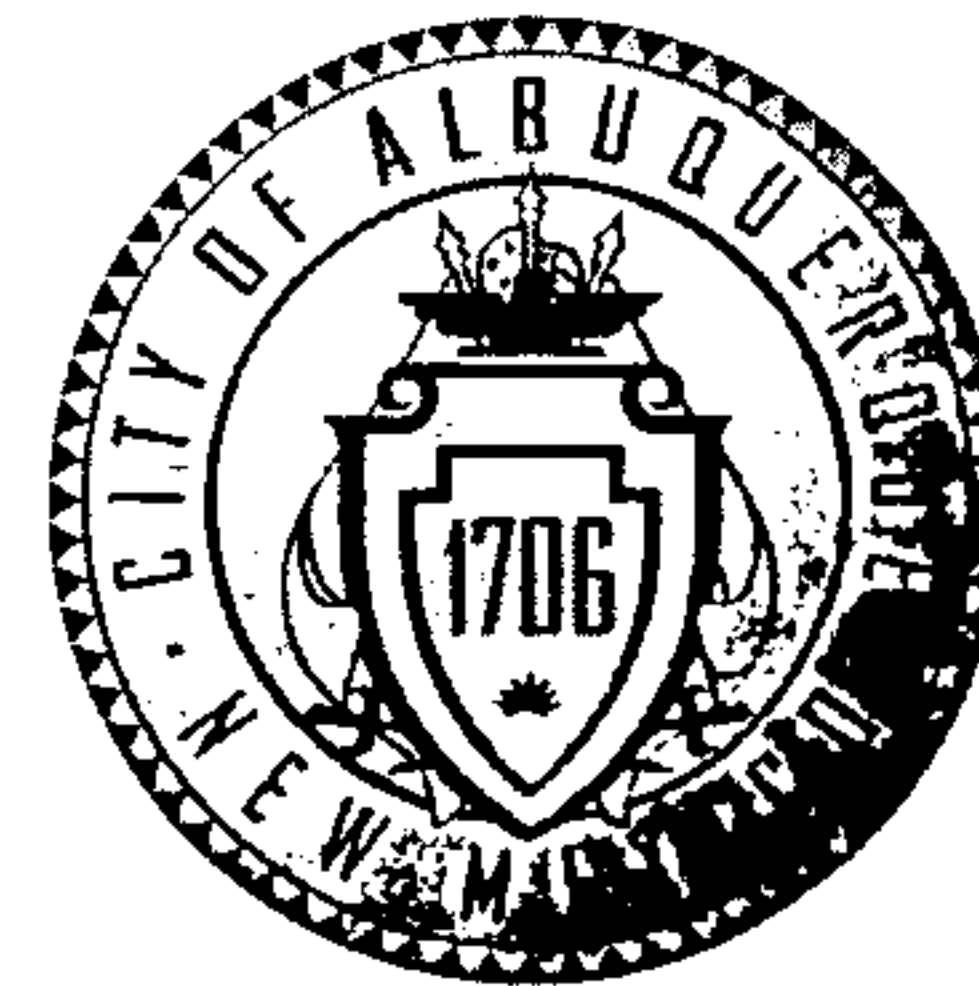
If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file

CITY OF ALBUQUERQUE



September 18, 2008

Jason Woodruff, P.E.
Wilson & Company
4900 Lang Ave. NE
Albuquerque, NM 87109

**Re: Vista Vieja Community Center, 8425 Hawk Eye Rd. NW, Traffic
Circulation Layout Engineer's Stamp dated 9-10-08 (D-089/D003A)**

Dear Mr. Woodruff,

Based upon the information provided in your submittal received 9-10-08, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
2. The handicapped spaces must be a minimum of 8.5 feet in width. The handicapped spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width. Are these spaces 20 feet in length?
3. Provide details for all ramps, defining the maximum slope.
4. All ramps within the City of Albuquerque right-of-way are required to have truncated domes.
5. The 2-foot overhang is not allowed to encroach on the 6-foot required width of sidewalk. Therefore, parking bumpers will be required to ensure six-foot clearance, or the sidewalks must be eight feet in width.
6. Please include two copies of the traffic circulation layout at the next submittal.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services
C: File