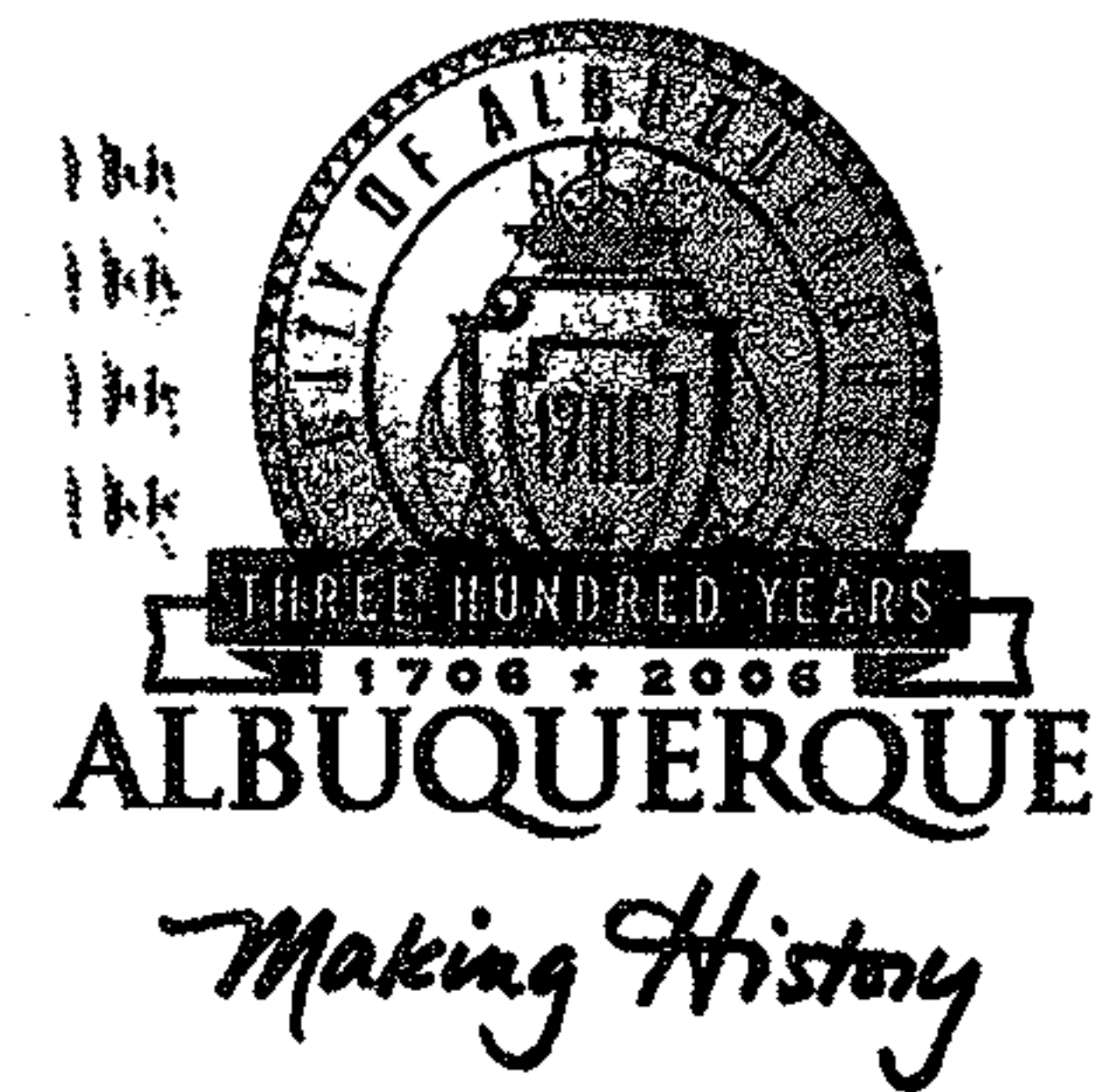


# CITY OF ALBUQUERQUE



November 3, 2005

Mr. John McKenzie, PE  
**MARK GOODWIN & ASSOCIATES**  
P.O. Box 90606  
Albuquerque, NM 87119

**RE: VISTA MAGNIFICA 2 SUBDIVISION (H-11/D15A)**  
**Engineers Certification for Release of Financial Guaranty**  
**Approved Engineers Stamp dated 12/09/2003**  
**Submitted Engineers Stamp dated 05/25/2004**  
**Engineers Certification dated 09/13/2005**

Dear John:

P.O. Box 1293

Based upon the information provided in your Engineer's Certification Submittal dated 10/11/2005, the above referenced plan is adequate to satisfy the Grading and Drainage Certification for Release of Financial Guaranty.

Albuquerque

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

New Mexico 87103

Sincerely,

Arlene V. Portillo  
Plan Checker, Planning Dept.- Hydrology  
Development and Building Services  
BLB

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

C: Marilyn Maldonado, COA# 736481  
File

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Vista Magnifica 2  
DRB #: 1002668

EPC#: \_\_\_\_\_

ZONE MAP/DRG. FILE #: H11/D15A  
WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Tract C, Block 5 and Tracts E & F, Block 2 Vista Magnifica  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Mark Goodwin & Associates, PA  
ADDRESS: PO Box 90606  
CITY, STATE: Albuquerque, NM

CONTACT: Scott Davis  
PHONE: 828-2200  
ZIP CODE: 87199

OWNER: Vista Magnifica Investments, LLC  
ADDRESS: 1015 Tijeras NW  
CITY, STATE: Albuquerque, NM

CONTACT: Tim McNaney  
PHONE: 338-2286  
ZIP CODE: 87107

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: Aldrich Land Surveying  
ADDRESS: P.O. Box 30701  
CITY, STATE: Albuquerque, NM

CONTACT: Tim Aldrich  
PHONE: 884-1990  
ZIP CODE: 87107

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

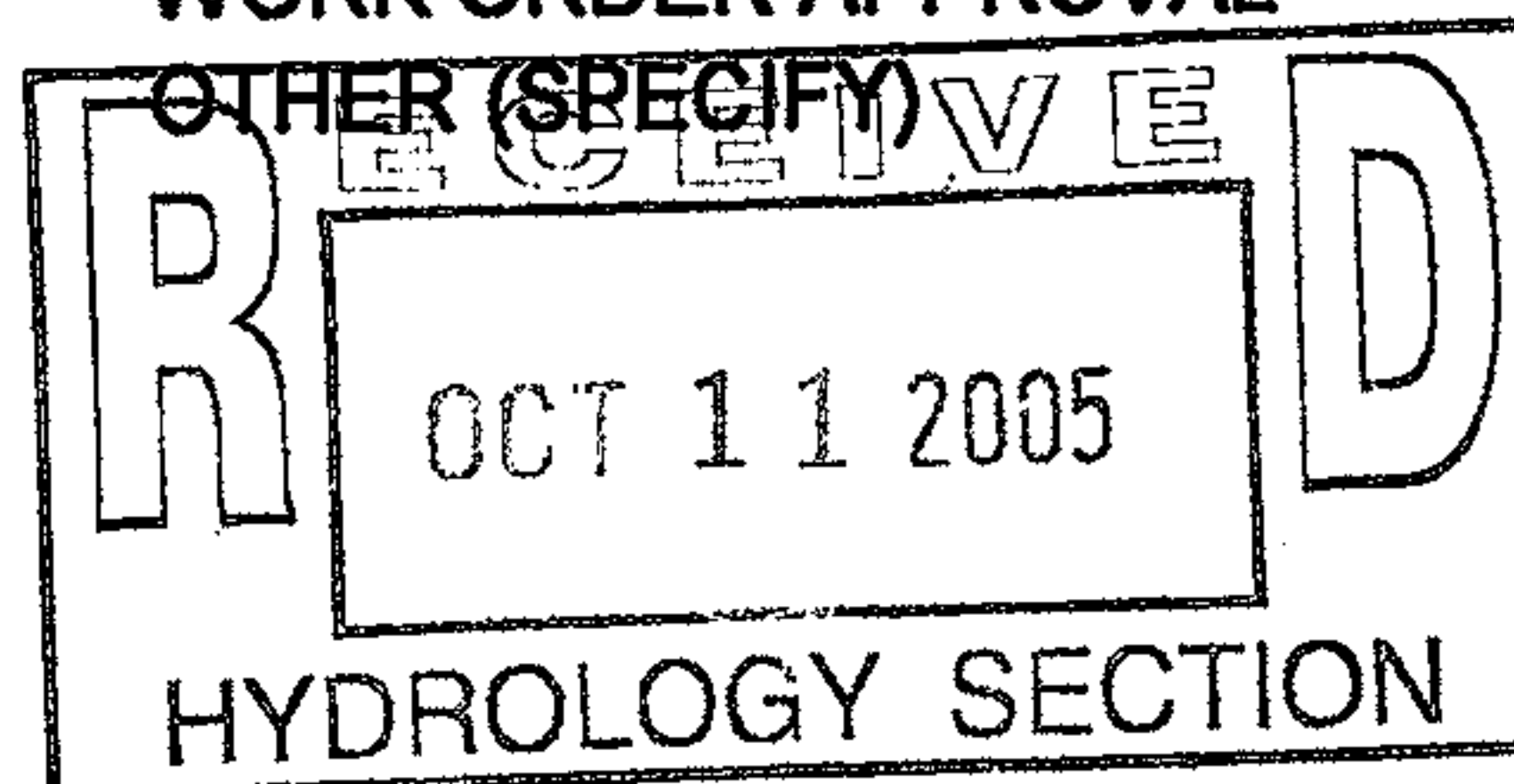
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN (*Revised*)
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☒ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 10-11-05

BY: Scott Davis

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.





D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

11 October 2005

Bradley Bingham  
Sr. Engineer, Planning Dept.  
P.O. Box 1293  
Albuquerque, NM 87103

**Re: H-11/D15A - Vista Magnifica 2**

Dear Brad:

Our Engineer's Certification for this project was rejected by Arlene Portillo due to the fact that your office does not have on file the grade & drain plan stamped on 5/25/04. I am thereby submitting to you this plan for approval. As you can see from the plan, the drainage management plan for this developed site has not change from the previous plan approved by you (stamp on original plan dated 12-09-03).

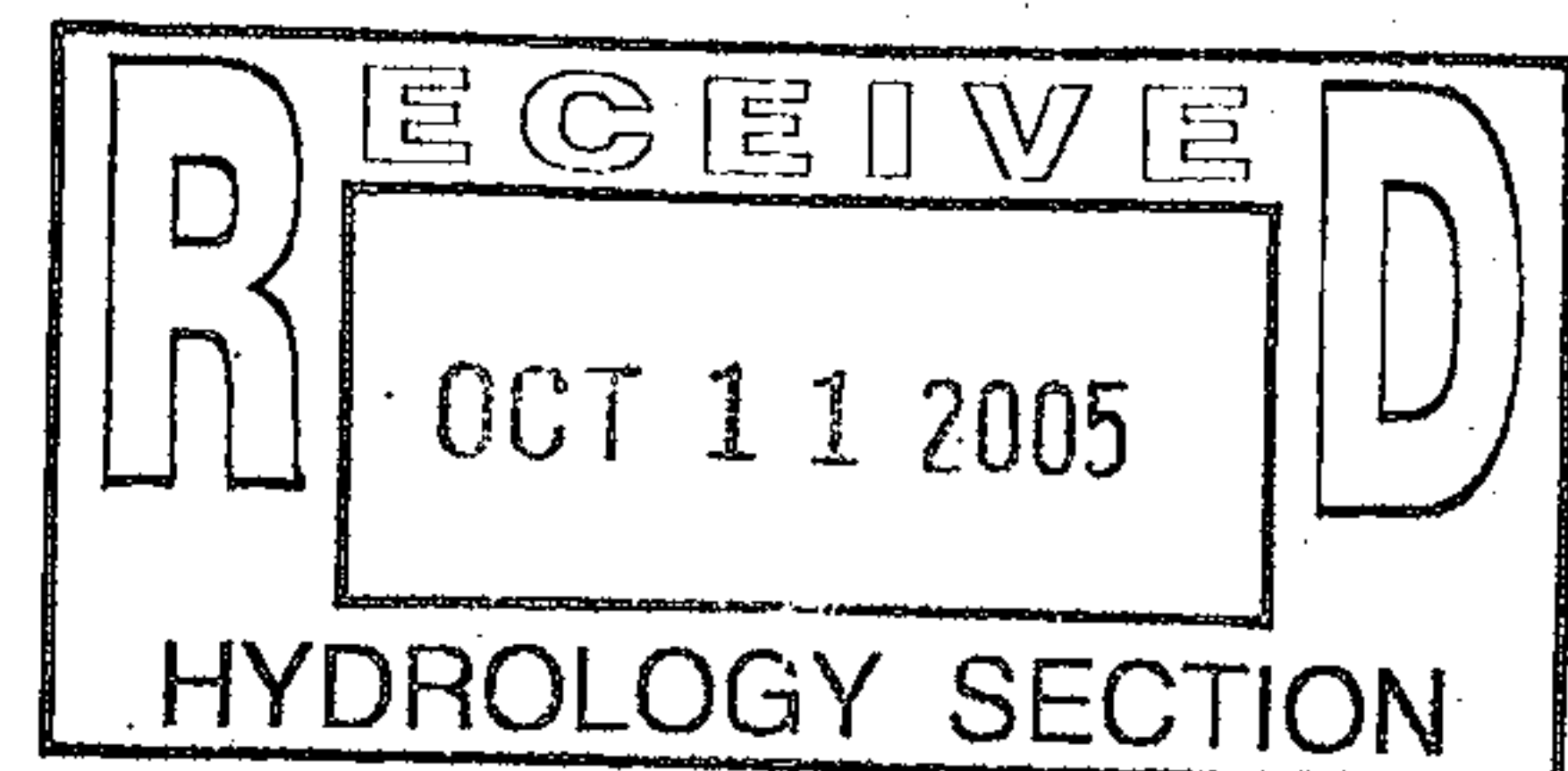
With the submittal of this plan to your office, could we also get the certification approval as well since the only outstanding issue with the previous submittal was that this plan was not in your file as approved.

If you have any questions, please feel free to call.

Sincerely

MARK GOODWIN & ASSOCIATES

Scott Davis  
Project Engineer





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 19, 2003

John MacKenzie PE  
Mark Goodwin & Associates  
P.O. Box 90606  
Albuquerque, NM 87199

**Re: Vista Magnifica Unit 2 Subdivision Revised Grading Plan**  
**Engineer stamp dated 12-9-03 (H11/D15A)**

Dear Mr. MacKenzie,

Based on information contained in your submittal dated 12-10-03, the above referenced plan is approved for Preliminary Plat action by the DRB. Once that board approves the plan, please submit a mylar copy of the grading plan in order to obtain a Grading Permit. This approval voids all previously approved grading plans.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso) or 768-3645 (Brian Wolfe).

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE  
Sr. Engineer, Planning Dept.  
Development and Building Services

C: Chuck Caruso, CoA  
file



H-11/DISA

<b>CHECK TYPE OF SUBMITTAL:</b>		<b>CHECK TYPE OF APPROVAL SOUGHT:</b>	
<input type="checkbox"/>	DRAINAGE REPORT	<input type="checkbox"/>	SIA / FINANCIAL GUARANTEE RELEASE
<input type="checkbox"/>	DRAINAGE PLAN 1 <sup>ST</sup> SUBMITTAL, req. TCL or equal	<input checked="" type="checkbox"/>	PRELIMINARY PLAT APPROVAL
<input checked="" type="checkbox"/>	DRAINAGE PLAN RESUBMITTAL	<input type="checkbox"/>	S. DEV. PLAN FOR SUB'D. APPROVAL
<input type="checkbox"/>	CONCEPTUAL GRADING & DRAINAGE PLAN	<input type="checkbox"/>	S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
<input type="checkbox"/>	GRADING PLAN	<input type="checkbox"/>	SECTOR PLAN APPROVAL
<input type="checkbox"/>	EROSION CONTROL PLAN	<input type="checkbox"/>	FINAL PLAT APPROVAL
<input type="checkbox"/>	ENGINEER'S CERTIFICATION (HYDROLOGY)	<input type="checkbox"/>	FOUNDATION PERMIT APPROVAL
<input type="checkbox"/>	CLOMR/LOMR	<input checked="" type="checkbox"/>	BUILDING PERMIT APPROVAL
<input type="checkbox"/>	TRAFFIC CIRCULATION LAYOUT (TCL)	<input type="checkbox"/>	CERTIFICATE OF OCCUPANCY (PERM)
<input type="checkbox"/>	ENGINEER'S CERTIFICATION (TCL)	<input type="checkbox"/>	CERTIFICATE OF OCCUPANCY (TEMP)
<input type="checkbox"/>	ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)	<input type="checkbox"/>	GRADING PERMIT APPROVAL
<input type="checkbox"/>	OTHER	<input type="checkbox"/>	PAVING PERMIT APPROVAL
		<input type="checkbox"/>	WORK ORDER APPROVAL
		<input checked="" type="checkbox"/>	OTHER (specify)      Rough Grading Permit

\_\_\_\_\_ YES  
 \_\_\_\_\_ NO  
 \_\_\_\_\_ COPY PROVIDED

**BY:**

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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

December 9, 2003

Mr. Brad Bingham, PE  
Hydrology Division  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Vista Magnifica 2 Drainage Revision (H11/D15A)**

Dear Mr. Bingham:

As you are aware, our office was asked during the DRB Preliminary Plat approval process to investigate extending Corte del Sol to intersect with Calle de Vista in lieu of providing access to Atrisco Drive from the proposed subdivision. That change has now been implemented and as a result, the developed drainage plan will change slightly from the plan approved by you in a 11/20/03 letter to this office.

With there no longer being access to Atrisco Drive, Via Brillante NW no longer exists on our plan. This takes approximately 4,800 SF of impervious area from developed basin B-1, while approximately 3,400 SF has been added; 600 SF for the 25' extension of Corte del Sol, and 2,800 SF for the additional pad and driveway. As you can see, the calculated discharge of 10.6 cfs will actually decrease slightly with the revisions made. The only other change in the previously approved plan is that instead of a 10' concrete channel conveying flows to Calle de Vista, the flows will now be carried in the street itself.

Please contact our office if you have any questions or further comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Scott Davis  
Project Manager

JSD/sr

