

# CITY OF ALBUQUERQUE

Planning Department  
David Campbell, Director



Mayor Timothy M. Keller

July 20, 2018

Mark Goodwin, P.E.  
Mark Goodwin & Associates  
PO Box 90606  
Albuquerque, NM 87199

RE: **Juan Tabo Hills Estates**

- **Lots 9-20, Block 3**
- **Lots 1-21, Block 5**
- **Lots 1-18, Block 6**
- **Lots 1-16, Block 7**
- **Lots 1-7, Block 8**
- **Lots 14-25, Block 17**
- **Lots 1-18, Block 18**
- **Lots 1-4, Block 19**
- **Lots 1-26, Block 20**

**Engineer's Certification – Not Accepted**  
**Revised Grading Plan Stamp Date: 7/12/18**  
**Certification Dated: 7/13/18**  
**Hydrology File- M21D018; DRB# 1005278**

PO Box 1293

Albuquerque

NM 87103

Dear Mr. Goodwin:

Based on the submittal received on 7/13/18, the above referenced Certification cannot be accepted until the following are corrected:

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

Prior to Pad Certification for Building Permit:

1. The revised grading plan needs to be approved by Hydrology.
2. The subject lots need to be platted (Final Plat).
3. Show the prudent lines on the certification (or revised grading plan), as developed by Leedshill-Herkenhoff, 1990 (*Tijeras Arroyo DMP Phase II*). No pad certifications will be allowed within the prudent line of the Tijeras Arroyo until the bank protection has been constructed and accepted by AMAFCA and the City.
4. Pocano Rd needs to be barricaded at the construction site entrance and contractor access provided through the Rocky Top connection at Juan Tabo. Contractor/homebuilder access shall be through Rocky Top only.

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5. The retaining walls required by the approved grading plan will need to be constructed, backfilled, and surveyed.
6. Any lot being certified will need to drain to the street. Many of the lots have indications of backyard ponding and cross-lot drainage from the recent rains.
7. The 84" stormdrain connection in the vicinity of Manhole 47 needs to be constructed prior to certifying any lots adjacent to Sandia Sunset.

Prior to Certificate of Occupancy (For Information):

8. Road access from the subject lots to the Rocky Top entrance at Juan Tabo will need to be constructed and accepted by the city.
9. The bank protection will need to be constructed and accepted by the City and AMAFCA.
10. The downstream drainage conveyance for the subject lots will need to be constructed and accepted by the City, this includes the main trunk line down Sandia Sunset.

PO Box 1293

If you have any questions, you can contact me at 924-3695 or [dpeterson@cabq.gov](mailto:dpeterson@cabq.gov).

Albuquerque

Sincerely,

NM 87103

Dana Peterson, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

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





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

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

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2017 ENR Landscape/Urban Development Award of Merit ~

July 12, 2018


Mr. Dana Peterson  
City of Albuquerque  
Hydrology Department  
600 2<sup>nd</sup> Street  
Albuquerque, NM 87102

**Re: Juan Tabo Hills Estates**

Dear Mr. Peterson,

Attached, you will find 2 submittals for the referenced project. One submittal of the 10 pages with Engineers Seal dated 7/12/18 is the projects over-all Amended Grading & Drainage Plan which reflects the current Bank Protection design and larger building pads. The second submittal of 2 pages with Engineers seal dated 7/13/18 is a request for a partial release for Building Permit approval of the first 132 lots. We hope this helps clarify what we wish to do with this submittal. However, please contact us if there are any problems.

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA



Mark Goodwin, PE  
President

DMG/kb





# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Juan Tabo Hills Estates Building Permit #: \_\_\_\_\_ Hydrology File #: m-2110018

DRB#: 1005278 EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Tract A Juan Tabo Hills / Tract 1-A-1 Juan Tabo Hills Unit 2

City Address: Juan Tabo Hills and Tijeras Arroyo

Applicant: Eastside Development, Inc. Contact: Rex Wilson

Address: PO Box 9470, Albuquerque NM 87119

Phone#: 899-6768 Fax#: \_\_\_\_\_ E-mail: rwilson22@aol.com

Other Contact: Mark Goodwin & Associates PA Contact: Mark Goodwin

Address: PO Box 90006, Albuquerque NM 87199

Phone#: 828-2200 Fax#: \_\_\_\_\_ E-mail: markgoodwinengineers.com

TYPE OF DEVELOPMENT: 132 PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE \_\_\_\_\_

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes ☒ No

DEPARTMENT \_\_\_\_\_ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_
- ☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ 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
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 7-13-18 By: mark Goodwin

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



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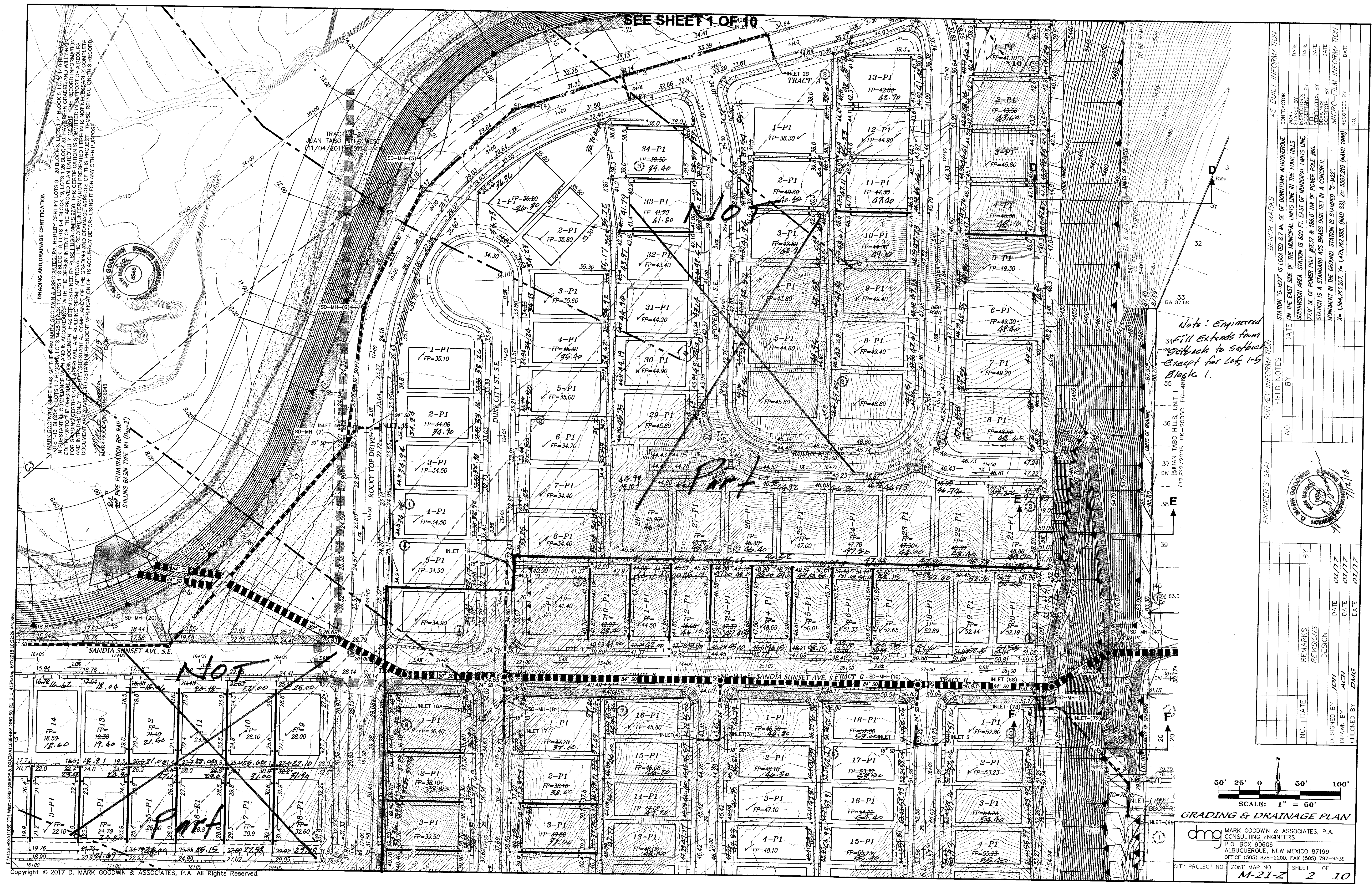
DATE SUBMITTED: 7-13-18 By: Mark Goodwin

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_











## Grading Certification for Building Permit

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