

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 19, 2022

Graeme Means P.E.
High Mesa Consulting Group
6010-B Midway Park Blvd
Albuquerque, NM 87109

**Re: 1200 Stagecoach
Request for Certificate of Occupancy - Permanent
Hydrology Final Inspection –Approved
Grading and Drainage Plan Stamp Date: 7/16/2021
Certification dated: 8/16/2022
Drainage File: M23D021**

Dear Mr. Means,

Based on the submittal received 8/17/2022 and inspection on 8/18/222 in addition to the addressed concern noted via email on 8/29/2022 this certification is approved for Permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 505-924-3695 or dggutierrez@cabq.gov.

Sincerely,

David G. Gutierrez, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ 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: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



August 16, 2022

Renee Brissette, PE, CFM
Senior Engineer, Hydrology
City of Albuquerque Planning Department

Re: Engineer's Certification – 1200 Stagecoach Rd SE - M23/D021

Dear Renee:

I, J. Graeme Means, NMPE 13676, of the firm High Mesa Consulting Group, 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 07/28/2021. The record information edited onto the original design document has been obtained by Charles G. Cala, Jr., NMPS 11184, of the firm High Mesa Consulting Group. I further certify that I have personally visited the project site on 08/06/2022 and have determined by visual inspection that the survey data provided is representative of actual site conditions 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.

As noted on the attached as-built plan, the following deviations from the approved plan that do not preclude certification were noted:


- 1) The northern stormwater quality pond was not graded in close conformance to the design, but will still accept the intended runoff and has much greater capacity than required.
- 2) The drivepad geometry varies from the design, but does not impact the intended drainage patterns.
- 3) The flowline around the east side of the garage was constructed farther to the east than designed, but still functions as intended to route runoff around to the north and to the pond.
- 4) The gravel slope stabilization near the northeast side of the garage was not constructed, but this will not impact the public. Although the Owner may experience erosion, any sediment will end up in the much larger retention pond.
- 5) The gutters were constructed with additional downspouts at the SW and SE corners. The one at the SE corner is not problematic as the discharge goes to the flowline on the east side of the garage and to the retention pond. The downspout at the SW corner was problematic with respect to plan intent as it would discharge to the adjacent home. After my initial site visit, I alerted the Owner and he had his contractor come back to seal off the opening at the gutter, thereby sending the runoff to the north as intended.

August 16, 2022

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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.




J. Graeme Means, N.M.P.E. 13676

GM/*
Enclosure

08/16/2022

