

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

January 25, 2021

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

RE: Valle de Atrisco Apartment Development
9901 Ceja Vista Rd. SW
Permanent C.O. – Not Accepted
Engineer's Certification Date: 11/20/20
Engineer's Stamp Date: 09/27/18
Hydrology File: P09D002D

Dear Ms. Hoelzer:

PO Box 1293

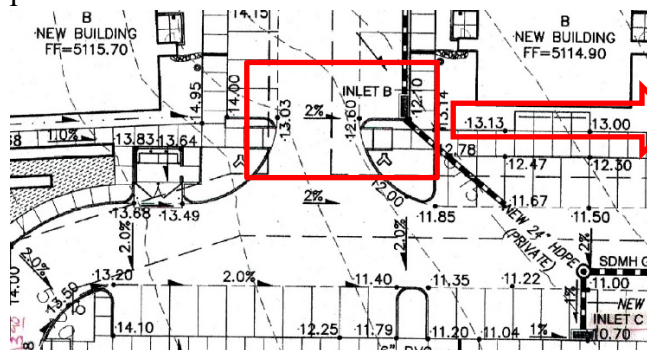
Albuquerque

NM 87103

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Based on the Certification received 11/20/20 and site visit on 01/22/20, this certification **is not** approved in support of Permanent Release of Occupancy by Hydrology. We can entertain giving a Permanent Release of Occupancy for a portion of the site but the following comments need to be addressed for approval of the above referenced project:

1. As mentioned above, Hydrology will entertain giving a Permanent Release of Occupancy for the southern portion of the site. Please address the comments in this letter and only certify the southern portion since the northern portion is still under construction. See photo below.



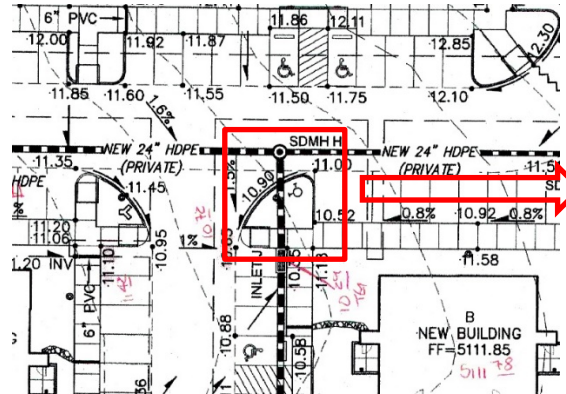
2. The plans that you certified was not the as-built survey of the project. There was an inlet and curb rundowns that were constructed that were not shown on the certified Grading & Drainage Plan. Please get all drainage changes on your resubmittal. See Photo below.

CITY OF ALBUQUERQUE

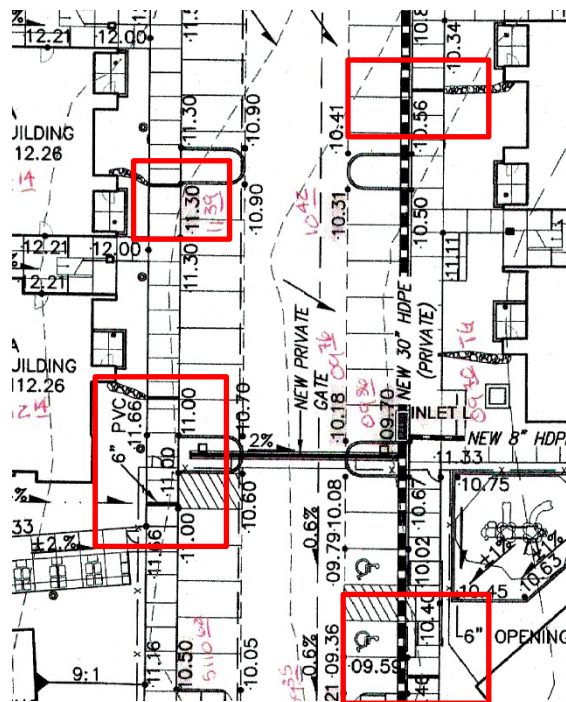
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- Also, on the approved Grading & Drainage Plan called out several 6" pvc pipes but sidewalk culverts were constructed instead. Please note that some were double sidewalk culverts and some were single. Again, please get all drainage changes on your resubmittal.



- This last one is actually something that was on the work order but it makes me question all of the as-built survey points. As shown on the certified Grading & Drainage Plan, it stated that grades at the entrance of the Apartments will drain to the Type A inlet at the entrance. However, as I was leaving I notice some water that the contractor had used to wash something. But this drainage did not flow as designed or as you had certified. This did pond and drainage across the drive but it still did not flow the Type A inlet on the other side. It appears that both Type A inlets were installed as a waterblock to the site so this drainage will have to be addressed in the Work Order. See Photos Below.

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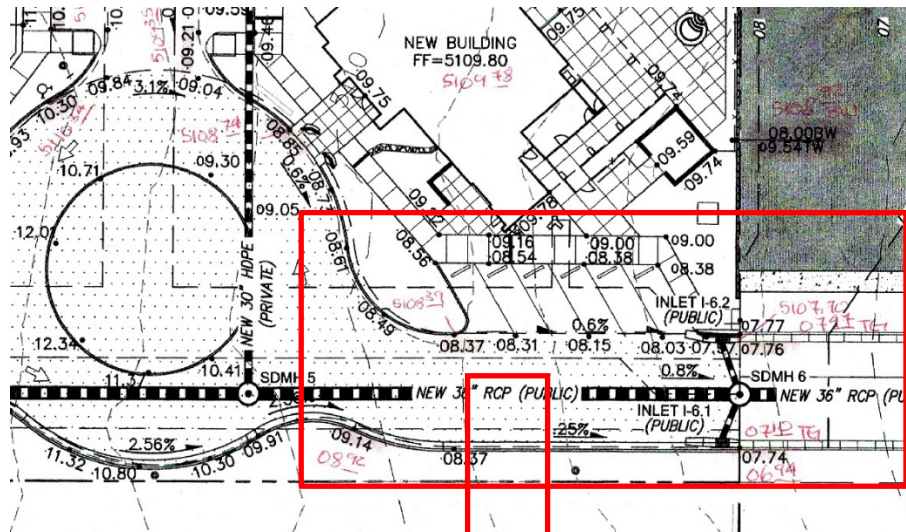
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5. Standard review fee of \$150 will be required at the time of resubmittal.

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If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov .

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

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Albuquerque

NM 87103

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Valle De Atrisco Building Permit #: BP-2017-30394 Hydrology File #: P09D002D

DRB#: PR-2018-001345 EPC#: _____ Work Order#: 614194

Legal Description: Tract A-1-A A-1-B Westland South

City Address: Ceja Vista and Dennis Chavez

Applicant: DBG Properties, LLC Contact: Todd Coleman

Address: 2164 Park Place, Portland, OR 97224

Phone#: 269-7481 Fax#: _____ E-mail: toddcdbgpropertiesllc.com

Other Contact: Mark Goodwin & Associates, PA Contact: Diane Hoelzer

Address: PO Box 90606 Albuquerque, NM 87199

Phone#: 505-828-2200 Fax#: _____ E-mail: diane@goodwinengineers.com

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:

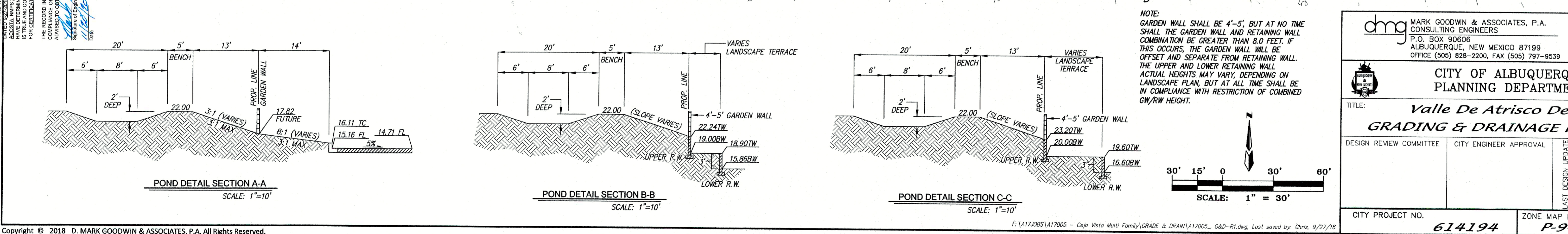
- _____ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: 11-20-20 By: DIANE HOELZER, PE

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

[illegible]

