

# 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: Ceja Vista Unit 1**  
**Engineer's Certification Date: 12/14/20**  
**Engineer's Stamp Date: 10/04/19**  
**Hydrology File: P09D002F**  
**CPN # 614193, 614194, & 614195**

Dear Ms. Hoelzer:

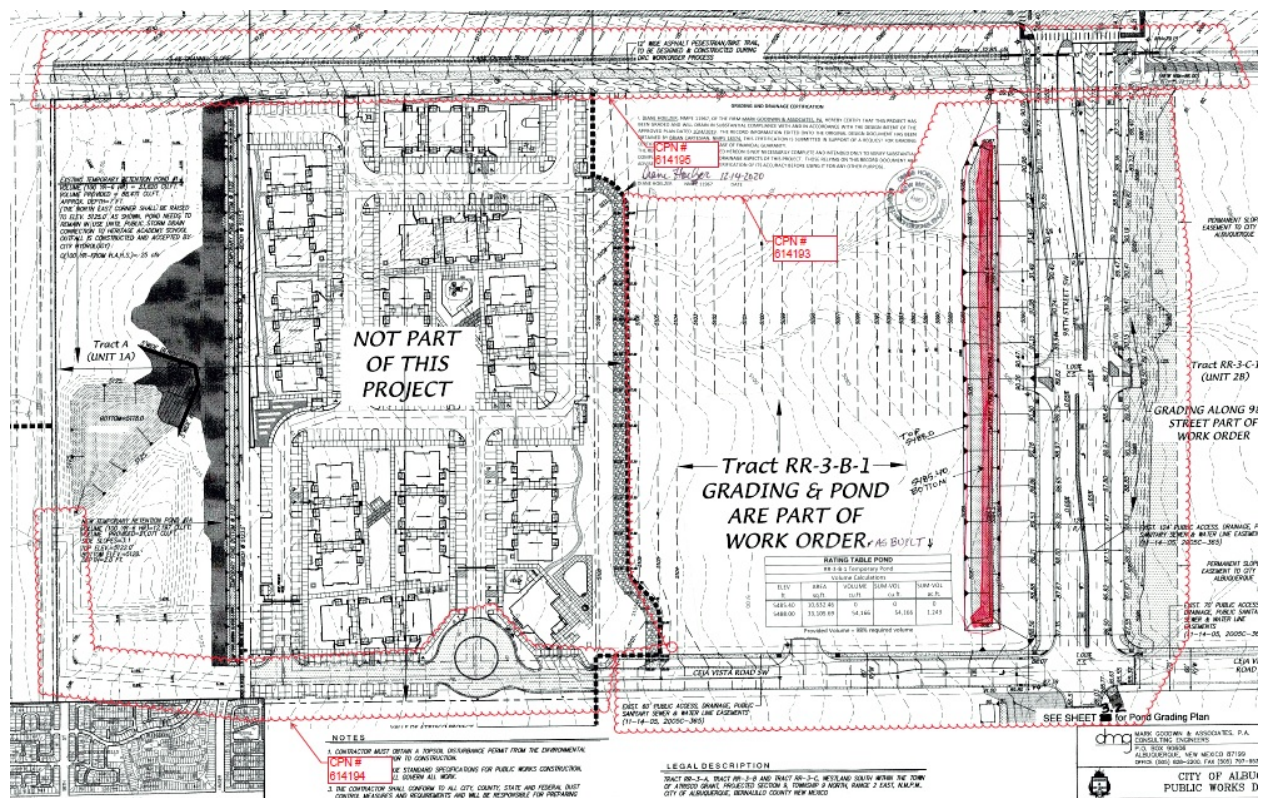
Based on the Certification received 12/14/20 and site visit on 01/22/20, this certification is **not** approved in support of ROFG/SIA by Hydrology. As noted the Release of Financial Guarantee includes the following Work Order projects: 614193 (Ceja Vista Unit 1 Phase I Off-Site Infrastructure Improvements), 614194 (Valle de Atrisco On-Site Infrastructure), & 614195 (Ceja Vista Unit 1 Phase II Infrastructure Improvements).

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Albuquerque

NM 87103

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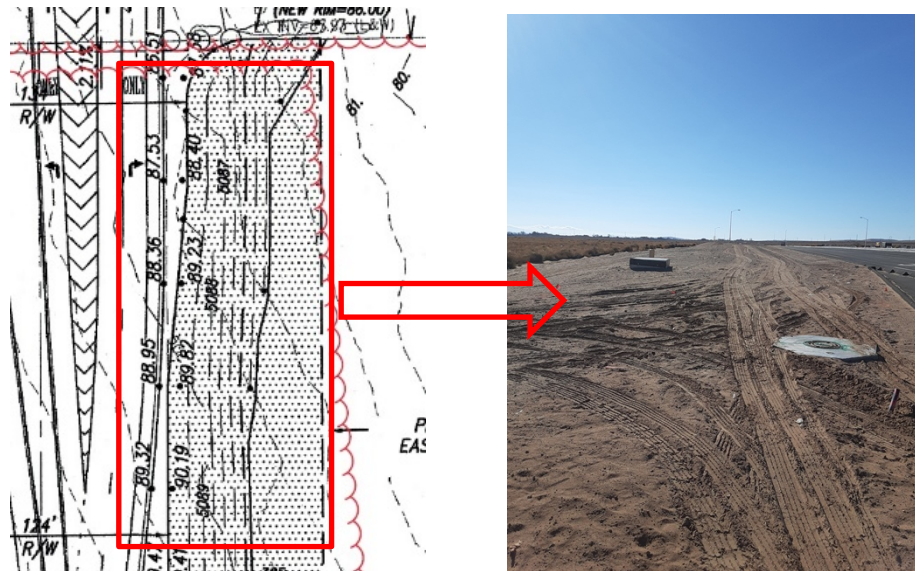


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The following comments need to be addressed for approval of the above referenced project:

CPN # 614193

1. Please include the as-built grading done on the east side of the road in this certification.





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2. Please remove the tumbleweeds and the silt from the concrete channel.



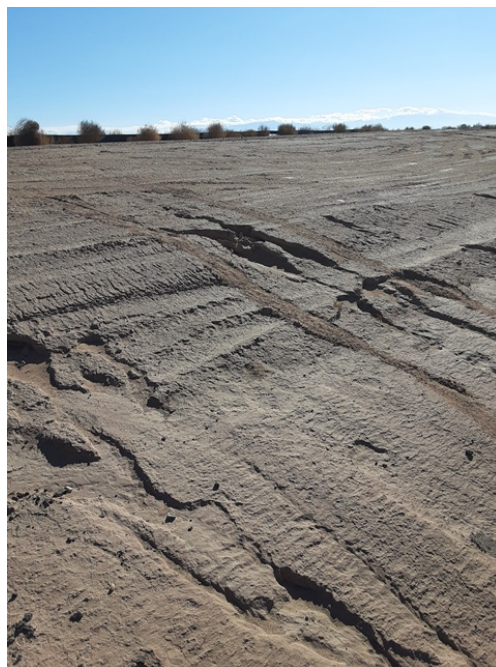
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3. Please correct the earth side slopes of the channel. The max design slope was to be 10:1 but it appears that this is steeper and the slope is unstable and is eroding into the concrete channel. Also, please include the as-built grading done along the concrete channel and access road in this certification.

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4. It also appears that the pond was not built per the construction plans. There was not berm built around the pond, the emergency spillway does not appear to be built, and section A-

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A along the west side of the channel and pond was not built. It does not seem that the pond was actually as-built surveyed. Please include all as-built grading in this certification.



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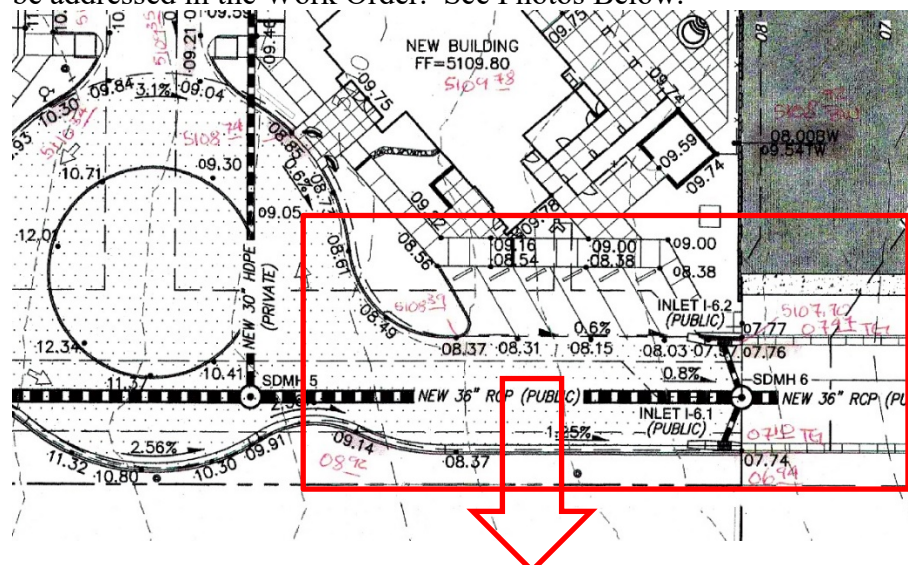
Albuquerque

CPN # 614194

NM 87103

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5. 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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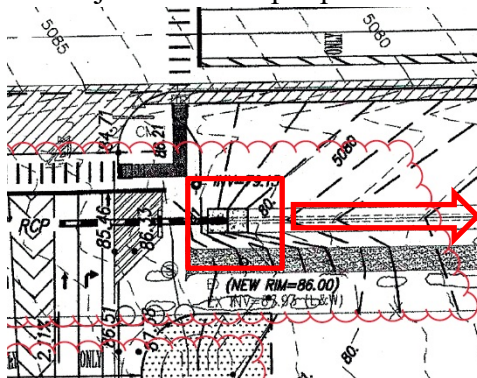
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CPN # 614195

6. Please just add the rip rap on the as-built.

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

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Brennon Williams, Director



*Mayor Timothy M. Keller*

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov) .

Sincerely,

*Renée C. Brissette*

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

PO Box 1293

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:** Ceja Vista Off-Site Unit 1 Building Permit #: \_\_\_\_\_ Hydrology File #: P09/D  
DRB#: PR-2018-001345 EPC#: \_\_\_\_\_ Work Order#: 614193  
Legal Description: RR3-B-1 – RR3-C-1 Westland South  
City Address: 10001 Ceja Vista Road SW, Albuquerque, NM

**Applicant:** Ceja Vista LLC Contact: Bill Allen

Address: 6330 Riverside Plaza Lane, Albuquerque, NM 87120  
Phone#: 505-898-5051 Fax#: \_\_\_\_\_ E-mail: ballen@westpac.com

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

Address: PO BOX 90606, Albuquerque, NM 87199  
Phone#: 505-828-2200 Fax#: \_\_\_\_\_ E-mail: Diane@goodwinengineers.com

**TYPE OF DEVELOPMENT:** 2 PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

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

**DEPARTMENT** \_\_\_\_\_ TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- X ENGINEER/ARCHITECT CERTIFICATION  
\_\_\_\_ PAD CERTIFICATION  
\_\_\_\_ CONCEPTUAL G & D PLAN  
\_\_\_\_ GRADING PLAN  
\_\_\_\_ DRAINAGE REPORT  
\_\_\_\_ DRAINAGE MASTER PLAN -UPDATED  
\_\_\_\_ 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  
X 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: 12-14-2020 By: Diane Hoelzer, PE

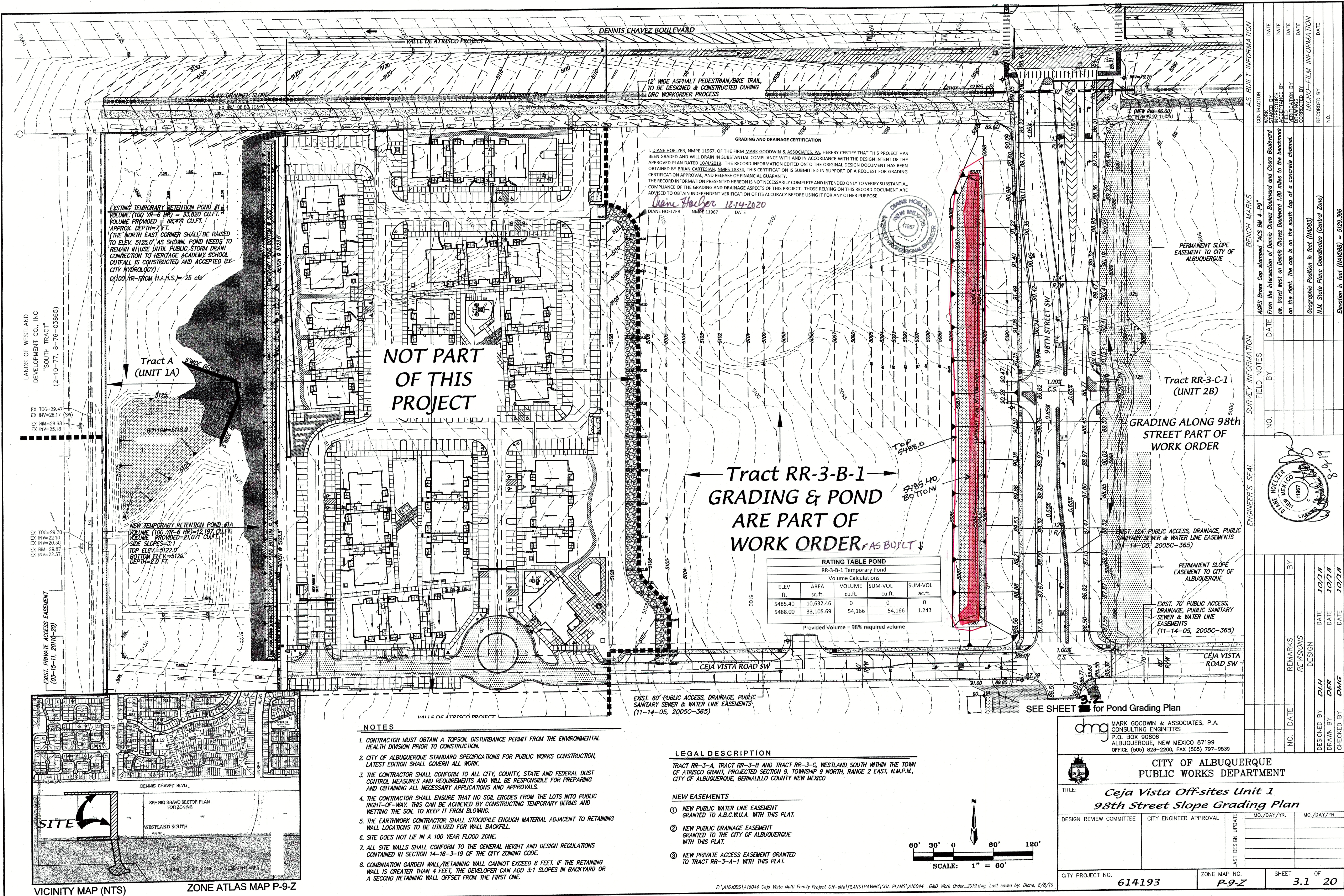
COA STAFF:

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

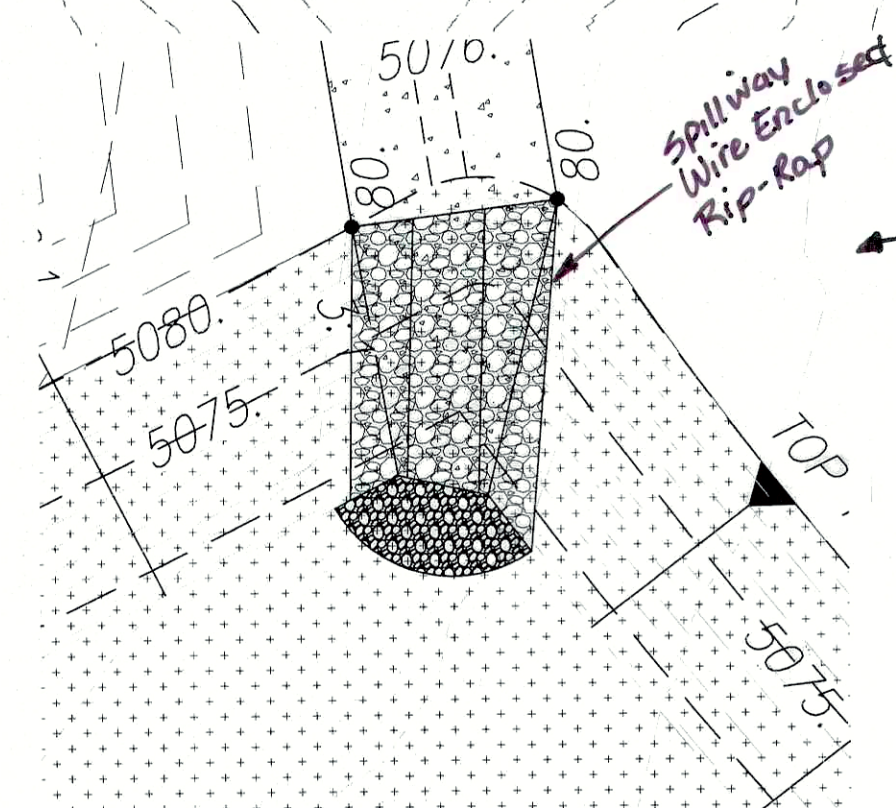
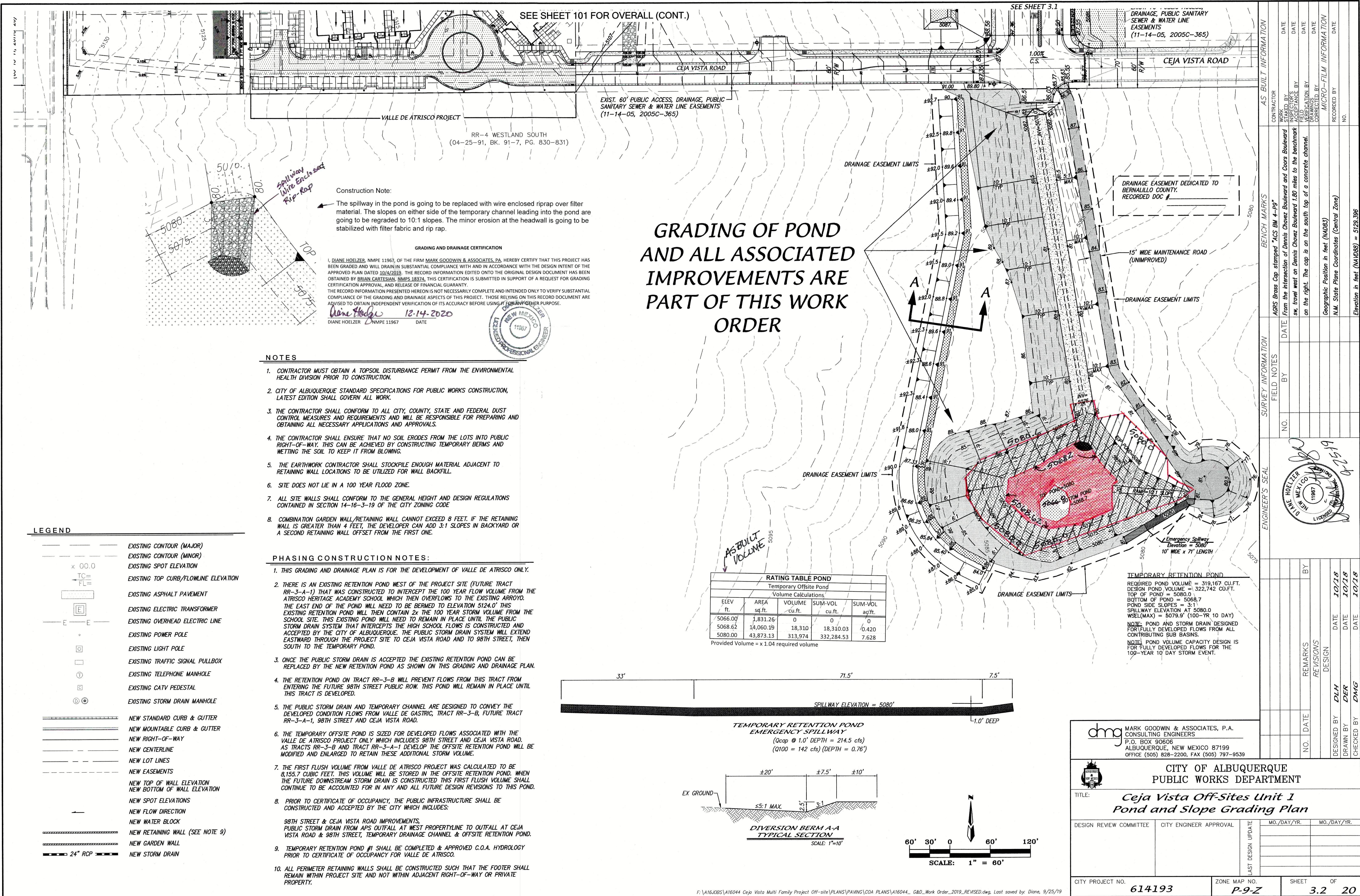
FEE PAID: \_\_\_\_\_



A:\16\005\A16044 Ceja Vista Multi Family Project Off-site\PLANS\PAVING\COA PLANS\A16044... G&D\_Work Order\_2019.dwg, 8/8/2019 1:42:47 PM, diane







Construction Note:  
The spillway in the pond is going to be replaced with wire enclosed riprap over filter material. The slopes on either side of the temporary channel leading into the pond are going to be reggraded to 10:1 slopes. The minor erosion at the headwall is going to be stabilized with filter fabric and rip rap.

**GRADING AND DRAINAGE CERTIFICATION**

I, DIANE HOELZER, NMPE 11967, OF THE FIRM MARK GOODWIN & ASSOCIATES, P.A. 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 10/4/2018. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN CASTANOS, NMPS 8329. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR GRADING CERTIFICATION APPROVAL, AND RELEASE OF FINANCIAL GUARANTY. 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.

*Diane Hoelzer* 12-14-2020  
DIANE HOELZER NMPE 11967 DATE

NEW MEXICO PROFESSIONAL ENGINEER 11967

- NOTES**
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
  - CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
  - THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
  - THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
  - THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
  - SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.
  - ALL SITE WALLS SHALL CONFORM TO THE GENERAL HEIGHT AND DESIGN REGULATIONS CONTAINED IN SECTION 14-16-3-19 OF THE CITY ZONING CODE.
  - COMBINATION GARDEN WALL/RETAINING WALL CANNOT EXCEED 8 FEET. IF THE RETAINING WALL IS GREATER THAN 4 FEET, THE DEVELOPER CAN ADD 3:1 SLOPES IN BACKYARD OR A SECOND RETAINING WALL OFFSET FROM THE FIRST ONE.

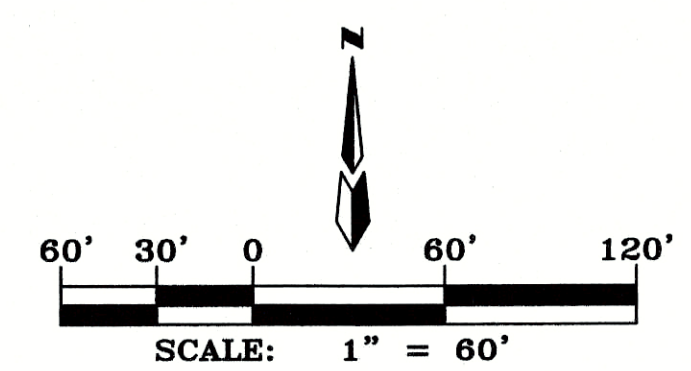
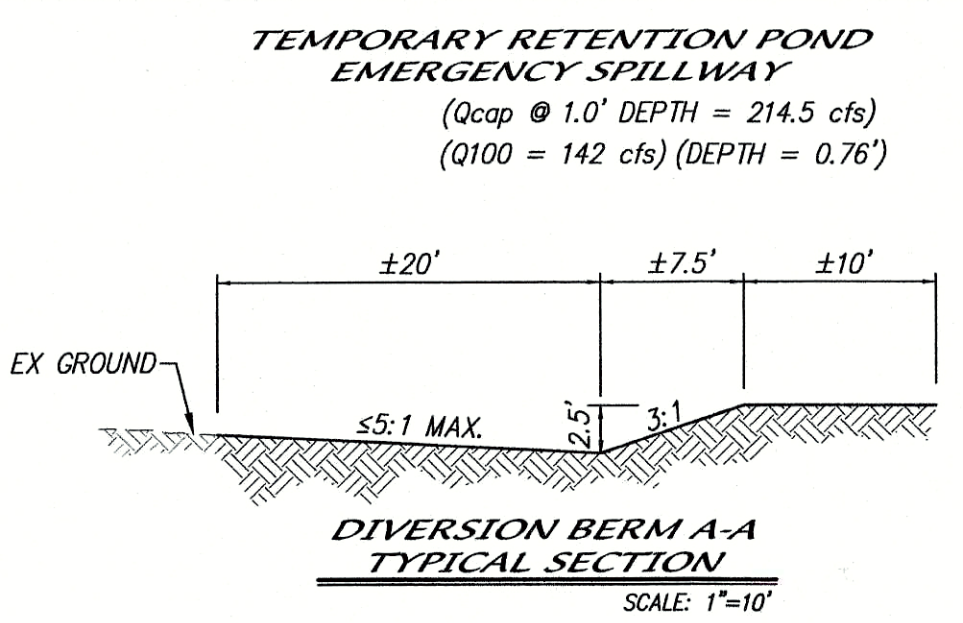
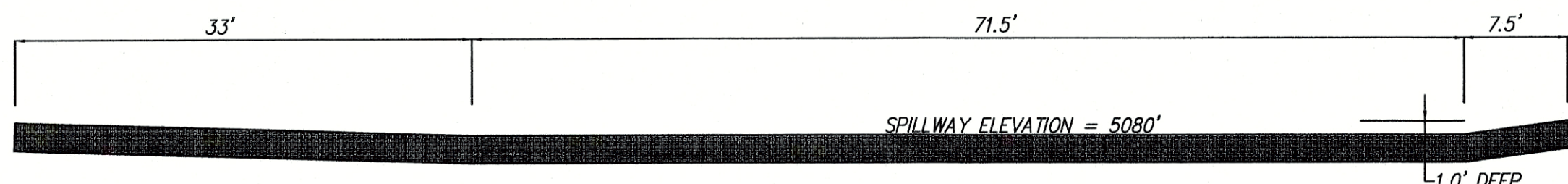
- PHASING CONSTRUCTION NOTES:**
- THIS GRADING AND DRAINAGE PLAN IS FOR THE DEVELOPMENT OF VALLE DE ATRISCO ONLY.
  - THERE IS AN EXISTING RETENTION POND WEST OF THE PROJECT SITE (FUTURE TRACT RR-3-A-1) THAT WAS CONSTRUCTED TO INTERCEPT THE 100 YEAR FLOW VOLUME FROM THE ATRISCO HERITAGE ACADEMY SCHOOL WHICH THEN OVERFLOWS TO THE EXISTING ARROYO. THE EAST END OF THE POND WILL NEED TO BE BERMED TO ELEVATION 5124.0'. THIS EXISTING RETENTION POND WILL THEN CONTAIN 2x THE 100 YEAR STORM VOLUME FROM THE SCHOOL SITE. THIS EXISTING POND WILL NEED TO REMAIN IN PLACE UNTIL THE PUBLIC STORM DRAIN SYSTEM THAT INTERCEPTS THE HIGH SCHOOL FLOWS IS CONSTRUCTED AND ACCEPTED BY THE CITY OF ALBUQUERQUE. THE PUBLIC STORM DRAIN SYSTEM WILL EXTEND EASTWARD THROUGH THE PROJECT SITE TO CEJA VISTA ROAD AND TO 98TH STREET, THEN SOUTH TO THE TEMPORARY POND.
  - ONCE THE PUBLIC STORM DRAIN IS ACCEPTED THE EXISTING RETENTION POND CAN BE REPLACED BY THE NEW RETENTION POND AS SHOWN ON THIS GRADING AND DRAINAGE PLAN.
  - THE RETENTION POND ON TRACT RR-3-B WILL PREVENT FLOWS FROM THIS TRACT FROM ENTERING THE FUTURE 98TH STREET PUBLIC ROW. THIS POND WILL REMAIN IN PLACE UNTIL THIS TRACT IS DEVELOPED.
  - THE PUBLIC STORM DRAIN AND TEMPORARY CHANNEL ARE DESIGNED TO CONVEY THE DEVELOPED CONDITION FLOWS FROM VALLE DE GASTRIC, TRACT RR-3-B, FUTURE TRACT RR-3-A-1, 98TH STREET AND CEJA VISTA ROAD.
  - THE TEMPORARY OFFSITE POND IS SIZED FOR DEVELOPED FLOWS ASSOCIATED WITH THE VALLE DE ATRISCO PROJECT ONLY WHICH INCLUDES 98TH STREET AND CEJA VISTA ROAD. AS TRACTS RR-3-B AND TRACT RR-3-A-1 DEVELOP THE OFFSITE RETENTION POND WILL BE MODIFIED AND ENLARGED TO RETAIN THESE ADDITIONAL STORM VOLUME.
  - THE FIRST FLUSH VOLUME FROM VALLE DE ATRISCO PROJECT WAS CALCULATED TO BE 8,155.7 CUBIC FEET. THIS VOLUME WILL BE STORED IN THE OFFSITE RETENTION POND. WHEN THE FUTURE DOWNSTREAM STORM DRAIN IS CONSTRUCTED THIS FIRST FLUSH VOLUME SHALL CONTINUE TO BE ACCOUNTED FOR IN ANY AND ALL FUTURE DESIGN REVISIONS TO THIS POND.
  - PRIOR TO CERTIFICATE OF OCCUPANCY, THE PUBLIC INFRASTRUCTURE SHALL BE CONSTRUCTED AND ACCEPTED BY THE CITY WHICH INCLUDES:  
98TH STREET & CEJA VISTA ROAD IMPROVEMENTS,  
PUBLIC STORM DRAIN FROM APS OUTFALL AT WEST PROPERTYLINE TO OUTFALL AT CEJA VISTA ROAD & 98TH STREET, TEMPORARY DRAINAGE CHANNEL & OFFSITE RETENTION POND.
  - TEMPORARY RETENTION POND #1 SHALL BE COMPLETED & APPROVED C.O.A. HYDROLOGY PRIOR TO CERTIFICATE OF OCCUPANCY FOR VALLE DE ATRISCO.
  - ALL PERIMETER RETAINING WALLS SHALL BE CONSTRUCTED SUCH THAT THE FOOTER SHALL REMAIN WITHIN PROJECT SITE AND NOT WITHIN ADJACENT RIGHT-OF-WAY OR PRIVATE PROPERTY.

- LEGEND**
- EXISTING CONTOUR (MAJOR)
  - EXISTING CONTOUR (MINOR)
  - EXISTING SPOT ELEVATION
  - EXISTING TOP CURB/FLOWLINE ELEVATION
  - EXISTING ASPHALT PAVEMENT
  - EXISTING ELECTRIC TRANSFORMER
  - EXISTING OVERHEAD ELECTRIC LINE
  - EXISTING POWER POLE
  - EXISTING LIGHT POLE
  - EXISTING TRAFFIC SIGNAL PULLBOX
  - EXISTING TELEPHONE MANHOLE
  - EXISTING CATV PEDESTAL
  - EXISTING STORM DRAIN MANHOLE
  - NEW STANDARD CURB & GUTTER
  - NEW MOUNTABLE CURB & GUTTER
  - NEW RIGHT-OF-WAY
  - NEW CENTERLINE
  - NEW LOT LINES
  - NEW EASEMENTS
  - NEW TOP OF WALL ELEVATION
  - NEW BOTTOM OF WALL ELEVATION
  - NEW SPOT ELEVATIONS
  - NEW FLOW DIRECTION
  - NEW WATER BLOCK
  - NEW RETAINING WALL (SEE NOTE 9)
  - NEW GARDEN WALL
  - NEW STORM DRAIN

**RATING TABLE POND**  
Temporary Offsite Pond  
Volume Calculations

ELEV. ft.	AREA sq.ft.	VOLUME cu.ft.	SUM-VOL cu.ft.	SUM-VOL ac.ft.
5066.00	1,831.26	0	0	0
5068.62	14,060.19	18,310	18,310.03	70.420
5080.00	43,873.13	313,974	332,284.53	7.628

Provided Volume = x 1.04 required volume



**TEMPORARY RETENTION POND**  
REQUIRED POND VOLUME = 319,167 CU.FT.  
DESIGN POND VOLUME = 322,742 CU.FT.  
TOP OF POND = 5080.0  
BOTTOM OF POND = 5068.7  
POND SIDE SLOPES = 3:1  
SPILLWAY ELEVATION AT 5080.0  
WELL(MAX) = 5079.9' (100-YR 10 DAY)  
NOTE: POND AND STORM DRAIN DESIGNED FOR FULLY DEVELOPED FLOWS FROM ALL CONTRIBUTING SUB BASINS.  
NOTE: POND VOLUME CAPACITY DESIGN IS FOR FULLY DEVELOPED FLOWS FOR THE 100-YEAR 10 DAY STORM EVENT.

MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90806  
ALBUQUERQUE, NEW MEXICO 87199  
OFFICE (505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT**

TITLE: **Ceja Vista Off-Sites Unit 1  
Pond and Slope Grading Plan**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
614193	P-9-Z	3.2	20