

CITY OF ALBUQUERQUE



August 10, 2011

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
P.O. Box 65760
Albuquerque, NM 87193

Re: Pond J Grading Plan

Engineer's Stamp dated 8-9-11 (C9/D001B)

Dear Mr. Thompson,

Based upon the information provided in your submittal received 8-9-11, the above referenced plan is approved for Grading Permit for the Pond. This pond is being graded to provide an outfall for the Cantata Subdivision, since the storm drain in Universe Blvd. was not constructed.

This letter does not approve installation of Proposed Storm Drain shown on the plan.

In addition, if the slope from Universe Blvd is steeper than 3:1 it will require an engineered means of erosion control. The slope created must meet roadside design guidelines or a guardrail or similar may be required.

Certification of this Grading plan is required prior to issuance of Building Permits in the area designated as Basin J2. When submitting the Certification, the slope from Universe to the pond is required. This would best be demonstrated by a section at/near the storm drain penetration into the pond. The section should include a portion of the roadway and continue into the bottom of the pond.

As discussed and signed on 7-14-11, a Public Drainage Easement as well as an Agreement and Covenant are required for this pond by October 15th.

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

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

C: file

Cherne, Curtis

From: Cherne, Curtis
Sent: Tuesday, January 29, 2013 10:31 AM
To: 'Thompson Engineering consultan'; 'Rick Beltramo'
Subject: RE: 693382

Dave/Rick,
Thanks for sending the construction plans.
Easement width is acceptable. I will go upstairs and sign routing sheet.

Curtis

From: Thompson Engineering consultan [mailto:tecnm@yahoo.com]
Sent: Monday, January 28, 2013 4:37 PM
To: Rick Beltramo; Cherne, Curtis
Subject: Re: 693382

Curtis,

Attached are the approved Universe Storm Drain construction plans.

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
P.O. Box 65760
Albuquerque, NM 87193
Office: (505) 271-2199
Fax: (505) 830-9248

From: Rick Beltramo <rbeltramo@gcinm.com>
To: "Dave Thompson (tecnm@yahoo.com)" <tecnm@yahoo.com>
Sent: Monday, January 28, 2013 3:37 PM
Subject: FW: 693382

From: Rick Beltramo
Sent: Monday, January 28, 2013 3:37 PM
To: 'Cherne, Curtis '
Subject: RE: 693382

Thanks Curtis. I will have Dave e-mail. RLB.

From: Cherne, Curtis [mailto:CCherne@cabq.gov]
Sent: Monday, January 28, 2013 3:36 PM
To: Rick Beltramo
Subject: RE: 693382

Rick,
A meeting is not necessary. Email a pdf of the applicable sheets of the construction plans (plan and profile).

Curtis

1/29/2013

NOTES:
1. CONSTRUCTION TO FIELD VERIFY EXISTING AT
EXISTING STORM DRAIN PRIOR TO STARTING
CONSTRUCTION OF STORM DRAIN.

KEYED NOTES:

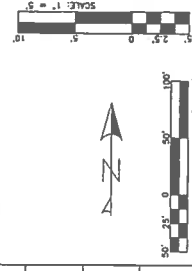
- 1 EXISTING 18" STORM DRAIN
- 2 EXISTING STORM DRAIN MANHOLE
- 3 EXISTING TYPE A STORM DRAIN INLET
- 4 EXISTING 30" STORM DRAIN
- 5 25' PUBLIC STORM DRAIN EASEMENT
- 6 APPROXIMATE LOCATION EXISTING
S&P FORCE MAIN
- 7 EXISTING 12" WATER LINE
- 8 FUTURE CURB AND GUTTER
- 9 CONSTRUCTION EASEMENT
- 10 EXISTING CURB AND GUTTER
- 11 FUTURE STORM DRAIN
- 12 EXISTING BARRICADE SIGNS

VERTICAL & ELEVATION DATA

POINT #	VERTICAL	ELEVATION
1	133465.11	3374.36
2	133465.11	3374.36
3	133465.11	3374.36

STATIONING DATA

STATION	ALIGNED	BEARING	DISTANCE
UNIVERSE BLVD.	N 02° 15' 10" E	3777.35'	



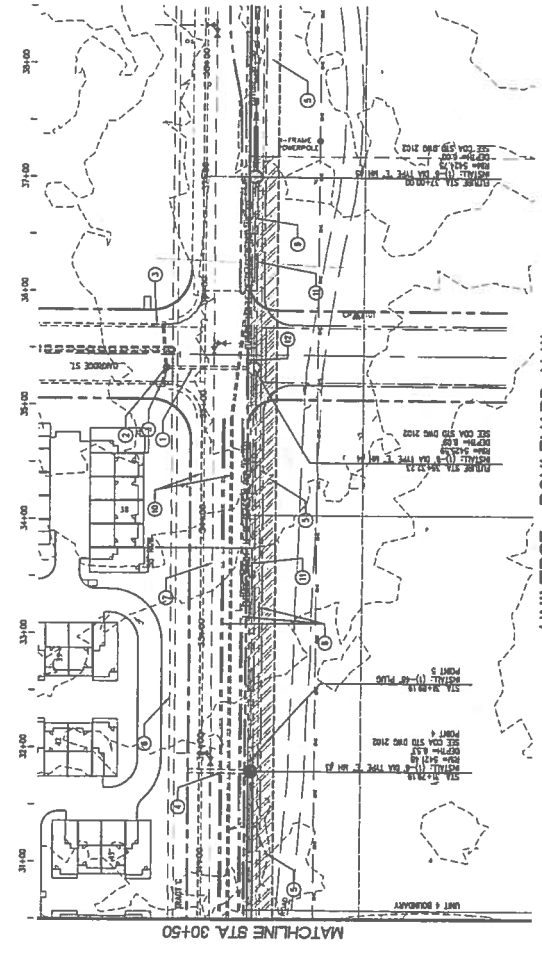
THOMPSON
ENGINEERING
CONSULTANTS, INC.
1100 10th Ave. S.W.
Birmingham, AL 35204
Phone: (205) 944-1100
Fax: (205) 944-1101

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

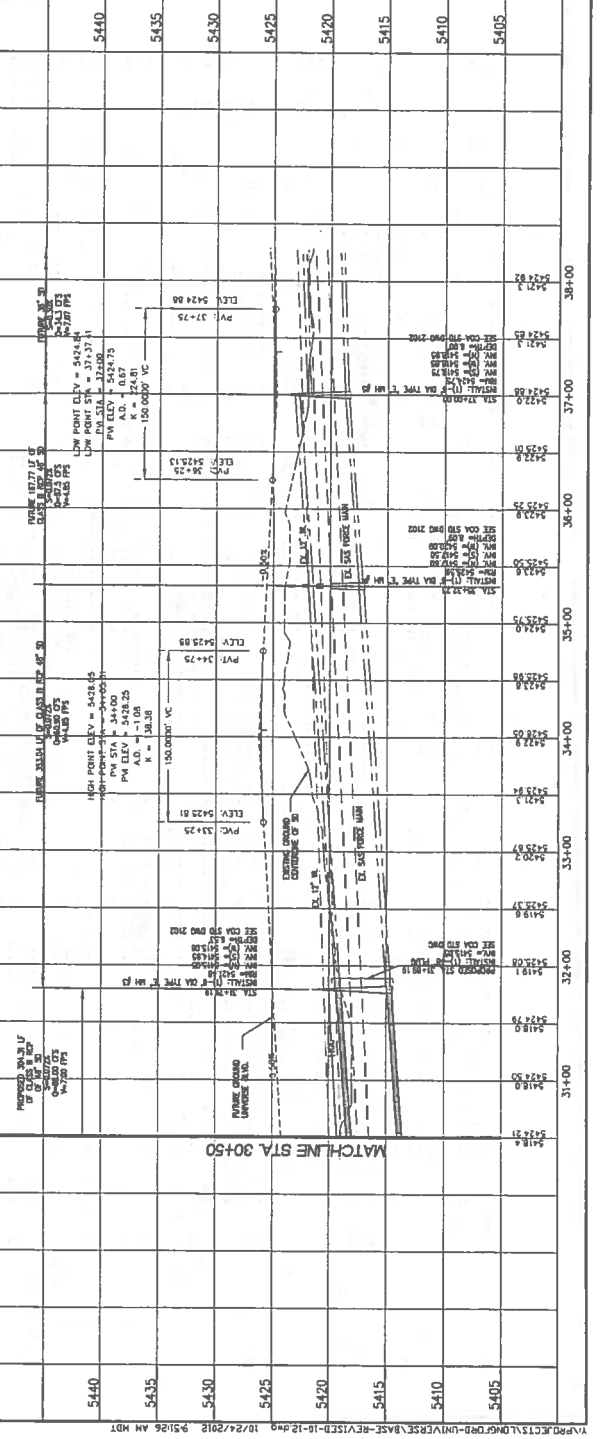
UNIVERSE BLVD. STORM DRAIN
UNIVERSE BLVD. STORM DRAIN STA. 30+50 TO STA. 38+00 PLAN AND PROFILE

Design Review Committee City Engineer Approval

City Project No. 693382
Sheet 3 of 4



UNIVERSE BOULEVARD N.W.



Cherne, Curtis

From: Dourte, Richard H.
Sent: Thursday, August 11, 2011 9:15 AM
To: 'Rick Beltramo'; Cherne, Curtis
Cc: Dave Thompson; Conrad, Matt A.; Stover, Debbie L.
Subject: RE: Taos at The Trails Easement

Rick,

The grading plan for Pond J (the one needed for the portion of Cantada that you want to build) was received Tuesday afternoon from Mr. Thompson... Curtis approved this plan yesterday. You can start construction of this pond today if you wish. Please note that certification of this pond is needed before building permits are released for Cantada. I believe that construction and certification should be able to take only 5 days or less.

The requirement for the Drainage Easement and Covenant have been postponed until October 15... This should give you plenty of time...

Because of the drainage plan submitted by Mr. Thompson, you will need to construct another pond and install some storm drain for the northern 1/3 section of Cantada called basin J4 as you know... Please pursue this for a work order is needed to construct storm drain pipe in City right-of-way.

In conclusion, with the construction of Pond J, you have many units that can be built at this time but please do not wait too long to get the infrastructure in place for basin J4 so that the City can keep issuing permits until this development is fully built out.

I don't believe we have received a copy of the phasing for this development..Please get us one.

Thanks, if we still need to meet please let me know.

Richard

From: Rick Beltramo [mailto:rbeltramo@gcinm.com]
Sent: Wednesday, August 10, 2011 5:10 PM
To: Dourte, Richard H.; Cherne, Curtis
Cc: Dave Thompson
Subject: Taos at The Trails Easement

Richard, Curtis,

I received a call from Mathew Conrad regarding with comments regarding the proposed grading plans for Pond J and Pond K and associated Covenant Agreement.

- 1) I will send to you a draft Covenant Agreement using the city form, with no changes to the form itself. I will attach the same exhibits as I did for the draft.
- 2) Conrad had concerns about the pond creating an area where cars could fall into an area low area. I need more detail to your concern. Would it be possible to meet and work this out such I can get it right? I am available tomorrow. I believe that we can make the changes and have the plans returned Friday. We are already bidding the construction to contractors so that we can start construction next week.
- 3)

Thanks. RLB.

8/11/2011

Cherne, Curtis

From: Cherne, Curtis
Sent: Friday, August 26, 2011 11:04 AM
To: 'Rick Beltramo'
Cc: Sims, Timothy E.; Jacqueline Vargas; Dave Thompson; Dourte, Richard H.
Subject: RE: Pond J and Cantata building Permits

Rick,

The pond is nearly complete and is acceptable for Hydrology to approve Building Permits in Cantada for buildings west of the clubhouse. It is somewhere in the neighborhood of 16 Building Permits. The pond is to be completed, certified and show adequate volume for the buildings in Basin J2 for Hydrology to approve the remainder of Building Permits in Basin J2.

Curtis

From: Rick Beltramo [mailto:rbeltramo@gcinm.com]
Sent: Friday, August 26, 2011 9:21 AM
To: Cherne, Curtis
Cc: Sims, Timothy E.; Jacqueline Vargas; Dave Thompson
Subject: Pond J and Cantata building Permits

Curtis,

Based on yesterday's meeting and the completeness of the ponds, especially pond J, it is my understanding that the construction is sufficiently complete so as to allow building permit approval. Please confirm.

Also, I understand that this is the only item holding up the current building permit relative to hydrology is the pond construction. If that is not the case please let us know what items remain to satisfy hydrology.

Also, the remainder of construction, including grading and volume certification will be complete before Certificate Of Occupancy, and before another set of building permits is allowed.

Thanks. RLB.

Rick Beltramo
Director of Engineering
Galway Construction, Inc.
Office (505) 761-9911
Fax (505) 761-9922
Cell Phone (505) 620-5322
rbeltramo@gcinm.com

8/26/2011

Cherne, Curtis

From: Rick Beltramo [rbeltramo@gcinm.com]
Sent: Friday, October 14, 2011 2:27 PM
To: Cherne, Curtis
Subject: RE: Ponds j and k

Curtis,

The remainder of the pond construction (mostly the weirs) is contracted and work has started. The berms have been as-built. We are needing some fine grading done before we can conduct the remainder of the survey certification. I am told that the pond construction will be done by October 18.

The final G&D Certification (and volume certification) will be completed shortly there after.

The easements are on my desk. I will turn in next week, prior to completion of construction.

I expect to turn everything in by October 20th.

We submitted plans for the Universe SD so that we can start the design review process, so that we can start the work ASAP. Hopefully the design overlap is not a problem.

Thanks. RLB.

From: Cherne, Curtis [mailto:CCherne@cabq.gov]
Sent: Friday, October 14, 2011 2:18 PM
To: Rick Beltramo
Cc: Biazar, Shahab; Dave Thompson
Subject: Ponds j and k

Rick,
Please provide progress on the certification, easement and Agreement and Covenant for Ponds J and K. Some old business needs to be completed before new business is approved.

Curtis

10/27/2011

Cherne, Curtis

From: Scott Steffen [ssteffen@bhinc.com]
Sent: Wednesday, October 31, 2012 7:33 AM
To: Cherne, Curtis
Subject: Cantata grading plan

Curtis,

The manning's n value used for the upsizing of the storm drain through Cantata is 0.013.

Scott J. Steffen
Vice President
Community Development and Planning

Bohannon  Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
www.bhinc.com

voice: 505.823.1000 **facsimile:** 505.798.7988 **toll free:** 800.877.5332

10/31/2012

Cherne, Curtis

From: Dourte, Richard H.
Sent: Tuesday, August 09, 2011 12:27 PM
To: Cherne, Curtis
Subject: FW: Request for Meeting

fyi.

From: Stover, Debbie L.
Sent: Tuesday, August 09, 2011 12:15 PM
To: Perry, Robert J.; Lister, Sara L.
Cc: Montano, Gilbert A.; Chavez, Marc E.; Dourte, Richard H.
Subject: RE: Request for Meeting

Apparently the Longford Home representative, Rick Beltramo, is supposed to have built a proper drain for this development and has not done so. It has not been an issue for years because the development stopped. Now that they are starting up again, Hydrology needs that drain put in before further development can occur. Currently public water is draining to private land, which is a no-no, so he needs to construct the drain to take care of this issue. Hydrology allowed them to have their first 4 permits with the understanding that they would get the drain in place. So no more permits are being issued until this happens, as it is a matter of public safety. My hunch is that Ms. Calhoun is unaware of this issue and just wants the building permits so they can get moving on their construction job. My Hydrology Engineer tells me that Longford is close to getting the proper drain in but hasn't done it yet.

I can call Mr. Beltramo and ask what he is intending and I can call Ms. Calhoun and try to work through her issues, if you like.

From: Perry, Robert J.
Sent: Tuesday, August 09, 2011 12:05 PM
To: Lister, Sara L.
Cc: Stover, Debbie L.; Montano, Gilbert A.; Chavez, Marc E.
Subject: FW: Request for Meeting

Lets get a meeting scheduled with MS. Calhoun and company. Deb or anyone; do you know what this is about or who these folks are? RP

From: Kelly Calhoun [mailto:kcalhoun@gcinm.com]
Sent: Tuesday, August 09, 2011 10:04 AM
To: Perry, Robert J.; Lister, Sara L.
Cc: John Murtagh; Rick Beltramo
Subject: Request for Meeting

Dear Mr. Perry and Ms. Lister,

My name is Kelly Calhoun and I work for Galway Construction, a General Contractor here in Albuquerque. Currently we have multiple projects that are being worked on in Albuquerque. These projects include apartment projects with over 700 apartment units and land development projects with over 200 lots. These projects will be allowing jobs to be created and a great amount of revenue in NMGR, building permit fees, impact fees and other City and State revenue. We are experiencing issues at the City that is now causing a great delay in

8/9/2011

Cherne, Curtis

From: Rick Beltramo [rbeltramo@gcim.com]
Sent: Wednesday, August 10, 2011 5:10 PM
To: Dourte, Richard H.; Cherne, Curtis
Cc: Dave Thompson
Subject: Taos at The Trails Esaement

Richard, Curtis,

I received a call from Mathew Conrad regarding with comments regarding the proposed grading plans for Pond J and Pond K and associated Covenant Agreement.

- 1) I will send to you a draft Covenant Agreement using the city form, with no changes to the form itself. I will attach the same exhibits as I did for the draft.
- 2) Conrad had concerns about the pond creating an area where cars could fall into an area low area. I need more detail to your concern. Would it be possible to meet and work this out such I can get it right? I am available tomorrow. I believe that we can make the changes and have the plans returned Friday. We are already bidding the construction to contractors so that we can start construction next week.
- 3)

Thanks. RLB.

8/11/2011

CITY OF ALBUQUERQUE



May 23, 2012

Scott J. Steffen, P.E. ssteffen@bhinc.com
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Re: Cantata @ The Trails Bldgs. 1,8,9,10,11,13-21, 6700 Cantata St,
Request for Permanent C.O. –Approved
Engineer's Stamp dated: 08-22-07, (C09/D001B)
Certification dated: 05-23-12

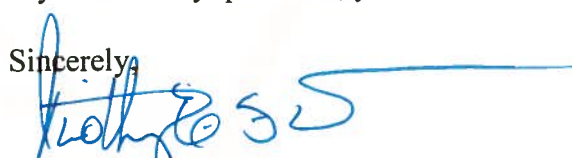
Dear Mr. Steffen,

Based upon the information provided in the Certification received 05-23-12, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: tsims@cabq.gov.

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

Sincerely,


Timothy E. Sims,
Plan Checker—Hydrology Section
Development and Building Services

C: CO Clerk—Katrina Sigala
File

CITY OF ALBUQUERQUE



June 18, 2012

Scott J. Steffen, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Re: Cantata @ The Trails Bldgs 22, 29, 30, 31, 49-56, 6700 Cantata Street,
Request for Permanent C.O. - Approved
Engineer's Stamp dated: 8-22-07 (C-09/D001B)
Certification dated: 06-11-12

Dear Mr. Steffen,

Based upon the information provided in the Certification received 6-12-12, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

Please provide Hydrology with an electronic copy, in .pdf format, of this submittal.

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

Sincerely,

Timothy E. Sims,
Plan Checker—Hydrology Section
Development and Building Services

C: CO Clerk—Katrina Sigala
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



August 22, 2012

Scott J. Steffen, P.E. ssteffen@bhinc.com
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

**Re: Cantata @ the Trails Bldg # 32, 6700 Cantata St NW,
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 08-22-07, (C09/D001B)
Certification dated: 08-13-12**

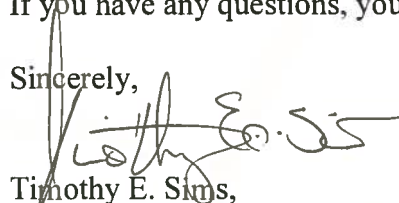
Dear Mr. Steffen,

Based upon the information provided in the Certification received 08-13-12, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: tsims@cabq.gov.

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

Sincerely,


Timothy E. Sims,
Plan Checker—Hydrology Section
Development and Building Services

C: CO Clerk—Katrina Sigala
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



April 13, 2011

Scott J. Steffen, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109


**Re: Cantata @ The Trails, 6700 Cantata Street-401-406(Bldg # 4), 501-506
(Bldg # 5), 1201-1206 (Bldg # 12),
Request for Permanent C.O. - Approved
Engineer's Stamp dated: 8-22-07 (C-09/D001B)
Certification dated: 04-11-11**

Dear Mr. Steffen,

Based upon the information provided in the Certification received 04-11-11, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,


Timothy E. Sims,
Plan Checker—Hydrology Section
Development and Building Services

C: CO Clerk—Katrina Sigala
File

4-28-11 AA is Routed to modify
future work

CITY OF ALBUQUERQUE



November 15, 2011

Scott J. Steffen, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

**Re: Cantata @ The Trails Bldgs 2, 3, 6, & 7, 6700 Cantata Street,
Request for Permanent C.O. - Approved
Engineer's Stamp dated: 8-22-07 (C-09/D001B)
Certification dated: 11-08-11**

Dear Mr. Steffen,

Based upon the information provided in the Certification received 11-10-11, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

Timothy E. Sims,
Plan Checker—Hydrology Section
Development and Building Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

C: CO Clerk—Katrina Sigala
File

CITY OF ALBUQUERQUE



June 29, 2011

Scott J. Steffen, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Re: Cantata @ The Trails, 6700 Cantata Street-Club House,
Request for Permanent C.O. - Approved
Engineer's Stamp dated: 8-22-07 (C-09/D001B)
Certification dated: 06-28-11

Dear Mr. Steffen,

Based upon the information provided in the Certification received 06-29-11, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

Timothy E. Sims,
Plan Checker—Hydrology Section
Development and Building Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

C: CO Clerk—Katrina Sigala
File