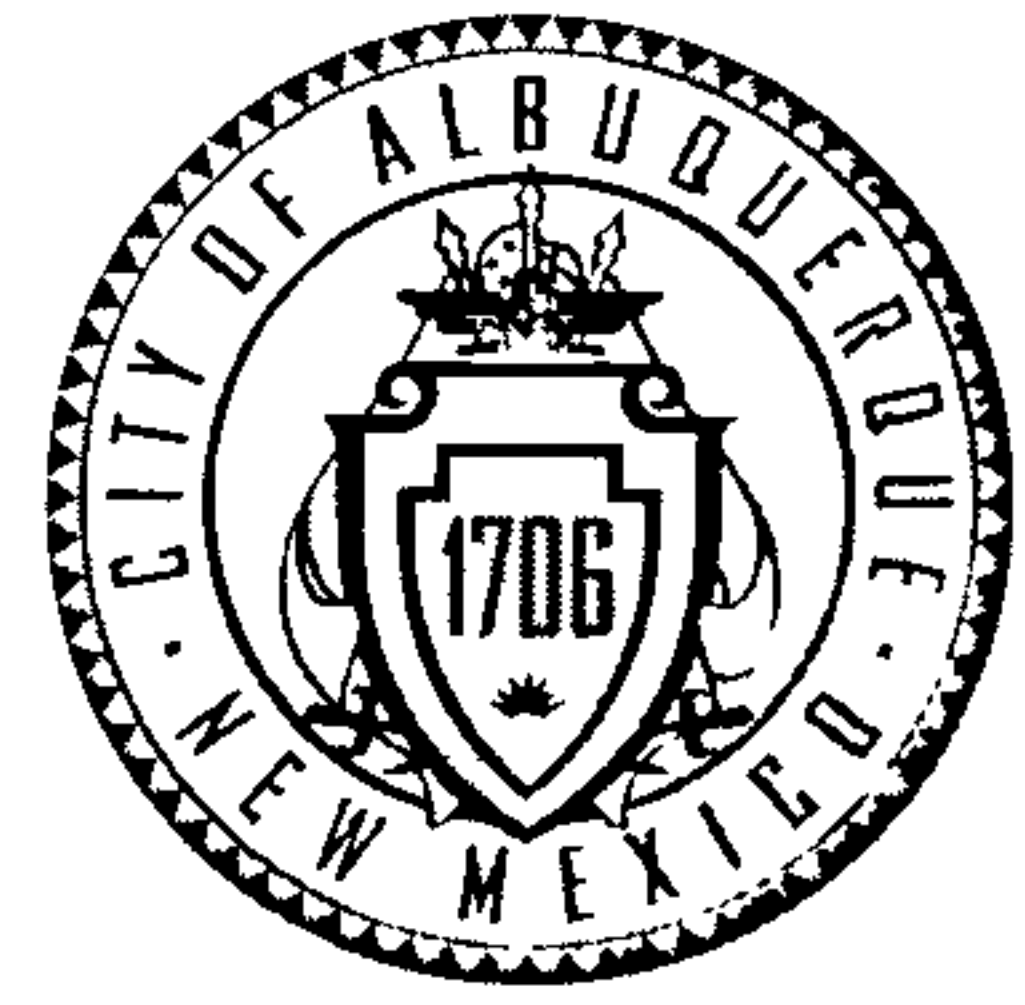


# CITY OF ALBUQUERQUE



February 27, 2015

Ron Hensley, P.E.  
The Group  
300 Branding Iron Rd SE  
Rio Rancho, NM 87124

**Re: Aleesa Subdivision, 7503 Oakland Ave NE  
Grading and Drainage Plan  
Engineer's Stamp Date 2-11-14 (C19D060)  
Certification dated 2-10-15**

Dear Mr. Hensley,

Based upon the information provided in your submittal received 2-10-15, the above referenced certification is accepted for:

1. Release of SIA
2. Final Plat
3. Building Permit on all lots.

PO Box 1293

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

Albuquerque

New Mexico 87103

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

Sincerely,

Curtis Cherne, P.E.  
Principal Engineer, Hydrology  
Planning Dept.

C: e-mail  
Christiana Montoya

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(Rev. 12/05)

C-19D060

PROJECT TITLE: 7503 Oakland Avenue ZONE MAP/DRG. FILE # C-19  
DRB#: 1009843 EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 20, Block 2, North Albuquerque Acres Tract 3, Unit 2  
CITY ADDRESS: 7503 Oakland Ave. NE

ENGINEERING FIRM: THE Group  
ADDRESS: 300 Branding Iron Rd. SE  
CITY, STATE: Rio Rancho, NM

CONTACT: Ron Hensley  
PHONE: 505-410-1622  
ZIP CODE: 87124

OWNER: Kassam Land Group 16 LLC  
ADDRESS: 6501 Eagle Rock NE  
CITY, STATE: Albuquerque, NM

CONTACT: Aleem Kassam  
PHONE: 505-243-6000  
ZIP CODE: 87113

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: Terrametrics  
ADDRESS: 4175 Montgomery Blvd., NE  
CITY, STATE: Albuquerque, NM

CONTACT: Philip Turner  
PHONE: 505-379-4301  
ZIP CODE: 87109

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

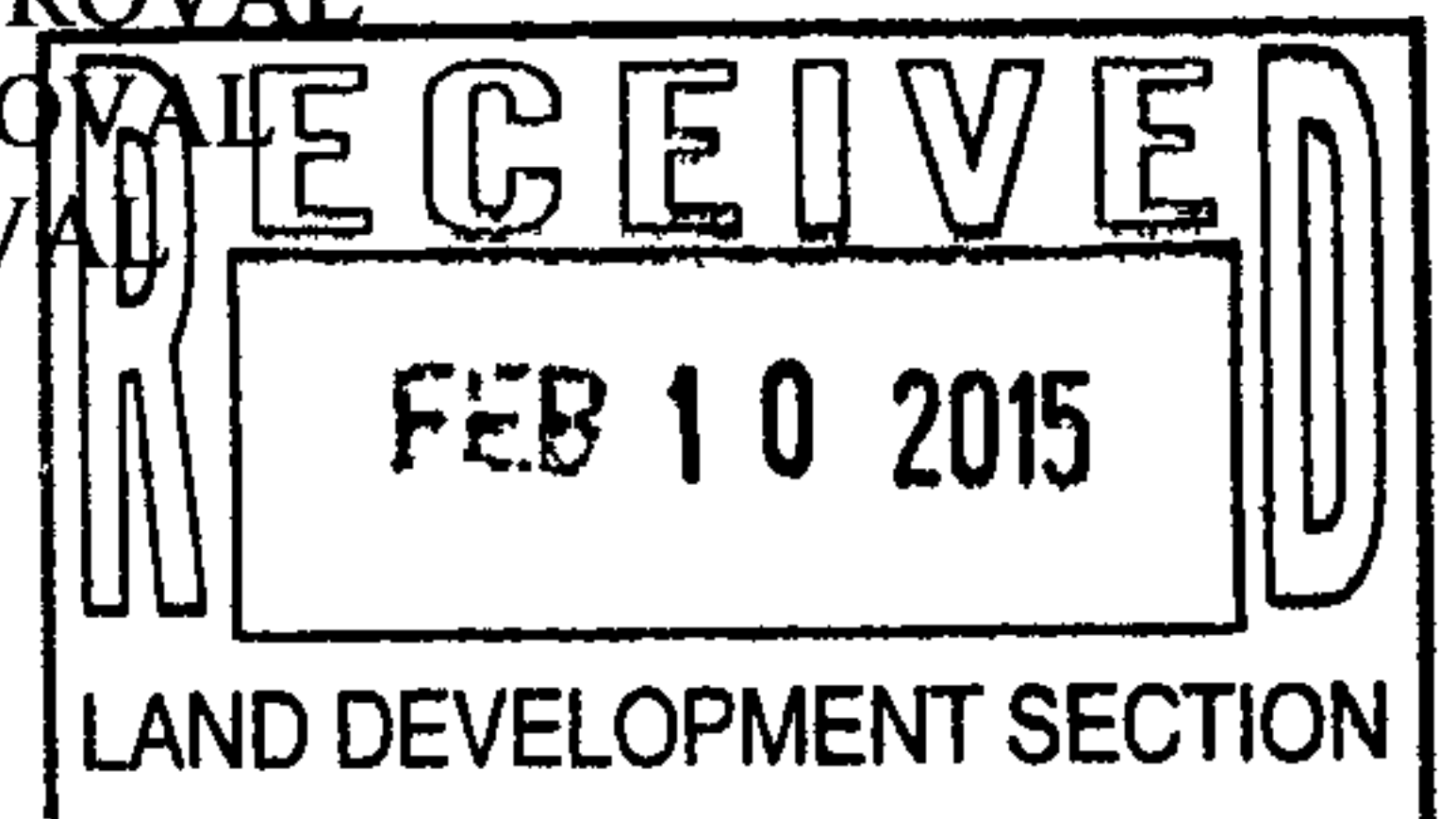
CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

TYPE OF SUBMITTAL:  
\_\_\_\_ DRAINAGE REPORT  
\_\_\_\_ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
\_\_\_\_ DRAINAGE PLAN RESUBMITTAL  
\_\_\_\_ CONCEPTUAL G & D PLAN  
\_\_\_\_ GRADING PLAN  
\_\_\_\_ EROSION CONTROL PLAN  
☒ ENGINEER'S CERT (HYDROLOGY)  
\_\_\_\_ CLOMR/LOMR  
\_\_\_\_ TRAFFIC CIRCULATION LAYOUT  
\_\_\_\_ ENGINEER/ARCHITECT CERT (TCL)  
\_\_\_\_ ENGINEER/ARCHITECT (DRB SITE PLAN)  
\_\_\_\_ OTHER

Per 7.1  
Calc 2-33

CHECK TYPE OF APPROVAL SOUGHT:  
☒ SIA/FINANCIAL GUARANTEE RELEASE  
\_\_\_\_ PRELIMINARY PLAT APPROVAL  
\_\_\_\_ S. DEV. PLAN FOR SUB'D APPROVAL  
\_\_\_\_ S. DEV. FOR BLDG. PERMIT APPROVAL  
\_\_\_\_ SECTOR PLAN APPROVAL  
☒ FINAL PLAT APPROVAL  
\_\_\_\_ FOUNDATION PERMIT APPROVAL  
☒ BUILDING PERMIT APPROVAL  
\_\_\_\_ CERTIFICATE OF OCCUPANCY (PERM)  
\_\_\_\_ CERTIFICATE OF OCCUPANCY (TEMP)  
☒ GRADING PERMIT APPROVAL  
\_\_\_\_ PAVING PERMIT APPROVAL  
\_\_\_\_ WORK ORDER APPROVAL  
\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

WAS A PRE-DESIGN CONFERENCE ATTENDED:  
\_\_\_\_ YES  
☒ NO  
\_\_\_\_ COPY PROVIDED



SUBMITTED BY: [Signature] DATE: 2/10/15

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



**The HENSLEY ENGINEERING GROUP**

February 9, 2015

Hydrology Development  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

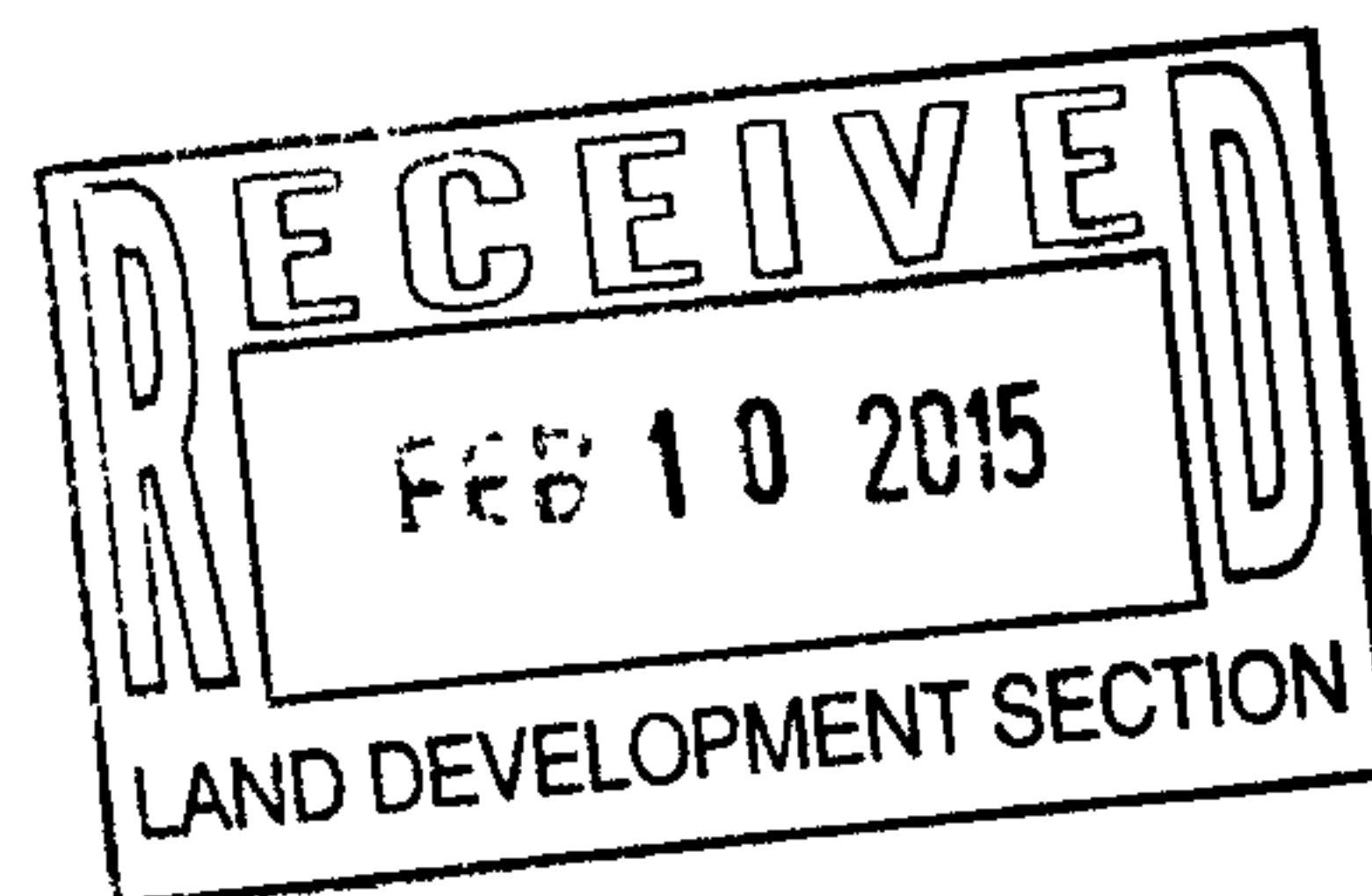
Re: C19D060 – Aleesa Subdivision Drainage Certification

The as built Grading Plan for the above site is attached. The subdivision is a replat of “Lot 20 Block 2 Unit 3 Tract 2 of North Albuquerque Acres”. The drainage from and within the subdivision perform as designed, and all grades inside the subdivision do not deviate by more than 18" of the DRB approved grades within 50 feet of the subdivision's perimeter.

We are requesting a review for Grading Certification Approval. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley P.E.  
[ron@thegroup.cc](mailto:ron@thegroup.cc)



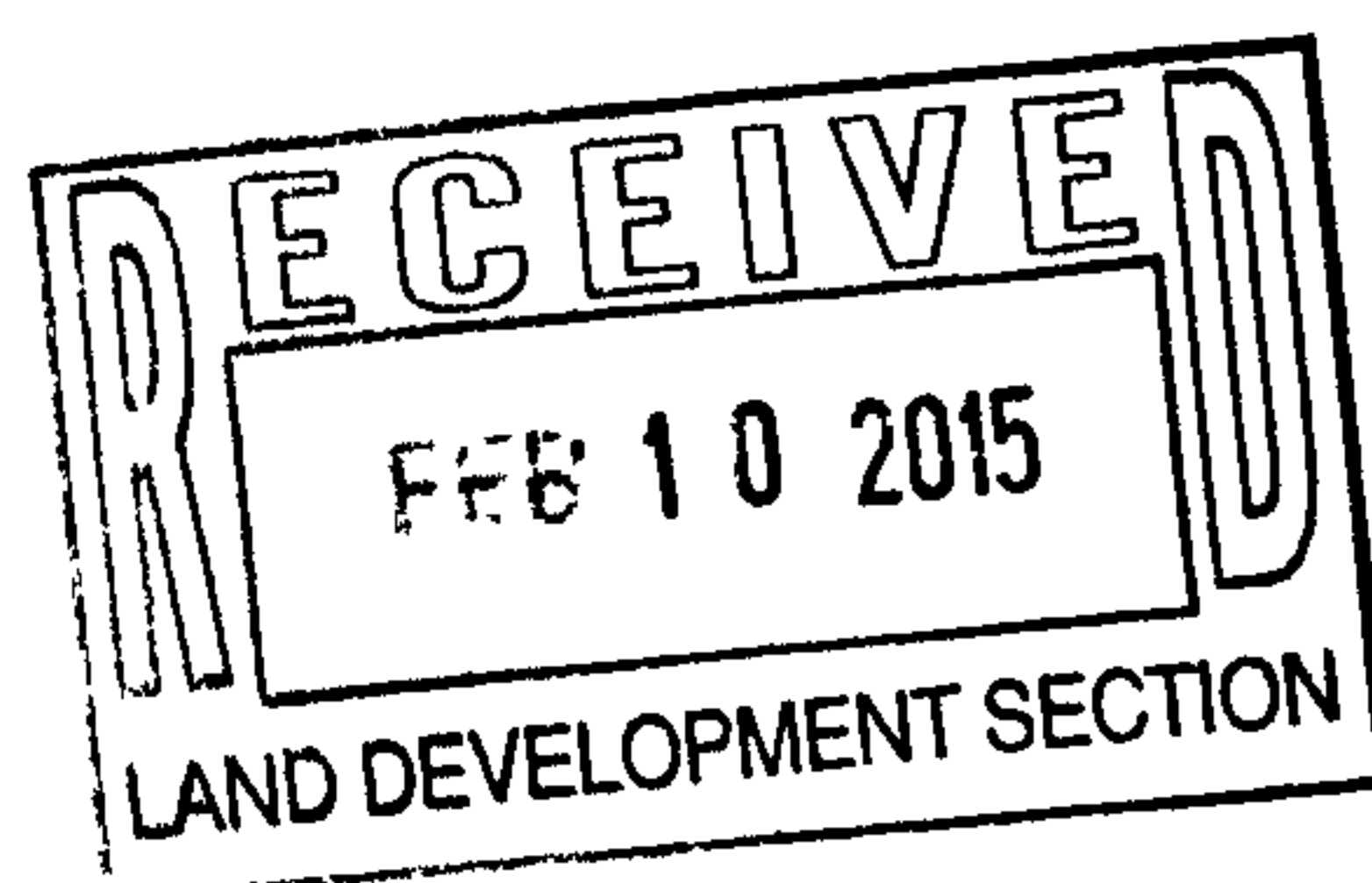
## Ron Hensley

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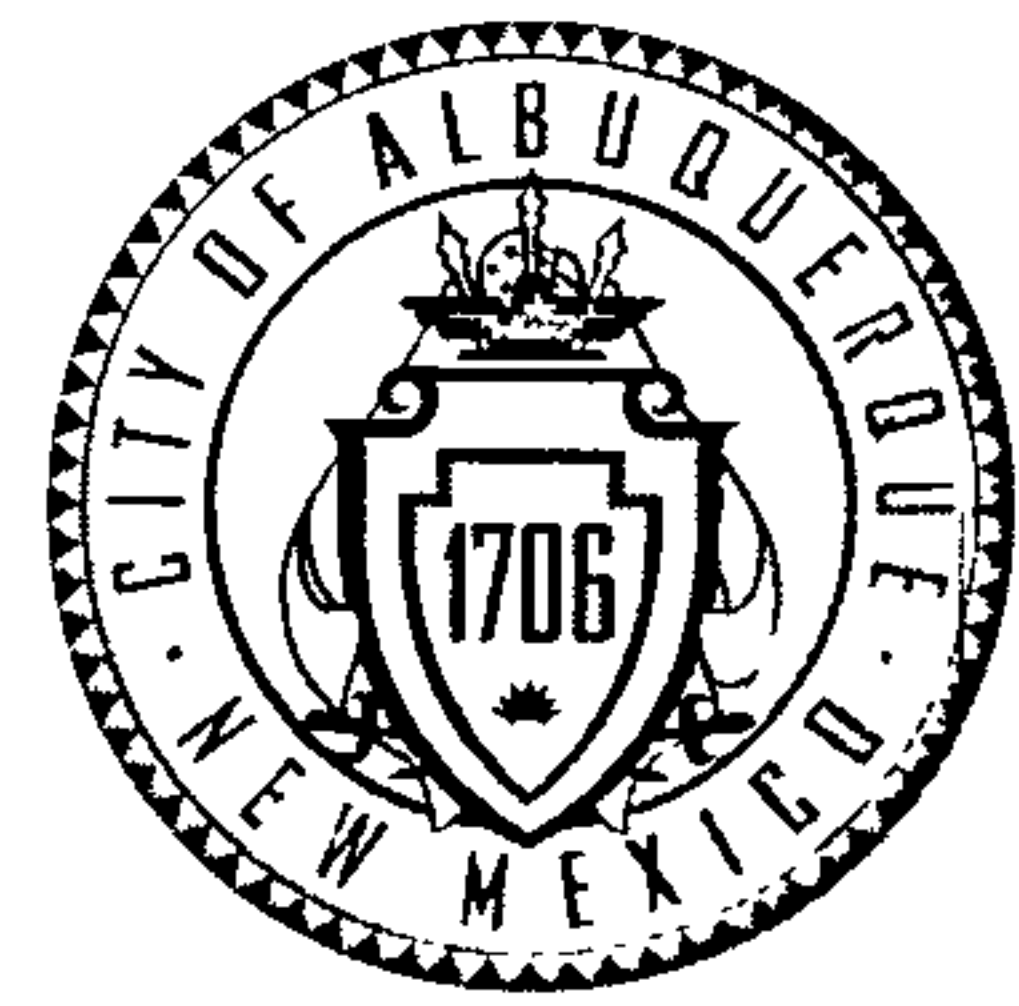
**From:** Ron Hensley <ron@thegroup.cc>  
**Sent:** Tuesday, February 10, 2015 12:06 PM  
**To:** mortiz@cabq.gov  
**Cc:** Cherne, Curtis (CCherne@cabq.gov)  
**Subject:** Hydrology Submittal - Proj.# 1009843 - C19D060  
**Attachments:** Drainage Info Sheet.pdf; Drainage Cert Submittal.pdf; 1009843 Grading Certification.pdf

In support of submittal being made today, please accept the attached grading plan for Grading Certification Approval. The plan is for Aleesa Subdivision "Lot 20, Block 2, Unit 2, Tract 3 of North Albuquerque Acres".

Thank You,  
Ron Hensley  
THE Group  
[ron@thegroup.cc](mailto:ron@thegroup.cc)  
505-410-1622



# CITY OF ALBUQUERQUE



March 7, 2014

Ron Hensley, P.E.  
THE Group  
300 Branding Iron Rd SE  
Rio Rancho, NM 87124

**Re: Aleesa Subd, (formerly 7503 Oakland Ave.)  
Grading and Drainage Plan  
Engineer's Stamp Date 2-11-14 (C19D060)**

Dear Mr. Hensley,

Based upon the information provided in your submittal received 2-11-13, the above referenced plan is approved for Grading Permit.

Hydrology discussed the need for a retaining wall on lot 2.

This is the plan to certify for Release of Financial Guarantee/Final Plat and Building Permit approval.

PO Box 1293

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

Albuquerque

New Mexico 87103

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

Sincerely,

Curtis Cherne, P.E.  
Principal Engineer, Hydrology  
Planning Dept.

C: e-mail



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Alcesc subd C19060  
 DRB#: 1009730 EPC#: \_\_\_\_\_ ZONE MAP/DRG. FILE # C-19/C49D059  
 WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 1, Block 3, North Albuquerque Acres Tract 2, Unit 3  
 CITY ADDRESS: 6900 Oakland Ave. NE

ENGINEERING FIRM: THE Group  
 ADDRESS: 300 Branding Iron Rd. SE  
 CITY, STATE: Rio Rancho, NM

CONTACT: Ron Hensley  
 PHONE: 505-410-1622  
 ZIP CODE: 87124

OWNER: Oakland Investments  
 ADDRESS: 8504 Waterford Pl. N.E.  
 CITY, STATE: Albuquerque, NM

CONTACT: Shakeel Rizvi  
 PHONE: 505-315-6563  
 ZIP CODE: 87122

ARCHITECT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

SURVEYOR: Terrametrics  
 ADDRESS: 4175 Montgomery Blvd., NE  
 CITY, STATE: Burnsville, MN

CONTACT: Philip Turner  
 PHONE: 505-379-4301  
 ZIP CODE: 98217

CONTRACTOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

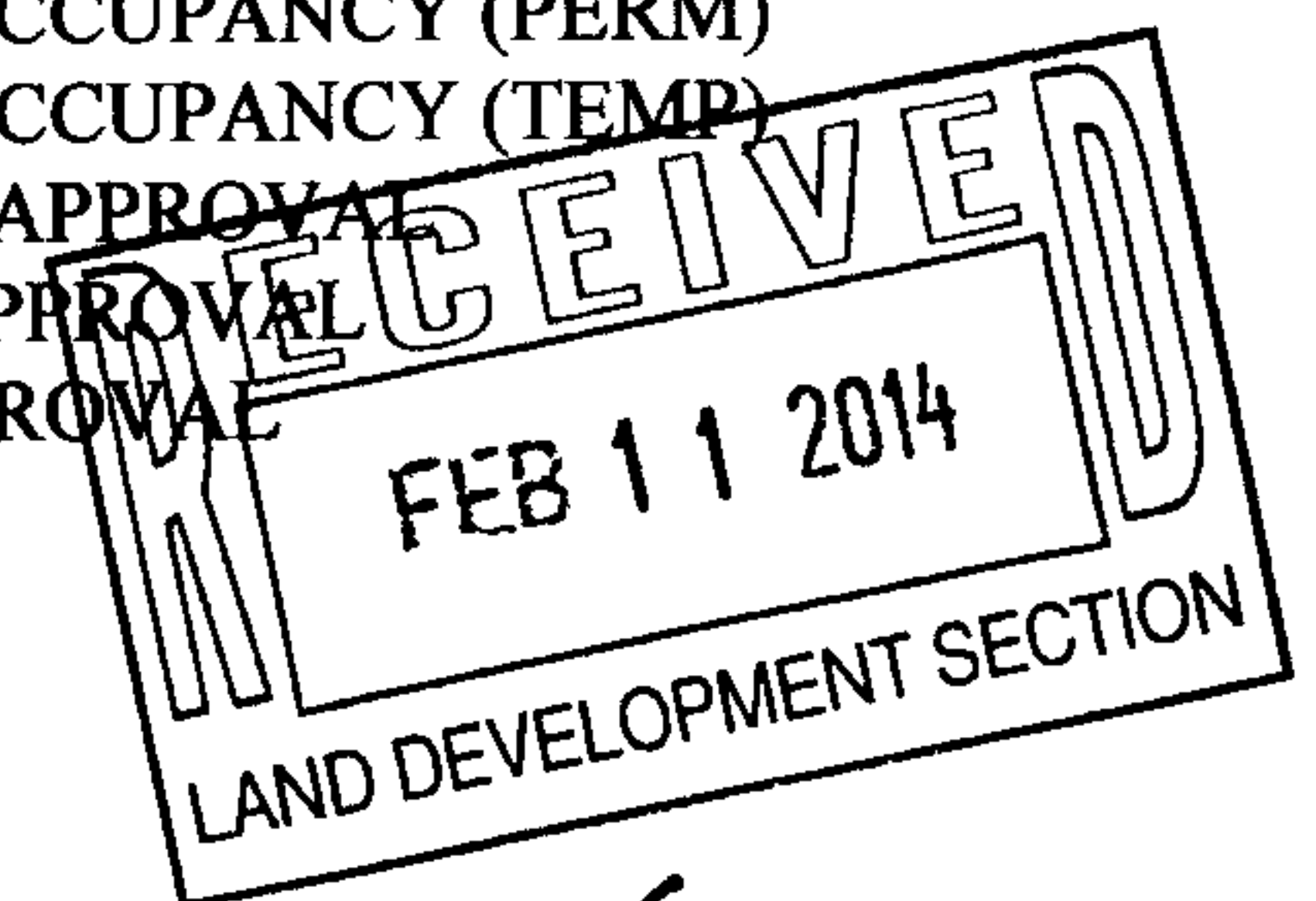
CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

TYPE OF SUBMITTAL:  
☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
☒ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT  
☐ ENGINEER/ARCHITECT CERT (TCL)  
☐ ENGINEER/ARCHITECT (DRB SITE PLAN)  
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:  
☐ SIA/FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☐ S. DEV. FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ FOUNDATION PERMIT APPROVAL  
☐ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY (PERM)  
☐ CERTIFICATE OF OCCUPANCY (TEMP)  
☒ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:  
☐ YES  
☐ NO  
☐ COPY PROVIDED

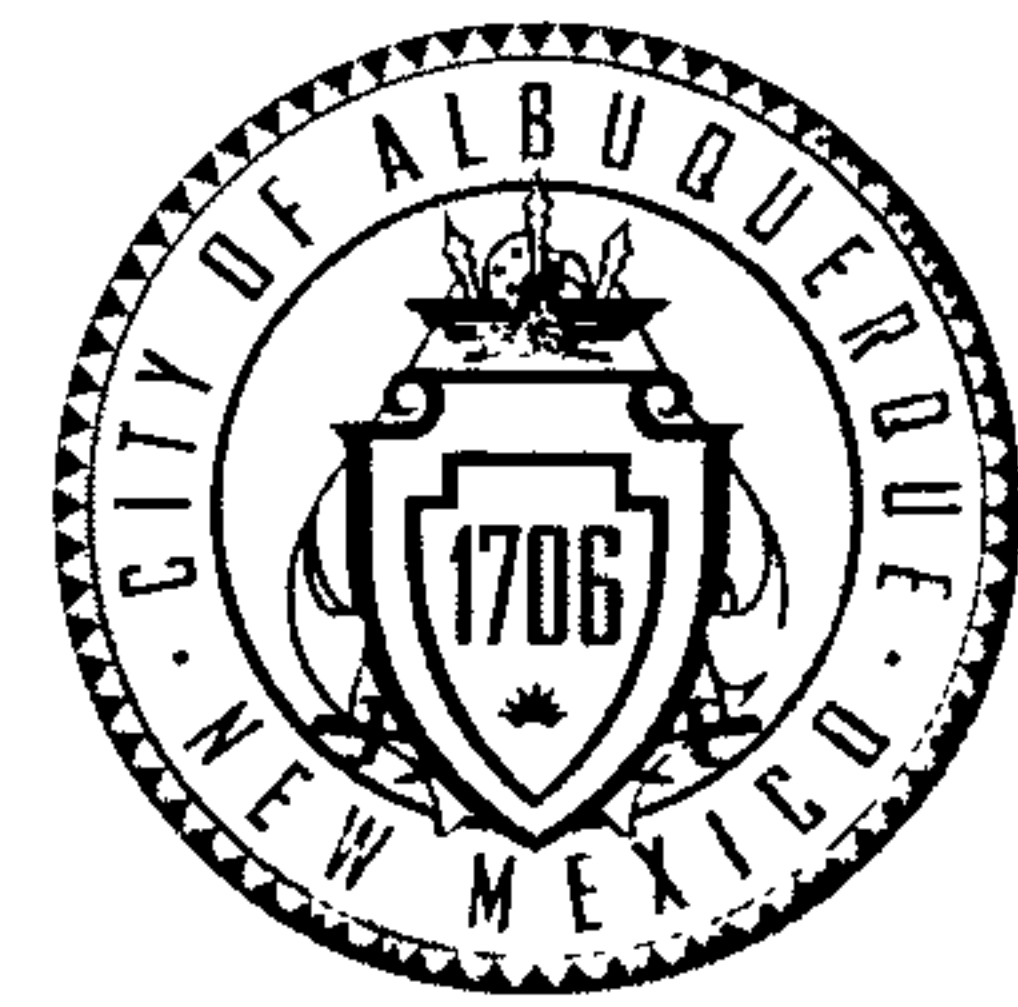
SUBMITTED BY: Ray E. Denny DATE: 2/11/14



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

# CITY OF ALBUQUERQUE



February 13, 2014

Ron Hensley, P.E.  
THE Group  
300 Branding Iron Rd SE  
Rio Rancho, NM 87124

**Re: 7503 Oakland Ave., Jasmine Subdivision  
Grading and Drainage Plan  
Engineer's Stamp Date 12-23-13 (C19D060)**

Dear Mr. Hensley,

Based upon the information provided in your submittal received 12-24-13, the above referenced plan is approved for Grading Permit with the following conditions:

1. Include a statement that the existing retaining wall(s) are acceptable for the additional fill proposed on the engineer's certification or if the wall(s) are found to be unacceptable a revised plan will have to be submitted in order for Hydrology to approve the retaining wall permit.
2. Prior to Work Order or Final Plat approval a revised grading plan is to be submitted and approved showing the sidewalk on the west side of the street and addressing comment number 1.

PO Box 1293

Albuquerque

New Mexico 87103

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

Sincerely,

Curtis Cherne, P.E.  
Principal Engineer, Hydrology  
Planning Dept.

C: e-mail, [adil1424@yahoo.com](mailto:adil1424@yahoo.com)

# CITY OF ALBUQUERQUE



January 13, 2014

Ron Hensley, P.E.  
THE Group  
300 Branding Iron Rd SE  
Rio Rancho, NM 87124

**Re: 7503 Oakland Ave., Jasmine Subdivision  
Grading and Drainage Plan  
Engineer's Stamp Date 12-23-13 (C19D060)**

Dear Mr. Hensley,

Based upon the information provided in your submittal received 12-24-13, the above referenced plan is approved for Preliminary Plat action by the DRB with the following condition:

1. Include a statement that the existing retaining wall(s) are acceptable for the additional fill proposed on the engineer's certification or if the wall(s) are found to be unacceptable a revised plan will have to be submitted in order for Hydrology to approve the retaining wall permit.

The Grading Permit can be approved after DRB has approved the Preliminary Plat.

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

Sincerely,

Curtis Cherne, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

adib2424@yahoo.com

Does not show required sidewalk  
on west side

C: e-mail

new plan require prior to work under  
or final plat, whichever comes first.

CC

1-21-14



**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(Rev. 12/05)

PROJECT TITLE: 7503 Oakland Avenue ZONE MAP/DRG. FILE # C-19 DC 60  
DRB#: 1009843 EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 20, Block 2, North Albuquerque Acres Tract 3, Unit 2  
CITY ADDRESS: 7503 Oakland Ave. NE

ENGINEERING FIRM: THE Group  
ADDRESS: 300 Branding Iron Rd. SE  
CITY, STATE: Rio Rancho, NM

CONTACT: Ron Hensley  
PHONE: 505-410-1622  
ZIP CODE: 87124

OWNER: Kassam Land Group 16 LLC  
ADDRESS: 6501 Eagle Rock NE  
CITY, STATE: Albuquerque, NM

CONTACT: Aleem Kassam  
PHONE: 505-243-6000  
ZIP CODE: 87113

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: Terrametrics  
ADDRESS: 4175 Montgomery Blvd., NE  
CITY, STATE: Albuquerque, NM

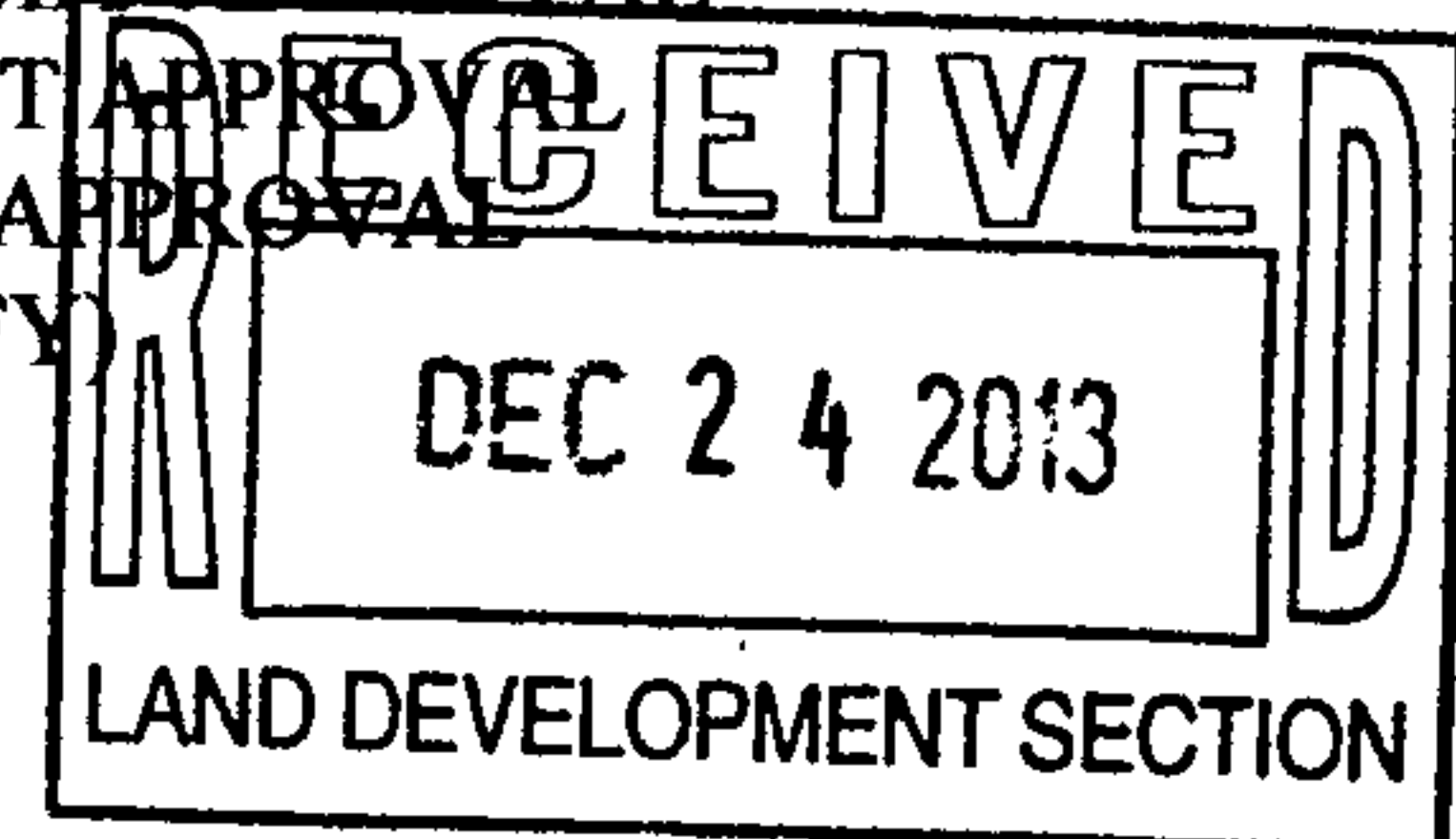
CONTACT: Philip Turner  
PHONE: 505-379-4301  
ZIP CODE: 87109

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

TYPE OF SUBMITTAL:  
\_\_\_\_ DRAINAGE REPORT  
\_\_\_\_ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
\_\_\_\_ DRAINAGE PLAN RESUBMITTAL  
\_\_\_\_ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
\_\_\_\_ EROSION CONTROL PLAN  
\_\_\_\_ ENGINEER'S CERT (HYDROLOGY)  
\_\_\_\_ CLOMR/LOMR  
\_\_\_\_ TRAFFIC CIRCULATION LAYOUT  
\_\_\_\_ ENGINEER/ARCHITECT CERT (TCL)  
\_\_\_\_ ENGINEER/ARCHITECT (DRB SITE PLAN)  
\_\_\_\_ OTHER

CHECK TYPE OF APPROVAL SOUGHT:  
\_\_\_\_ SIA/FINANCIAL GUARANTEE RELEASE  
☒ PRELIMINARY PLAT APPROVAL  
\_\_\_\_ S. DEV. PLAN FOR SUB'D APPROVAL  
\_\_\_\_ S. DEV. FOR BLDG. PERMIT APPROVAL  
\_\_\_\_ SECTOR PLAN APPROVAL  
\_\_\_\_ FINAL PLAT APPROVAL  
\_\_\_\_ FOUNDATION PERMIT APPROVAL  
\_\_\_\_ BUILDING PERMIT APPROVAL  
\_\_\_\_ CERTIFICATE OF OCCUPANCY (PERM)  
\_\_\_\_ CERTIFICATE OF OCCUPANCY (TEMP)  
☒ GRADING PERMIT APPROVAL  
\_\_\_\_ PAVING PERMIT APPROVAL  
\_\_\_\_ WORK ORDER APPROVAL  
\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_



WAS A PRE-DESIGN CONFERENCE ATTENDED:

\_\_\_\_ YES  
☒ NO  
\_\_\_\_ COPY PROVIDED

SUBMITTED BY: *Ron Hensley* DATE: 12/24/13

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.