From: Cherne, Curtis
To: "Fred Arfman"; BRADFORD@LASVENTANASNM.COM; scott.ashcraft@comcast.net
Cc: Wolfe, Bryan K.; Sims, Timothy E.
Subject: RE: legends at high desert grading and building permits
Date: Monday, March 17, 2014 1:17:13 PM

City Hydrology met with Fred Arfman and briefly with the superintendent at the site today.
The lot grading on most lots is not per an approved plan. There are large depressions in the location of lots 37 (38?) through 46 (area north of the lots 14 through 17) and lots 29 through 31 and soil piles on other lots. It appears the builder graded the pads on lots 16 through 19.
The previous grading certifications stated that "A supplemental grading certification shall be provided at a future time(s)." It appears we are there.

Hydrology understands the difficulty of provided a 10 foot deep split lot and that basements will be built on lots 29 through 31 and possibly lot 28.
To move forward:

1. Grading should be finished on lots without basements and that are not split level. Once the grading is complete, they are to be certified to obtain a building permit. All of the lots to not have to be done at one time.
2. For split lots, Hydrology will approve a Foundation only permit, once the concrete work is complete, they are to be certified to obtain a building permit.
3. For lots 29 through 31 and 28 if it has a basement, Hydrology will approve a Foundation Only permit. Once the basement is built, they are to be certified to obtain a building permit.

   In number 2 and 3 above, it seems reasonable that the lot should be graded to drain in substantial compliance with the grading plan. This includes retaining walls.
4. The finished floor elevation of lots 16 and 17 are to be submitted with the first engineer's certification.
5. For the lots that required an onsite storm drain system to drain the backyard, sheet C1.4 should be included in each building permit set.
6. Due to the intricate nature of the grading and drainage plan, the certifications should be included in the building permit set.
7. Drainage plans that have an inlet in a sump require an emergency overflow. The grading plan has the words "emergency overflow path", however, there does not appear to be an emergency overflow path as there is a continuous wall along Cortaderia St. This will have to be mitigated prior to Building Permit approval on lots that could be inundated; lots 22 through 28.

The goal of this process is to ensure proper drainage for the residents of Legends at High Desert.

Fred,
Please correct me if I have misstated anything.

Curtis Cherne, P.E., CFM
Hydrology, COA

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From: Fred Arfman [mailto:freda@iacivil.com]
Sent: Wednesday, March 12, 2014 2:48 PM
To: BRADFORD@LASVENTANASNM.COM; scott.ashcraft@comcast.net
Cc: Cherne, Curtis
Subject: RE: legends at high desert grading and building permits

Bradford,

The grading certification at the Legends is different than most other subdivisions in Albuquerque in that the original lots/homes all had basements or deferred internal retaining walls. As such, only the completed lots were certified. The existing G&D Certification (see attached cert from the G&D Plan) made reference to the fact that the vacant lots would require future certifications after the home(s) were constructed. In addition, the G&D plan was slightly altered to lower those lots on the west boundary to force the onsite storm waters to the west where they were allowed to discharge the rear yards via wall penetration onto Cortaderia.

I believe we should meet with the City Hydrology staff to discuss this matter and to make sure all parties are in agreement on how to proceed with the new construction.

Fred

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From: Cherne, Curtis [mailto:CCherne@cabq.gov]
Sent: Tuesday, March 11, 2014 8:34 AM
To: BRADFORD@LASVENTANASNM.COM
Cc: Sims, Timothy E.; Ortiz, Monica; freda@iacivil.com
Subject: legends at high desert grading and building permits

Dear Homebuilder,
Most of the lots within Legends at High Desert did not have the final grading completed. The grading on these lots was not certified, which is a condition of Building Permit approval.
I have reviewed the drainage certification. There is a statement "A supplemental grading certification shall be provided at a future time(s)." There does not appear to be any as-built grades on most of the lots.

The way I would like to proceed is for the grading to be completed on the lot, the lot is certified, then Hydrology approves the Building Permit. You may want to speak to the company you bought the lot from (Legends at High Desert??) to figure out how to get this accomplished.

Fred Arfman, of Isaacson and Arman is the engineer of record for the subdivision. He can be reached at 268-8828. Any licensed PE (Civil Engineering) in NM can certify the lots, however, it may be easier to work with Mr. Arfman.

Curtis Cherne, P.E.
Principal Engineer, Hydrology
COA
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