KEN AICHTOWER ULTIMA HOMES INC 505-379-8625 TKENHT@ AOL.COM BAKE RESIDEN

DECEIVED 28
LANDER 15

Jake Bordmar Disign

Carrillo, Abiel X.

From:

Carrillo, Abiel X.

Sent:

Friday, August 12, 2016 12:13 PM

To:

'David Soule'

Cc:

Harmon Rita T.; Dicome, Kym; Biazar, Shahab

Subject:

F23D010 - Pacheco Residence @ High Desert - Stamp Date 7-14-2016

Attachments:

SKM_C554e16081212100.pdf

David,

It is my understanding that the **High Desert** New Construction Committee is obligated by previous agreements with the City of Albuquerque to hire a qualified Professional Civil Engineer/Engineering Firm to review the Grading and Drainage Plans for this subdivision.

The construction plan approval letter from the HDNCC Chair must specifically state how that the requirement was met, and reference the Engineer that completed the review, and/or include any correspondence from that Engineer.

I don't have Mr. Rayman's email, please forward if you have his contact.

I have also attached previous correspondence from the City to the previous (?) Chairperson.

We cannot approve the above-referenced plan at this time.

Abiel Carrillo, PE, CFM

Principal Engineer - Hydrology
Planning Department
Development Review Services Division
City of Albuquerque
505-924-3986
acarrillo@cabq.gov
600 2nd Street NW
Albuquerque, NM 87102



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Mr and Mrs Pacheco	Building Permit #:	City Drainage #: \F23\D\		
DRB#:	#:	Work Order#:		
Legal Description: Lot 8a wilderness estates at high desert				
City Address: 13305 La Arista NE				
Theire Firms PIO GRANDE ENGINEERING		Contact: DAVID SOULE		
Engineering Firm: RIO GRANDE ENGINEERING Address: PO BOX 93924, ALBUQUERQUE, NM 87199		COntact. DAVID COOLL		
	505.872.0999	E-mail: DAVID@RIOGRANDEENGINEERING.COM		
1 HOHE#. 000.021.0000		•		
Owner: Marc Pacheco		Contact:		
Address: 13305 La Arista Place NE, Alb NM 87111		<u> </u>		
Phone#: Fax#	ł:	E-mail:		
Architect: NONE		Contact:		
Address:				
Phone#:	† :	E-mail:		
Surveyor: CONSTRUCTION SURVEY INCORPORATED	······································	Contact: JOHN GALLEGOS		
Address:	<u></u>	To		
Phone#: 917.8921 Fax#	• · · · · · · · · · · · · · · · · · · ·	E-mail:		
Contractor:		Contact:		
Address:				
Phone#: Fax#	:	E-mail:		
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROV	'AL/ACCEPTANCE SOUGHT:		
DRAINAGE REPORT	SIA/FINANCIAL GUARAN			
x DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APP	DOX/17		
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	APPROVAL II II UD III II III		
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERM	EFAPPROVALUIT 7 5 2016		
GRADING PLAN	SECTOR PLAN APPROVA	L		
EROSION & SEDIMENT CONTROL PLAN (E	SC)FINAL PLAT APPROVAL	FINAL PLAT APPROVAL CERTIFICATE OF OCCUPANCY (PERM) CERTIFICATE OF OCCUPANCY (TCL TEMP) FOUNDATION PERMIT APPROVAL		
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPA	CERTIFICATE OF OCCUPANCY (PERM) AND DEVELOR		
CLOMR/LOMR	CERTIFICATE OF OCCUPA	CERTIFICATE OF OCCUPANCY (TCL TEMP)		
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT AI	PPROVAL		
ENGINEER'S CERT (TCL)	× BUILDING PERMIT APPRO	OVAL		
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO			
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROV			
SO-19 \$ 100.05	WORK ORDER APPROVA			
OTHER (SPECIFY)	GRADING CERTIFICATIO	N OTHER (SPECIFY)		
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes X No C	opy Provided		
DATE SUBMITTED: 7/25/16	By:	-r		
DAID SUDMITTED. HEST O		<u></u>		

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 defines 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
- 4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



Brett Rayman 10555 Montgomery NE Building 1 Suite 100 Albuquerque, NM 87111 (505) 314-5862

July 21, 2016

Marc Pacheco 13305 La Arista Pl NE Albuquerque, New Mexico 87111

Re: 13305 La Arista – Construction Plan Approval

Dear Dr. Pacheco:

In accordance with the requirements contained in the High Desert Guidelines for Sustainability for Premier and Estate Homes (Guidelines), the members of the New Construction Committee (NCC) completed its review of your construction plans.

We are pleased to inform you that your plans for construction of a home at 13305 La Arista are approved.

In addition, the following also are approved:

- 1. Stucco color for the house and walls within the building envelope Pearl Ash.
- 2. Statutory bronze for the trim, entrance, rails, and garage doors.
- 3. Stone façade.
- 4. Driveway pavement color Pueblo.

There was some discussion regarding the retaining walls on the south side of the house. Please ensure that the architect/builder comply with the following Guidelines for Estate and Premier Homes located on the High Desert website:

Retaining walls, immediately adjacent to or connecting with a building, must be constructed of a material that visually matches, or complements the exterior building material, or that is an integral material in the landscape.

LAND DEVELOPMENT SECTION

Dr. Marc Pacheco July 21, 2016 2 | Page

Within the Building Envelope, retaining walls may be constructed of man-made materials, however, in the Natural Areas of the lot any visible material used in the construction of a retaining wall must be a natural (moss rock, flagstone or boulders) and not man-made material.

Retaining walls, if required within the Building Envelope, cannot exceed four feet in height as viewed from the exterior. If more than four feet is needed, the retaining wall system must be terraced with a minimum three feet horizontal separation between each wall. The terraced area must be landscaped, with approved material in accordance with a plan approved by the NCC. This can be accomplished through the Landscape Plan.

NEXT STEPS

Construction may not proceed before the Owner and Builder attend a Pre-Construction Conference to sign the Construction Regulations and submit the required deposit of \$8,000.00. Please contact me to schedule the meeting.

Any changes to the plans approved by the NCC, either before start of construction, or during construction must be submitted and re-approved by the NCC before construction of any proposed changes begins.

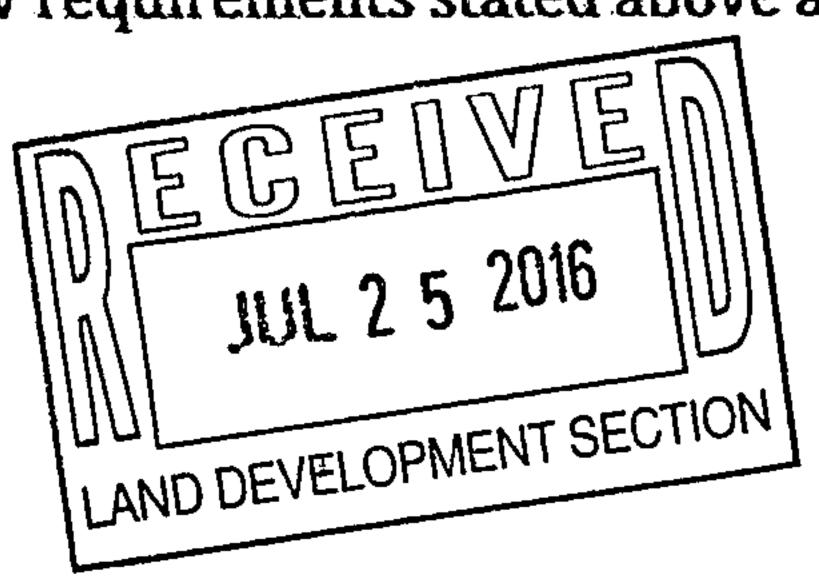
During or after construction of the building, foundations, floor slabs, privacy walls and grading within the Building Envelope, final as-built grades and horizontal dimensions of the top of footing walls, adjacent finished grades, and finished floor elevations must be provided to the NCC. The accuracy of the final as-built drawings and grades must be certified by the owner's engineer or surveyor. The NCC may, in its review of submitted

material, require the owner to stake Building Envelope corners before approving any submittal.

Please submit the following at your convenience:

Manufacturer's data sheet for all exterior lighting, including light source specifications.

The color and Solar Reflectance Index (SRI) for the roof. Colors for roof surface should be as dark or darker in color than the building's exterior. A SRI of 50 or less is required for all roof surface materials. Roofing materials that do not meet the color standard above may be made compliant by coating with elastomeric coatings or paint with a Light Reflective Value (LRV) of 40 or less. A roof color lighter than the building's exterior is allowable if the building's exterior is a very dark color, and restrictions for the SRI or LRV requirements stated above are met.



Dr. Marc Pacheco July 21, 2016 3 | Page

Landscape Plan showing the landscape treatment of all Natural, Transition and Private Areas. These plans should be the same scale as the site plan. Indicate areas (if any) to be irrigated, names, quantities, locations and sizes of all existing and proposed plants any decorative features such as pools, imported rocks or sculptures. Also show any plans for transplanting native materials. All disturbed areas in the Transition and Natural Areas must be re-vegetated within thirty days after completion of the home. Please ensure that your landscape architect uses the current Approved Plant list found on the High Desert website.

Mailbox design and house number size and placement.

Schedule indicating approximate dates for starting and completion of construction, utility hook-up, completion of landscaping work, and anticipated occupancy date.

Construction Fencing Plan.

Identification of plants proposed for transplanting.

Exterior art work plan, if applicable. If you plan to have exterior artwork within the Private Area or Building Envelope and it is not fully screened from other lots, streets and public areas, you must submit a plan for NCC approval with the following information: Color photographs or drawings including either a scale or dimensions and specifics as to materials, moving parts, and noise generation.

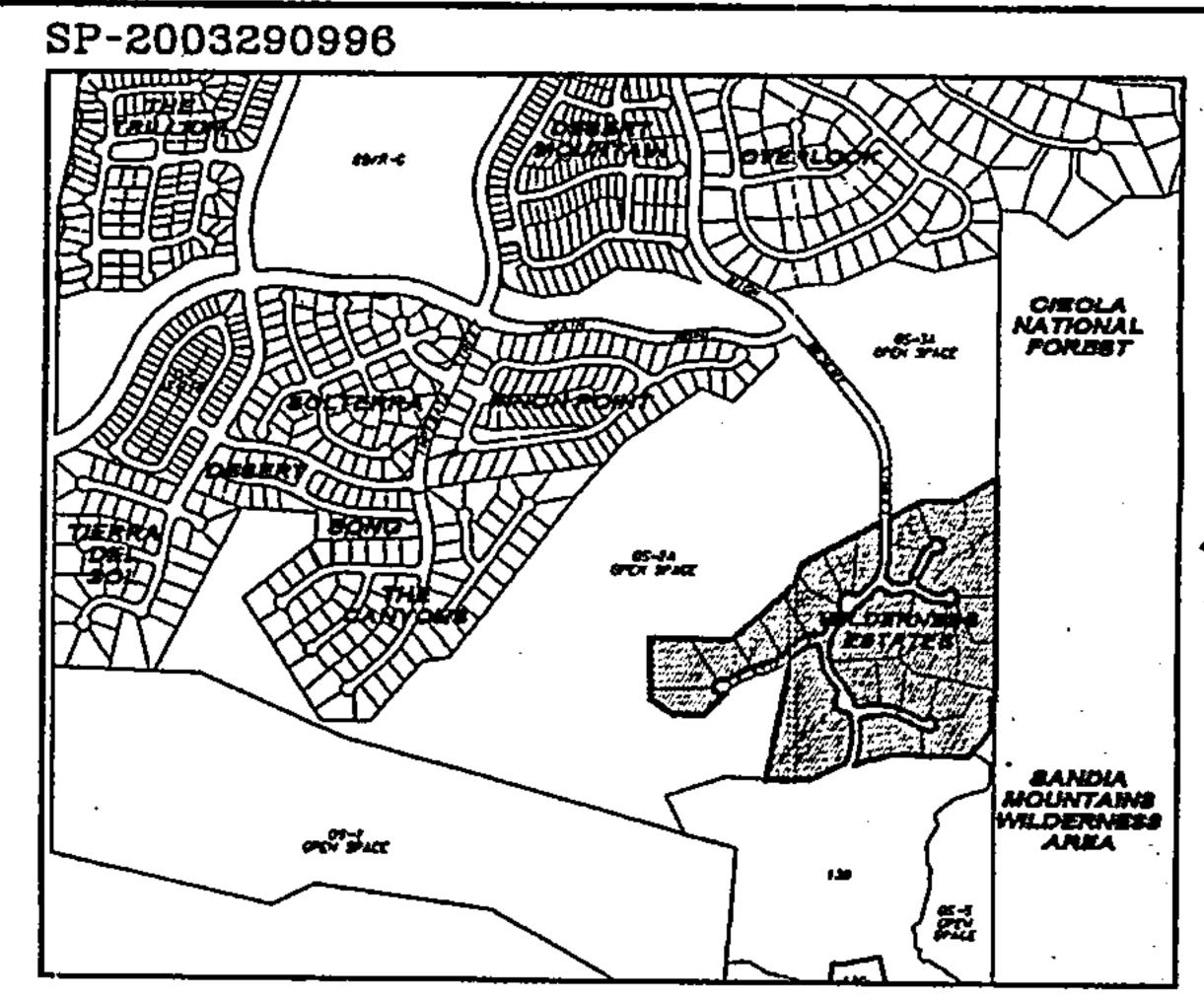
Finally, you are required to have your engineer, upon completion of the home, certify that the grading and drainage construction was completed in substantial compliance with the plans approved by the NCC before the final inspection can be conducted.

If you have questions or need further guidance, please call me at 850 766-4084.

Brett Rayman

Sincerely

Chairman, NCC



LOCATION MAP

ZONE ATLAS INDEX MAP No. F-23-Z NOT TO SCALE

SUBDIVISION DATA

1. DRB No. 2. Zone Atlas Index No. F-23-Z Gross Subdivision Acreage: Acres.
Total Number of Lots created: Twenty-seven (27) Lots. . This Plot shows existing easements. 6. Date of Survey: July. 2003. /. No streets were created. 8. Plat is located within the Elena Gallegos Grant, within Projected Section ? TIIN. RAE. NAPH.

DISCLOSURE STATEMENT

The purpose of this Plat is to grant Drainage Eosements to AWAFCA and the High Desert Residential Owners Association.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plot are for the common joint use of:

- A. PHEL Electric Services for the Installation. maintenance and service of underground & overhead electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
- 8. PNN Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. OMEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- D. Concast Cable for the installation, maintenance, and service of such lines, coble, and other related equipment and facilities reasonably necessary to provide Cable TV service.

included is the right to build, rebuild, construct, reconstruct, Locate. relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool, (above ground or subsurface), hat tub, concrete or wood pool decking, or other structure shall be erected or constructed an said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of Hatianal Electric Safety Code caused by construction of pools, decking, or any structures adjacent to ar near easements shown on this plat. or near easements shown on this plat.

Ecsements for electric transformers/switchgears, as installed shall extend ten feet(10') in front of transformers/switchgear door and five feet (5') on each side.

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 Datum and also being the same as Bearings shown on the PLAT OF HIGH DESERT. Albuquerque. New Mexico as the same is shown and designated on the plat thereof, recorded in the Office of the County Clerk of Bernalillo County. New Mexico on November 23, 1993 in Volume 93C. Folio 325 as Document No. 93133004

Distances are ground distances.

Centerline (in lieu of R/V monumentation) to be installed at all centerline PC's. PI's angle points and street intersections prior to acceptance of subdivision improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque". "Centerline Monumentation". "Survey Marker". "Do Not Disturb". "PLS#6544".

4. Building shall conform to the conditions & restrictions described in the Declaration of Covenants for High Desert Residential Properties, recorded December 22, 1993 & High Desert Guidelines for Sustainability Estate.

5. A 20 foot strip(s) of property on each Lot adjacent to public right-of-way (as shown on this plat) in WILDERNESS ESTATES AT HIGH DESERT is(are) subject to the Private Landscaping Easement in favor of the High Desert Residential Owners Association to be reserved by a separate document.

6. The following is applicable to Private Cross Lot Drainage Easements only as shown on the Plat Of Wilderness Estates at High Desert recorded in the office of the County Clerk of Bernalillo County. New Mexico on April 14, 2003 in Book 2003C. Pg. 101 as Document No. 2003060078. All lots are subject to cross-drainage easements over that partion of each lot outside the building envelope, and over that partion of the building lot of each lot upon which there are no improvements, for drainage of storm water runoff. Ho person shall alter the drainage on any lot so as to materially increase the drainage of storm water onto adjacent partions of any lats or after the surface of the cross-drainage easement without the consent of the owner of the affected property and the High Desert Residential Owners Association. Inc. Such cross-drainage easements are in addition to those created and described in the Declaration of Covenants. Conditions, and Restrictions for High Desert Residential properties, recorded December 22, 1993 in Book 93-36, pages 1-87, records of Bernaililo County. New Mexico (the "Declaration"). The owner of each let will maintain the cross-drainage easement. If the owner falls to maintain the cross-drainage easement, or alters the surface of the cross-drainage easement. High Desert Residential Owners Association, Inc. will have the right to perform such maintenance as set forth in the Declaration and will have the right to restore the surface of the cross-drainage easement. The cross-drainage easement over each lot will not restrict the right of the owner of the lot to construct reasonable driveways and walkways from the public street to the building envelope over the lat subject to the crass-drainage easement, as provided in the Declaration. Pursuant to the Declaration, the owner of each lot shall design improvements to the lot in conformance with the most recent High Desert Guidelines for Sustainability, and shall provide a certificate, as provided in the Guidelines for Sustainability, stamped by a registered New Mexico Professional Engineer. indicating the grading and drainage improvements are in substantial conformance with the plan approved by the High Desert new construction committee.

Those portions of each lot in WILDERNESS ESTATES AT HIGH DESERT which are i.) outside the building envelopes as indicated on Sheets 3 thru 5 and 11.) outside the easement in favor of AMAFCA and the High Desert Residential Dyners Association are subject to an Easement Agreement in favor of the City of Albuquerque recorded by separate document.

Lots 8-A.10-A.11-A.19-A and 20-A may require private sanitary sever pumping facilities.

9. Drainage Easement granted to AWAFCA and High Desert Residential Owners Association with the filing of this Plat Is subject to the existing easement agreement (Bear Arroya) granted to AMAFCA and High Desert Residential Owners Association filed: November 12, 1993 (Bk. 93-32, Pgs. 3894-3918) as Document No. 93128205.

10. Thirty (30) foot easement across lot 9A shall include the right of the City to a permonent unobstructed vactor truck acess to SAS manhole #5. The maintenance of vactor truck access within the SAS easement on lot 9A is the responsibility of the lot owner.

SURVEYOR'S CERTIFICATION

I. A. Dwain Meaver. a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance. and is true and accurate to the best of my knowledge and bellief.



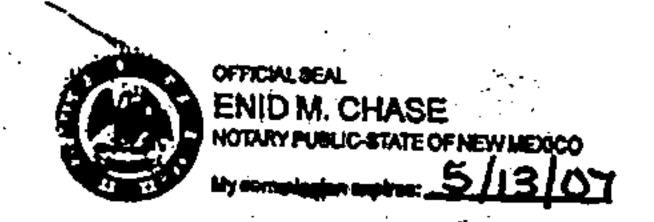
New Nexico Professional Surveyor 6544 Date: July 15, 2003

FREE CONSENT AND DEDICATION

subdivision is their free act and deed.

State of New Mexico

County of Bernalillo 1 This instrument was acknowledged before me on 100 day of 111111. 2003 by Douglas H. Collister. President of High Desert Investment Corporation



PLAT OF LOTS 1-A THRU 27-A WILDERNESS ESTATES

AT HIGH DESERT

(A REPLAT OF LOTS 1 THRU 27 WILDERNESS ESTATES AT HIGH DESERT) ALBUQUERQUE, NEW MEXICO

APPROVALS 1002315

APPLICATION NUMBER 03-01167

7-15-03 7-23-05 7/23/03 EINVIRONMENTAL MICALTH DEPARTMENT HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION

TAX CERTIFICATION 102306146140210102 PROPERTY OWNER OF RECORD - Ligh Desert - Deventor - (20)

PNM STAMP

in approving this plat. PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently. Phil does not walve nor release any ecsement or ecsement rights to which it may be entitled.

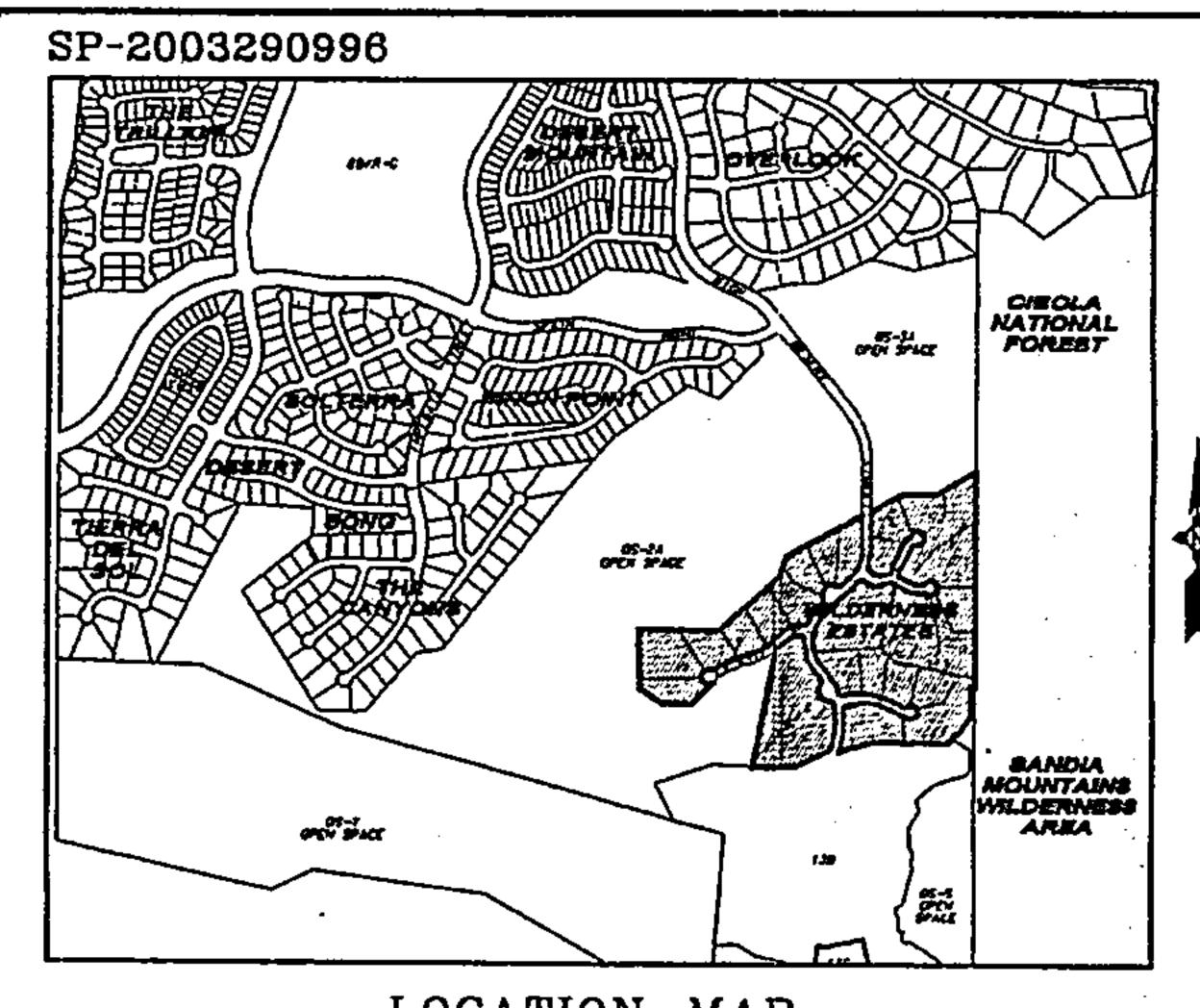
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES

SHEET 1 OF 5

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JOB NO. 030103 11



LOCATION MAP ZONE ATLAS INDEX MAP No. F-23-Z

NOT TO SCALE

SUBDIVISION DATA

DRB No.
 Zone Atlas Index No. F-23-Z
 Gross Subdivision Acreage: Acres.
 Total Number of Lots created: Twenty-seven (27) Lots.
 This Plat shows existing easements.
 Date of Survey: July. 2003.
 No streets were created.
 Plat is located within the Elena Gallegos Grant. within Projected Section 35. Till. R4E. HMPM.

DISCLOSURE STATEMENT

The purpose of this Plat is to grant Drainage Eosements to AMAFCA and the High Desert Residential Owners Association.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plot are for the common joint use of:

- A. PNM Electric Services for the installation, maintenance and service of underground & overhead electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
- B. PNN Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. OMEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- D. Concast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

included is the right to build, rebuild, construct, reconstruct. Locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool, labove ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed shall extend ten feet(10') in front of transformers/switchgear door and five feet (5') on each side.

DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant, in projected Sections 26 and 35. Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Lots 1 thru 27 inclusive of the PLAT OF WILDERNESS ESTATES AT HIGH DESERT, Albuquerque, New Mexico as the same are shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico an April 14, 2003, in Volume 2003C, Folio 101 as Document No. 2003060078.

Lots contain 33.8057 acres, more or less.

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 Datum and also being the same as Bearings shown on the PLAT OF HIGH DESERT. Albuquerque. New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernatillo County. New Mexico on November 23, 1993 in Yoluma 93C. Folio 325 as Document No. 93133004.
- Distances are ground distances.
 Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's.
 PI's angle points and street intersections prior to acceptance of subdivision improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque". "Centerline Monumentation". "Survey Marker". "Do Not Disturb". "PLS#6544".
- 4. Building shall conform to the conditions & restrictions described in the Declaration of Covenants for High Desert Residential Properties, recorded December 22, 1993 & High Desert Guidelines for Sustainability Estate.
- 5. A 20 foot strip(s) of property on each Lot adjacent to public right-of-way (as shown on this plat) in WilDERNESS ESTATES AT HIGH DESERT is(are) subject to the Private Landscaping Easement in favor of the High Desert Residential Owners Association to be reserved by a separate document.
- reserved by a separate document.

 5. The following is applicable to Private Cross Lot Drainage Easements only as shown on the Plot Of Milderness Estates at High Desert recorded in the office of the County Clark of Bernalillo County. New Mexico on April 14, 2003 in Book 2003C. Pg. 101 as Dacumnt No. 2003060078. All lots are subject to cross-drainage easements over that portion of each lot outside the building envelope, and over that portion of the building lot of each lot upon which there are no improvements, for drainage of storm water runoff. No person shall after the drainage on any lots as a tomaterially increase the drainage of storm water onto adjacent partians of any lots as after the surface of the cross-drainage easement without the consent of the owner of the affected property and the High Desert Residential Owners Association. Inc. Such cross-drainage easements are in addition to those created and described in the Declaration of Covenants. Conditions, and Restrictions for High Desert Residential properties, recorded December 22, 1993 in Book 93-36, pages 1-87, records of Bernallilo County. New Mexico (the Declaration). The owner of each lot will maintain the cross-drainage easement. If the owner fails to maintain the cross-drainage easement, will have the right to perform such maintenance as set forth in the Declaration and will have the right to restore the surface of the cross-drainage easement. The cross-drainage easement over each lot will not restrict the right of the owner of the lot to construct reasonable driveways and walkways from the public street to the building envelope over the lot subject to the cross-drainage easement. On the lot in conformance with the most recent High Desert Guidelines for Sustainability, atamped by a registered New Mexico Professional Engineer, indicating the grading and drainage improvements are in substantial conformance with the
- indicating the grading and drainage improvements are in substantial conformance with the plan approved by the High Desert new construction committee.

 7- Those particles of each lot in WILDERNESS ESTATES AT HIGH DESERT which are i.) outside the building envelopes as indicated on Sheets 3 thru 5 and ii.) outside the easement in favor of AMAFCA and the High Desert Residential Dwners Association are subject to an Easement Agreement in favor of the City of Albuquerque recorded by separate document.

 8. Lots 8-A.10-A.11-A.19-A and 20-A may require private sanitary sever pumping facilities.

 9. Drainage Easement granted to AMAFCA and High Desert Residential Dwners Association with the filling of this Plat is subject to the existing easement agreement (Bear Arraya) granted to AMAFCA and High Desert Residential Owners Association filed: November 12, 1993
- the filing of this Plat is subject to the existing easement agreement (Bear Arroyo) granted to AMAFCA and High Desert Residential Owners Association filed: November 12, 1993 (BK, 93-32, Pgs. 3894-3918) as Document No. 93128205.

 10. Thirty (30) foot easement across lot 9A shall include the right of the City to a permanent unobstructed vactor truck acess to SAS manhole #5. The maintenance of vactor truck access within the SAS easement on lot 9A is the responsibility of the

SURVEYOR'S CERTIFICATION

I. A. Dwain Neaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.



A. Dwain Weaver
New Mexico Professional Surveyor 6544
Date: July 15, 2003

FREE CONSENT AND DEDICATION

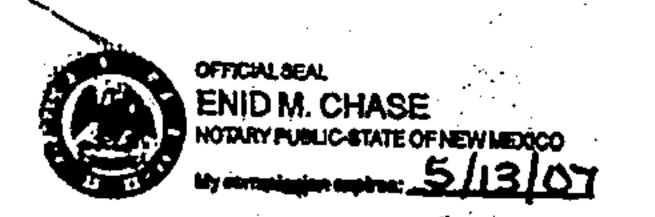
The foregoing Plot of that certain tract of land situate within the Elena Gollegos Grant. In projected Section 35. Township 11 North. Range 4 East. New Mexico Principal Meridian. Bernollilo County. Albuquerque. New Mexico. being and comprising all of Lots 1 thru 27. PLAT OF WILDERNESS ESTATES AT HIGH DESERT. Albuquerque. New Mexico as the same is shown and designated on the plat thereof. recorded in the office of the County Clerk of Bernallilo County. New Mexico on April 14. 2003 in Yolume 2003C. Page 101 as Document No. 2003060078. now comprising Lots 1-A thru 27-A. Inclusive of the PLAT OF WILDERNESS ESTATES AT HIGH DESERT. Albuquerque. New Mexico is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: All occess. Utility and Drainage Easements shown hereon including the right to construct. operate. Inspect. and maintain facilities therein: and all Public Utility easements shown hereon for the common and joint use of Gas. Electrical Power and Communication Services for buried distribution lines, conduits. pipes. for underground Utilities where shown or indicated. Including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

BY: Douglas H. Collister. President

State of New Mexico)
SS

County of Bernalillo)

This instrument was acknowledged before me on 15 day of 1111. 2003 by Douglas H. Collister. President of High Desert Investment Corporation



PLAT OF

LOTS 1-A THRU 27-A WILDERNESS ESTATES AT HIGH DESERT

(A REPLAT OF LOTS 1 THRU 27 WILDERNESS ESTATES AT HIGH DESERT)
ALBUQUERQUE, NEW MEXICO

APPROVALS
1002315

APPLICATION NUMBER 03-01167

TRAFFIC ENGINERING. TRANSPORTATION DIVISION

TRAFFIC ENGINERING. TRANSPORTATION DIVISION

OATE

7/28/03

UTILITIES DEVELOPMENTO

CADUATION

PARKS & RECEATION DEPARTMENT

A.M.A.F.C.A.

BLAND

CHYCHCHER

DATE

7/23/03

DATE

7/23/03

DATE

7/23/03

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128/03

DATE

7/23/03

DATE

DATE

128/03

PROPERTY OWNER OF RECORD - High Depart - Superior Co.p.

Dany July St. 28 Oul 03

BERRAL ILLO COUNTY TREASURER'S DEFICE

DATE

PNM STAMP

in approving this plat. PNM Electric Services and Cas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

2683131353 5614377 Page: 1 of 5 97/28/2963 63:50P Pacu Hercraca Bern. Co. PLRT R 27.86 Bk-2863C Pg-229

Bohannan A Hustone

SHEET 1 OF 5

Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING A SPATIAL DATA A ADVANCED TECHNOLOGIES

INTRODUCTION

Mountain Highlands @ High Desent.

This report pertains to the development of Tract 15D-1B-1B, High Desert, which will be referred to as the Mountain Highlands Unit 1. Tract 15D-1B-1B is 30.5 acres located south of Simms Park Pino Ridge Place and east of the West Highlands Subdivision. Desert Highlands Unit 2 Subdivision is located to the south, and the future development of Mountain Highlands Unit 2 will be constructed to the east of Mountain Highlands Unit 1.

The High Desert Development is bounded by a Sector Development Plan within the City of Albuquerque and Bernalillo County. Tract 15D-1B-1B is zoned SU-2 HD/R-1. Mountain Highlands Unit 1 will consist of 29 lots and is located outside of the Design Overlay Zone. Lot sizes will be 0.5 acres or more, at least 100 foot wide with building envelopes no greater than 12,000 square feet.

Tracts 15D-1B-1B will be developed in a manner similar to past "Highlands" Subdivisions. The development will consist of building envelopes sited on the existing terrain. As with past Highlands developments, this site will be encompassed by a private cross-lot drainage easement located outside of the building envelopes, public roadways and the existing AMAFCA easements. This private cross-lot easement allows storm water to take its natural course across the existing topography. Each lot owner is required to provide a separate grading and drainage plan, prepared by a New Mexico Licensed Professional Engineer. Each plan is review by the High Desert New Construction Committee for compliance with this drainage report.

The roadways, which will serve the internal lots, are designed (as closely as possible) to follow the natural topography in order to permit the storm water to maintain its natural course. Similar to previous "Highlands" developments, the roadways within the Mountain Highlands Unit 1 will construct estate-type curb and gutters that will allow the storm water to pass over the roadways without trapping or redirecting the storm water. As the internal roadways intersect with Blue Grama Road, standard curb and gutter will be constructed in order to redirect the storm water into inlets. The inlets will convey flows into the existing South Pino Tributary Storm Drain.

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HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION, INC

New Construction Committee Policy

As of December 15, 2010

Authority

Article XI, Section 11.2 (a) of the Declaration of Covenants, Conditions, and Restrictions for High Desert Residential Properties (the "CC&Rs") empowers the Board of Directors of the High Desert Residential Owners Association, Inc. ("HDROA" or the "Association") to appoint a New Construction Committee (the "NCC") to exercise "exclusive jurisdiction over all original construction" in the High Desert communities once the right held by the High Desert Investment Corporation ("the Declarant") to make such appointments has expired or been relinquished. This New Construction Committee Policy ("Policy"), adopted pursuant to HDROA Bylaws Article III, Section 3.16, sets forth the policy of the Board with respect to the appointment of members of the NCC, governance, and operations of the NCC. However, nothing herein is intended to supersede the provisions of the CC&Rs, Guidelines for Sustainability (as revised and supplemented), or other governing documents, and in the event of any conflicts, the terms of the official governing documents will prevail.

<u>Purpose</u>

High Desert was conceived and developed as a master planned community with initial construction in each of its Villages approved by the New Construction Committee under control of the Declarant in accordance with the land development, architectural, and design guidelines set forth in Article XI of the CC&Rs. To preserve and maintain the aesthetic character and values of High Desert properties, subsequent new construction taking place in existing Villages must be compatible with the overall design, style, and theme of each Village as originally approved. The maintenance of an effective process for regulating such new construction will help assure adherence to established architectural standards, promote the continuity of community character, and assist in protecting the property values of all Owners.

Background

Since its initial creation, the NCC has been appointed by the Declarant in accordance with the provisions of the CC&Rs. As part of a planned transition of powers and duties from the Declarant to HDROA, it has been mutually agreed that the transfer of responsibility for appointing the NCC and managing its operations to the HDROA Board of Directors is desirable and should be accomplished on a timely basis.

As of March 24, 2010, there are two separate Guidelines for Sustainability: (1) Estate and Premier Homes (revised 2-13-03), and (2) Builder Homes (revised 2-15-03). Also, there are three Supplemental Guidelines: (1) Estate Homes - Wilderness Estates (dated 4-24-03), (2) Builder Homes - The Legends at High Desert (revised 2-15-08), and (3) Builder Homes - Wilderness Village and Compound (dated 1-4-05).

Terminology

High Desert Investment Corporation, referred to herein as the "Declarant," is referred to in the Guidelines for Sustainability as "HDIC." Given the transfer of responsibility from the Declarant to HDROA, as aforesaid, effective as of the date of this Policy, whenever the term "HDIC" is used in the Guidelines for Sustainability and the Supplemental Guidelines, the word "NCC" shall be substituted for the word "HDIC."

Unless otherwise indicated by the context, the words "Guidelines for Sustainability" used in this Policy include both the Guidelines for Sustainability for Estate and Premier Homes and the Guidelines for Sustainability for Builder Homes, as well as the three Supplemental Guidelines.

Committee Composition

The Board will initially appoint a Chairperson and two to four additional Members to the NCC. Members may be: (1) High Desert Owners (or spouses of Owners), with preference being given to Owners who are also current residents of the community, who shall serve without compensation, or (2) professionals such as representatives of the Property Management Company or others with homeowner association knowledge or experience who may be paid. Current Directors of the Association are not eligible for appointment but Voting Members, Alternate Voting Members, and members of other Association committees, including the Modifications Committee, may serve concurrently on the NCC. Appointments shall be for one-year terms, which shall automatically renew each year unless rescinded by the Board. There is no limit on the number of terms that an individual may serve. The Board, however, reserves the right in its discretion to remove or replace a Member of the NCC at any time, with or without cause.

<u>Authority and Responsibility</u>

The primary responsibilities of the NCC are to:

- Receive, review and approve or disapprove all plans and applications for new home construction in High Desert in accordance with the applicable Guidelines for Sustainability.
- Administer the Guidelines for Sustainability to include full authority to interpret them and to determine matters of aesthetic judgment with respect to new construction.

- Amend the Guidelines for Sustainability, subject to the review and approval of the Board.
- Authorize variances from compliance with any of its guidelines and procedures under the circumstances described in Section 11.7 of the CC&Rs and in accordance with the procedures set forth in the Guidelines for Sustainability.
- Exercise its right to veto decisions of the Modifications Committee, as may be required.
- Monitor and oversee the construction phase of projects per the sections on Construction Regulations in the Guidelines for Sustainability.
- Enforce the Construction Regulations and implement the Procedures for Approval Process/Processing contained in the Guidelines for Sustainability.

Accountability

The NCC is subject to the general oversight of the HDROA Board of Directors which is responsible for its appointment and periodic reviews of performance. However, the NCC's interpretation and determination as to the Guidelines for Sustainability and matters of aesthetic judgment in individual cases shall be regarded as absolute, final, and binding, and shall not be subject to Board review.

Operating Procedures

The NCC shall operate under the standards and procedures set forth in the Guidelines for Sustainability. As needs dictate, the NCC may adopt forms, records and/or procedures to guide its internal operations.

Recordkeeping

The management company for the Association shall be responsible for the retention and maintenance of all records pertaining to the activities and decisions of the NCC.

Professional Services

The NCC may, from time to time, employ consultants in professional areas (architects, engineers, surveyors, landscape designers, etc.) to assist in its evaluation of requests and/or may engage legal counsel to represent it and/or consult with during and/or in connection with hearings. Fees for such services, however, must be approved in advance in accordance with standard HDROA expenditure control policies.

Timeliness

In accordance with the Guidelines for Sustainability for Estate and Premier Homes, the NCC shall make reasonable efforts to promptly complete First Plan Reviews and Final

Plan Approvals and provide Owners with written responses within fifteen (15) days of submittal. Similarly, in accordance with the Guidelines for Sustainability for Builder Homes, the NCC shall make reasonable efforts to promptly complete Sketch Plan Reviews and Final Plan Approvals and provide Owners with written responses within ten (10) days of submittal.

At a minimum the NCC shall not exceed the 45-day limit for responding to requests set forth in Section 11.4 of the CC&Rs. In all cases the NCC shall strive, consistent with performing a thorough and competent review, to provide a timely and prompt response to each party that submits a new construction request.

Application Review Fee and Construction Deposit

After the Pre-Design Meeting with the Owner/Developer and/or Architect, and prior to any review and approval action, the Owner/Developer shall be required to pay the Association an application review fee and construction deposit for each lot in the amount of \$8,000 for Estate and Premiere Homes lots, \$4,000 for semi-custom Builder Homes lots ("Application Review Fee/Construction Deposit"). Part of each Fee will be used to cover the usual and customary amounts for professional services required to properly evaluate requests and part will be used as assurance of applicant's intent to comply with the provisions of the Guidelines for Sustainability and adhere to the submitted plans as approved. The expenses for professional services may vary with the size and complexity of the project and the completeness of each submission.

The deposit may be used by the NCC to cure problems of noncompliance with the Guidelines for Sustainability if they are not corrected by the Owner/Developer/Builder upon ten (10) days' written notice to do so. In such cases, both the Owner/Developer/Builder and the Board shall be notified of the estimated amount of the charges not less than five (5) days in advance of any work being scheduled by the NCC. The Owner/Developer/Builder shall be asked to acknowledge in writing that such charges are required and agree to accept the charges before proceeding with consideration or continuation of the project. However, any refusal or failure of the Owner/Developer/Builder to acknowledge or agree shall not bar the NCC from using the Owner's/Developer's/Builder's Construction Deposit/Bond to cure the subject problem of noncompliance with the Guidelines for Sustainability.

During construction, if the cost of Reviews and Approvals or NCC corrective actions reduces the deposited funds to 50% of the initial amount, the owner shall be required to restore the deposited funds to the original amount before further construction or NCC actions are taken.

Within a reasonable time of NCC final approval, the owner/builder shall receive an accounting of all funds spent on the Review and Approval Process and any corrective

actions taken. At that time the balance of the deposited funds shall be refunded without interest to the owner in accordance with the Guidelines for Sustainability.

<u>Duration of Approvals</u>

In accordance with the CC&Rs, all approvals granted by the NCC automatically expire after 12 months if construction has not commenced unless a waiver of the requirement is specifically requested and granted by the NCC. Construction must be substantially complete within one year of commencement of construction.

Denied Requests

Any person requesting a review of an NCC decision by the Board of Directors shall bear in mind the provisions of CC&Rs Article XI, Section 11.2(c) as set forth in the Eighth Amendment to the Declaration adopted July 29, 2003, which states, in part, that the "NCC and MC shall have sole and full authority to interpret the Guidelines for Sustainability and to determine matters of aesthetic judgment. Their interpretation and determination as to the Guidelines for Sustainability and matters of aesthetic judgment shall be final, conclusive and binding ..." Thus, any review by the Board of Directors shall be limited to determining that all applicable administrative procedures, rules, and standards have been properly followed, and shall not include a "de novo" review of any decisions of the NCC interpreting the Guidelines for Sustainability and/or determining matters of aesthetic judgment.

Any Owner who has a request denied by the NCC may within ten (10) days from the date of the denial, ask for a review of the decision of the NCC by the Board of Directors, but only for alleged procedural errors. The Board's decision shall be final. All requests for hearings and/or reviews must be in writing and state the reason(s) for the request.

No Precedents

Each proposed site plan and building design will be evaluated for appropriateness to their compliance with the objectives of the Guidelines for Sustainability. Each decision of the NCC shall pertain only to the specific request at hand, and does not establish a precedent to be applied, either retroactively or prospectively, to any other similar or related request. However, the NCC shall keep in mind Section 12.5 (a) of the CC&Rs, which provides that similarly situated Owners and occupants shall be treated similarly.

Enforcement

Other than as provided in the Procedures for Approval Processing and in the Construction Regulations in the Guidelines for Sustainability, the NCC shall have no authority to enforce its decisions or to impose sanctions for noncompliance. That

authority is reserved to the HDROA Board of Directors pursuant to Article III, Section 3.23 of the Bylaws and Article XI, Section 11.9 of the CC&Rs.

Adopted by the Board of Directors on December 15, 2010.

Approved

Revised: April 20, 2011

Steve Hamm-Chairman & Mcc 797-21038

Harmon Rita T.

From:

Harmon Rita T.

Sent:

Tuesday, January 13, 2015 4:16 PM

To:

'Stephen Hamm'

Cc:

Biazar, Shahab; Dicome, Kym; Cherne, Curtis

Subject:

Reviews by the High Desert NCC on Grading and Drainage

Mr. Hamm,

This email serves to summarize our phone conversation today.

A meeting was held last Friday with myself, the City Engineer (Shahab Biazar), the City Hydrologist (Curtis Cherne), and the Current Planning Manager (Kim Dicome). Kim used to be with HDIC and was Chair of the NCC from 1998 to 2005 and is quite knowledge about the processes and their intents.

In this meeting it was decided to uphold what was stated in a letter to Mr. Welch dated September 19, 2014. Namely, that the HDROA NCC is responsible for reviewing the Grading and Drainage plans as stated in the approved drainage report (Drainage File F23D010).

It was later reiterated in a letter to you dated October 23, 2014.

However, contrary to what was stated in the October 23rd letter (– that an approval letter from a qualified engineer would be required for all new construction), it was decided that the NCC stamp on the cover sheet of the construction set would suffice as indication that the Grading and Drainage plan in the set had been reviewed by the NCC.

It was the agreed that the language on the plat, the drainage reports, and the HDROA New Construction Committee Policy (Dec. 15, 2010) was sufficient to indicate that the NCC was responsible for reviewing the Grading and Drainage plans for compliance with the approved drainage report.

If you, as Chair of the NCC, do indeed reject our decision as you stated on the phone, then you will need to appeal the decision to the Planning Director, Suzanne Lubar. I erroneously stated that you would have to appeal to the City Engineer. Since the City Engineer was one of the decision makers, you will have to appeal to the next level which is the Planning Director.

If I can be of further assistance, please feel free to contact me.

Rita Harmon, P.E.

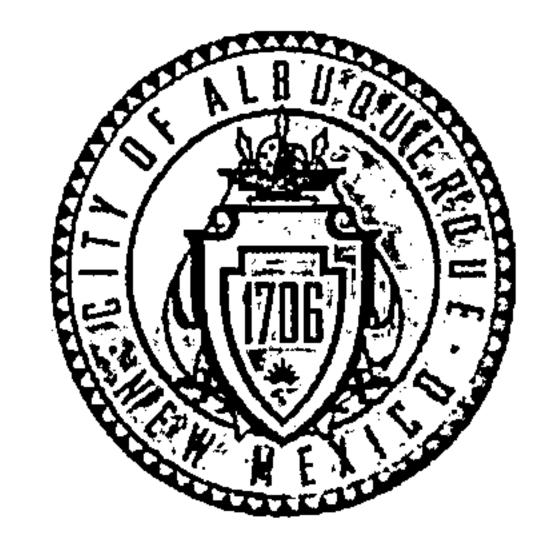
Senior Engineer
Planning Department
Development & Review Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
t 505-924-3695
f 505-924-3864

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT - Development Review Services

October 23, 2014

Steve Hamm, Chairman
High Desert Residential Owners Association (HDROA)
New Construction Committee (NCC)
PO Box 67590
Albuquerque, NM 87193-7590



Richard J. Berry, Mayor

RE: NCC's Review of Grading and Drainage Plans (F23D010)

Dear Mr. Hamm:

I recently sent a letter to Mr. Russ Welsch concerning the review and approval of Grading and Drainage plans. It is my understanding that Mr. Welsch has resigned, and so I am sending a new letter to the new chairman and any new board members to ensure that the NCC Board is aware of the City's position. The contents of the previous letter to Mr. Welsch are restated below, with the underlined and italicized section being added:

It has come to the City's attention that the agreement between HDROA and the City needs to be restated. The Drainage Report for Tract 13 at High Desert (October, 2002 by Bohannan Houston) states that the Grading and Drainage Plans (G&D Plans) on the estate lots were to be submitted to and approved by the HDROA NCC. Conversations with both Kym Dicome (Developer at the time) and Kevin Patton (Engineer) indicate that HDROA NCC agreed to contract a qualified engineer to review all G&D plans. It was with this understanding that the City agreed to sign off on building permits without going through the hydrology section for a review. To honor the agreement, we would like to be sure that this practice is currently in place. To ensure this practice is in place, an approval letter from a qualified engineer (with the Engineer's stamp on the letter) will be required for all new construction. The letter should be attached to the Grading and Drainage plan when submitted for Building Permit.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

The qualified engineer who reviews the G&D plans must ensure the Plan meets the City's Drainage Ordinance. Information on significant ordinance changes is attached. Primarily, stormwater control measures shall be designed to manage the "first flush" and control runoff generated by contributing impervious surfaces.

If you have any questions, you can contact me at 924-3695.

Rita Harmon, P.E.

Sincerely,

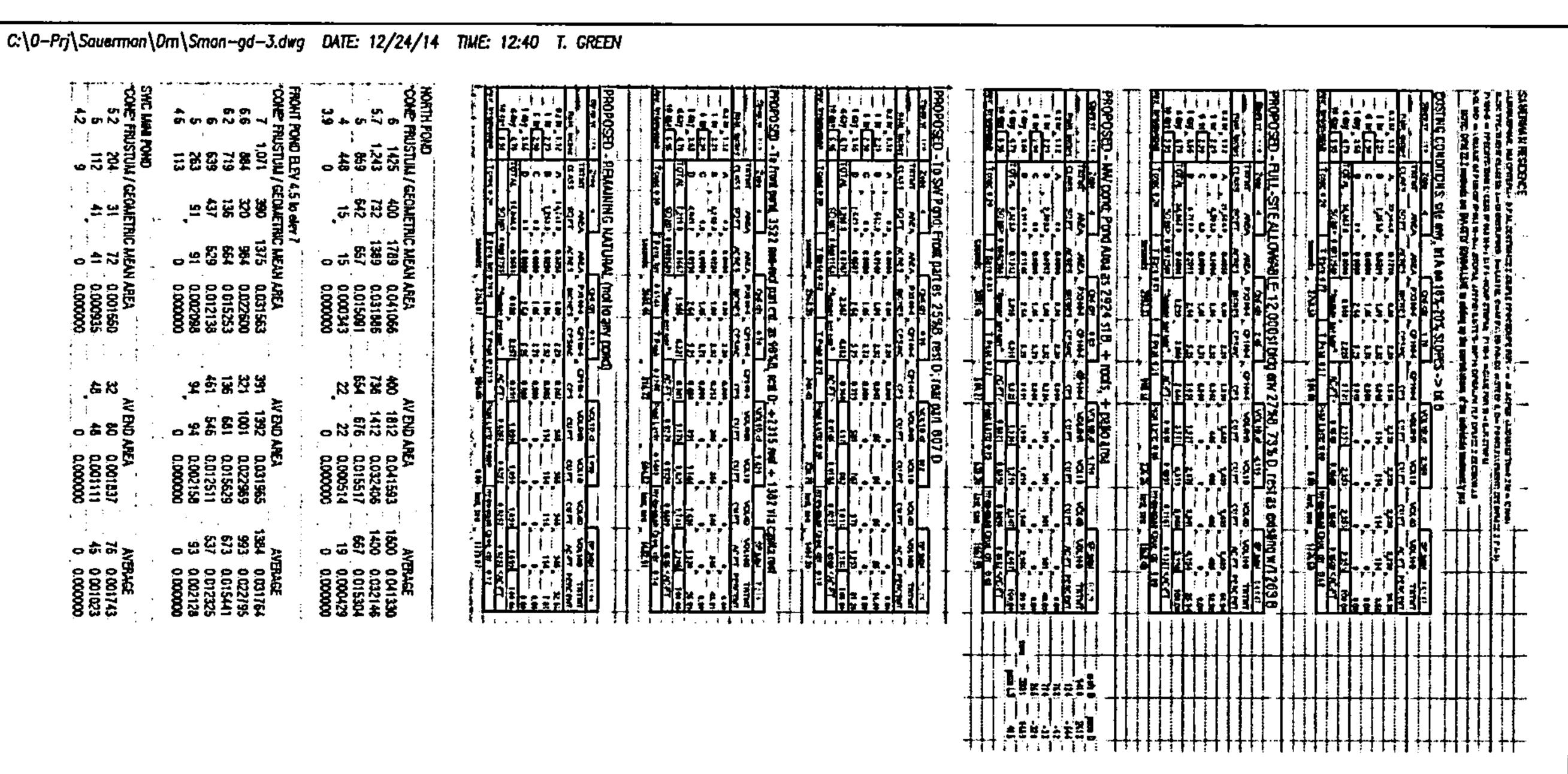
Senior Engineer, Planning Dept. Development Review Services

Orig: Drainage file; c.pdf: via Email: Recipient

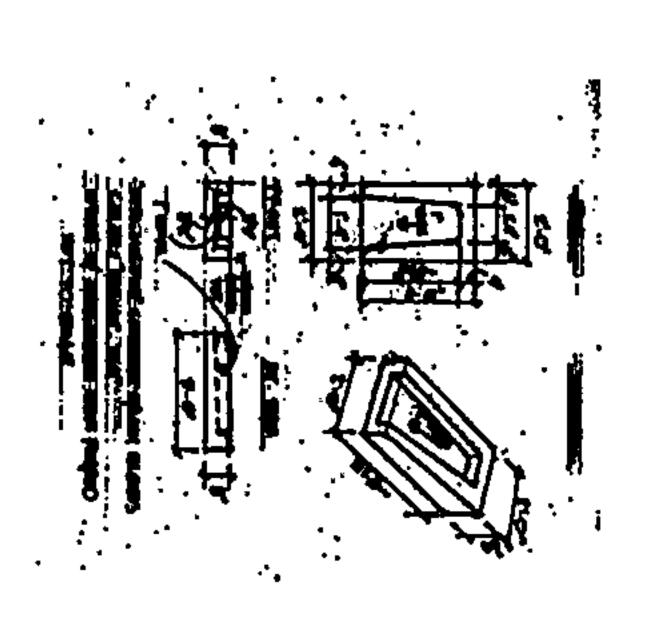
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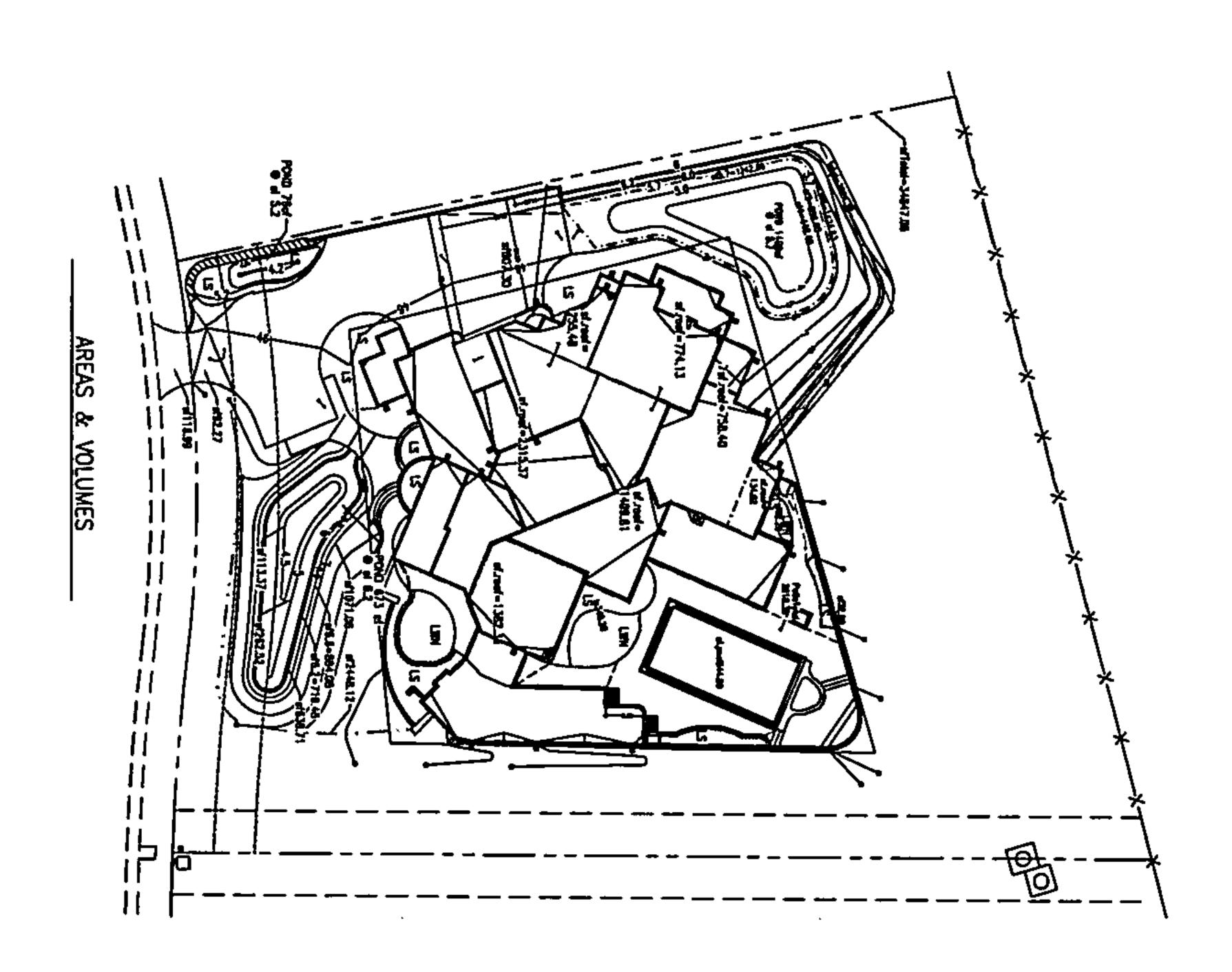
Letter to HDROA NCC.doc





SPLASH PAD AND DRY STREAM DETAILS PROVIDED BY HOUSE DESIGNER (JIM BEVEN ADDITIONAL NOTATIONS BY PER SE EN





SHEET DR-3

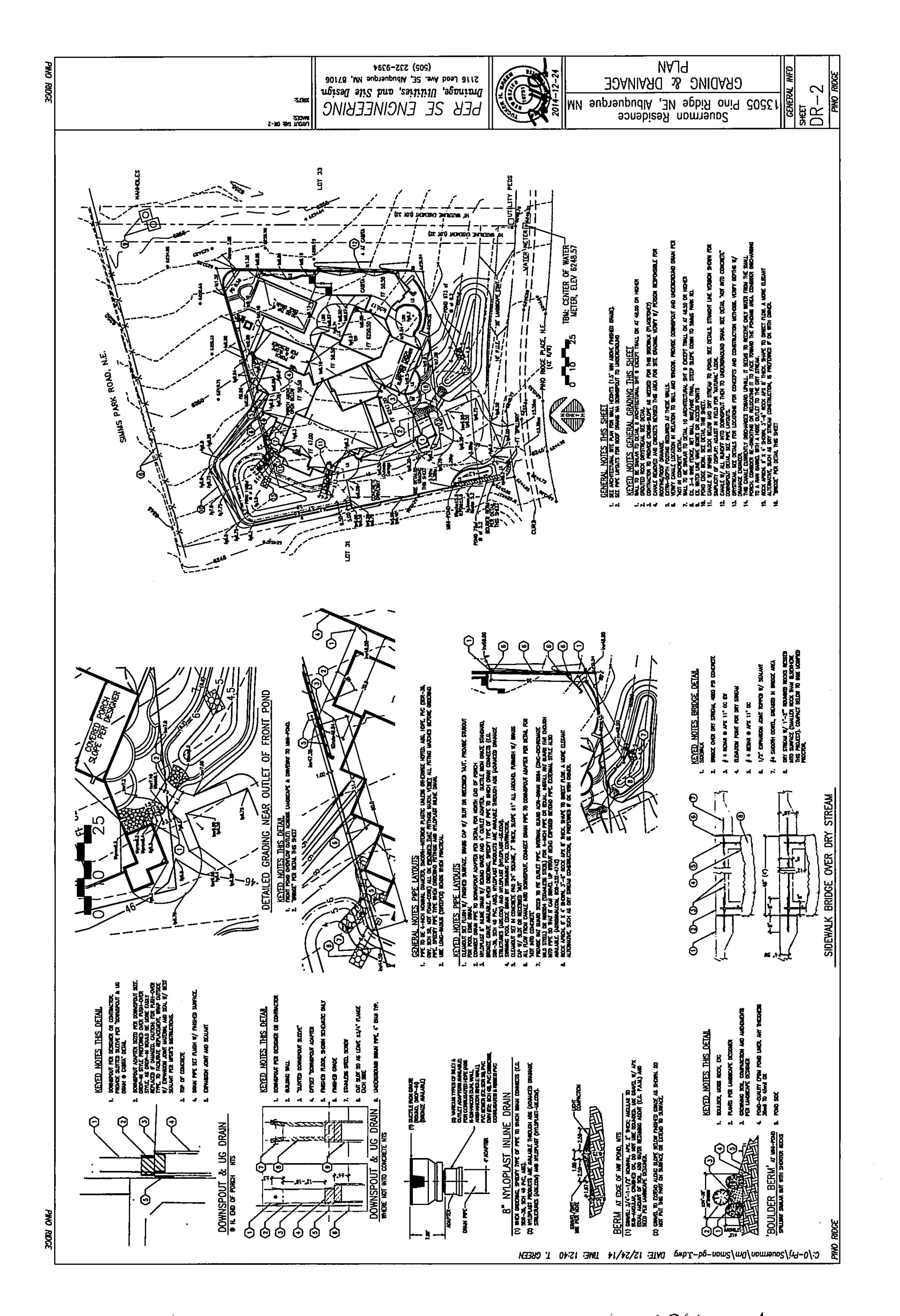
Sauerman Residence 13505 Pino Ridge NE, Albuquerque N

ADD'L DETAILS, AREAS, VOLUMES, CALCULATIONS.



PER SE ENGINEERING
Drainage, Utilities, and Site Design
2116 Lead Ave. SE, Abuquerque NM, 87106
(505) 232-9394

LATOUT THE CR-3



CITY OF ALBUQUERQUE

PLANNING DEPARTMENT - Development Review Services



Richard J. Berry, Mayor

September 19, 2014

Russ Welch, Chairman
High Desert Residential Owners Association (HDROA)
New Construction Committee (NCC)
PO Box 67590
Albuquerque, NM 87193-7590

RE: NCC's Review of Grading and Drainage Plans (F23D010)

Dear Mr. Welch:

It has come to the City's attention that the agreement between HDROA and the City needs to be restated. The Drainage Report for Tract 13 at High Desert (October, 2002 by Bohannan Houston) states that the Grading and Drainage Plans (G&D Plans) on the estate lots were to be submitted to and approved by the HDROA NCC. Conversations with both Kym Dicome (Developer at the time) and Kevin Patton (Engineer) indicate that HDROA NCC agreed to contract a qualified engineer to review all G&D plans. It was with this understanding that the City agreed to sign off on building permits without going through the hydrology section for a review. To honor the agreement, we would like to be sure that this practice is currently in place.

PO Box 1293

The qualified engineer who reviews the G&D plans must ensure the Plan meets the City's Drainage Ordinance. Information on significant ordinance changes is attached. Primarily, stormwater control measures shall be designed to manage the "first flush" and control runoff generated by contributing impervious surfaces.

Albuquerque

If you have any questions, you can contact me at 924-3695.

New Mexico 87103

www.cabq.gov

Rita Harmon, P.E.

Sincerely,

Senior Engineer, Planning Dept. Development Review Services

Orig: Drainage file

c.pdf: via Email: Recipient

Drainage Report for Tract 13 @ High Desert Oct 25,2002 by BH1.

The site, Tract 13 Unit 1, contains 27 lots on approximately 38.02 acres. Each lot contains a maximum building envelope of 12,000 square feet. As with past "Estate Type" Subdivisions, the site will be encompassed by a private cross-lot drainage easements located outside of the building envelopes, public roadways and the existing AMAFCA easements. This private cross-lot easement allows storm water to generally take its natural course across the existing topography. Each lot owner is required to provide a separate, individual grading and drainage plan, stamped and certified by a New Mexico Professional Engineer requiring each lot to safely manage upland storm water flows. The individual lot grading and drainage plan is submitted to and approved by the High Desert Residential Owners Association New Construction Committee (HDROA NCC). Building or non-native landscaping will not be permitted outside building envelopes. Before the HDROA NCC accepts each home, the lot owner is required to submit a copy of the approved grading and drainage plan certified by their engineer. This certified plan is reviewed by NCC for compliance with the Design Guidelines and approved drainage report for the site-specific subdivision.

The above referenced report (HDDMMP) has projected storm water runoff values for fully developed conditions within the High Desert Development in order to properly size downstream storm drainage structures. This report compares the projected land treatment percentages assumed in the above report with a more accurate estimate from our enclosed preliminary plat layout. The following results indicate approximately the same values with only negligible differences:

	Land Treatment Types (%)			Peak Discharge	
	Α	В	С	D	(cfs/acre)
HDDMMP 1993	74.56	0.00	8.28	17.15	2.64
Tract 13 (Unit 1) *	76.90	4.63	0.00	18.47	2.80

In determining the land treatment percentages shown above, HDDMMP assumed 1 du/acre (Tract 13 has 0.71 du/acre) while this report calculated an

F71t: F23010

Bohannan & Huston &

because I worked at HDIC and was Chair of the NCC from 1998-2005. My question is whether the drainage plans for estate lots are being reviewed and approved by a qualified engineer? Is there a qualified engineer on the NCC or does the HOA have a contract with an engineer to review the plans? The City is trying to make sure that there is someone qualified to be reviewing the plans since there is not a formal agreement deferring that responsibility.

Any help you can give would greatly be appreciated or if there is another contact, could you pass that information along to me.

Kym E. Dicome
Current Planning Manager
Urban Design and Development
Planning Department
City of Albuquerque
505-924-3814 < tel:505-924-3814 > direct

City of Albuquerque Significant Drainage Ordinance Changes

(Effective May 12, 2014)

Manage 90th Percentile Storm Events:

All new development projects, where practicable, shall manage the runoff from precipitation which occurs during 90th Percentile Storm Events. The ordinance defines the 90th Percentile Storm Events as 0.44 inches.

Storm Water Control Permit for Erosion and Sediment Control:

- A current Stormwater Control Permit for Erosion and Sediment Control is required for all construction, demolition clearing, and grading operations that disturb the soil on one acre or more of land.
- The Stormwater Control Permit includes an Erosion Sediment Control Plan. The new ordinance
 defines the plan as the following: A plan prepared by a licensed New Mexico Professional Engineer
 submitted to ensure that minimum design standards are met to reduce potential pollutants that may
 result from demolition and construction activities.
- Post-Construction Maintenance for the Private Stormwater Facilities will be the responsibility of the facilities' owner. Periodic inspection and certifications of the facilities are required and shall be reported to the City Engineer.

Storm Water Control Measures:

- Stormwater Control Measures shall be designed to manage first flush and control runoff generated by contributing impervious surfaces.
- First Flush is defined as the following: The stormwater runoff during the early stages of a storm
 equal to or less than runoff from a 90th Percentile Storm Event that can deliver a potentially high
 concentration of pollutants due to the washing effect of runoff from impervious areas directly
 connected to the storm drainage system.

Grading and Drainage Plan requirement changes (now includes Stormwater Control Permit):

 Structures constituting less than 1,000 square feet in plan view are excluded. Formerly, the requirement was 500 square feet.

Paving Permit requirement changes:

Paving an area larger than 2,000 square feet (formerly 1,000 square feet) other than right-of-way shall require a paving permit. Applications for paving permits shall be accompanied by a Grading Plan and Erosion and Sediment Control Plan, if deemed necessary by the City Engineer. Repaving of right-of-way is excluded.

Enforcement*:

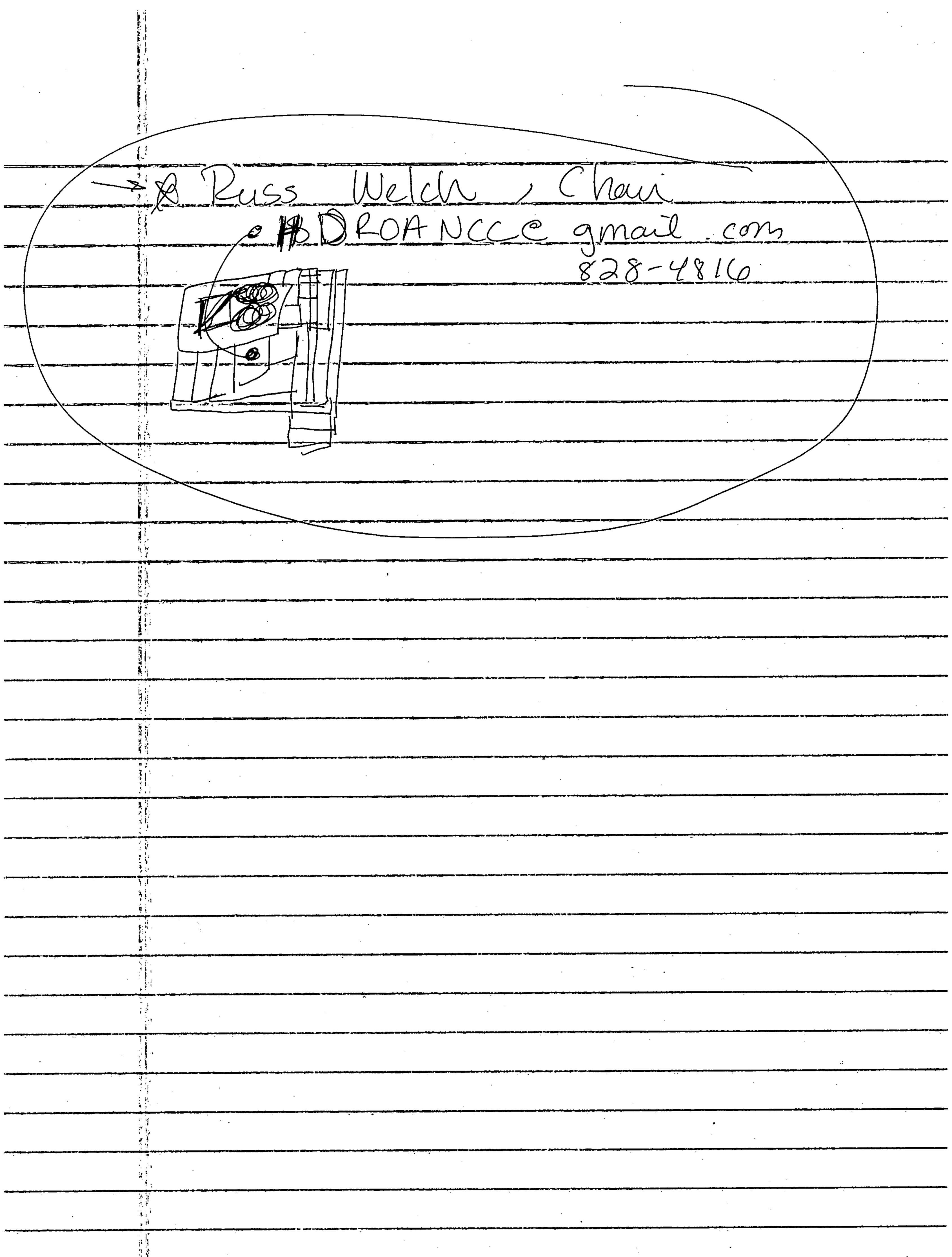
Project not in compliance with the ordinance, after having received notices, shall be subject to the penalty provisions set forth in § 1-1-99 of the City's code of ordinances. Each day of violation is considered a separate offense.

Sources:

- New Drainage Ordinance: https://cabq.legistar.com/legislation.aspx, Search: O-13-47, Year 2013, and "All Types".
- Previous Drainage Ordinance: Chapter 14, Article 5, Part 2, Revised Ordinances of Albuquerque (ROA) 1994: http://www.amlegal.com/albuquerque_nm/

Questions: Shahab Biazar, 924-3422, or Email: sbiazar@cabq.gov

* Subject to reasonable leniency where ordinance changes still require Development Process Manual (DPM) modifications.



Harmon Rita T.

From:

Harmon Rita T.

Sent:

Friday, September 19, 2014 5:04 PM

To:

'HDROANCC@gmail.com'

Subject:

Reveiws by the NCC on Grading and Drainage

Attachments:

letter to HDROA NCC.pdf; F23D10 Exerpt.pdf;

SignificantDrainageOrdinanceChanges.pdf; DrainageOrdinanceNotice.pdf

Mr. Welch,

Please find attached a letter regarding Grading and Drainage Plan reviews, an excerpt from the Drainage Report, and information on the City's Drainage Ordinance changes.

Rita Harmon, P.E.

Senior Engineer
Planning Department
Development & Review Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
t 505-924-3695
f 505-924-3864

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



Richard J. Berry, Mayor

September 19, 2014

Russ Welch, Chairman
High Desert Residential Owners Association (HDROA)
New Construction Committee (NCC)
PO Box 67590
Albuquerque, NM 87193-7590

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PO Box 1293

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Albuquerque

If you have any questions, you can contact me at 924-3695.

New Mexico 87103

www.cabq.gov

Rita Harmon, P.E.

Sincerely,

Senior Engineer, Planning Dept. Development Review Services

Orig: Drainage file

c.pdf: via Email: Recipient

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT - Development Review Services



Richard J. Berry, Mayor

September 11, 2014

Jean J. Bordenave, P.E. Bordenave Designs P.O. Box 91194 Albuquerque, NM 87109

RE: Baker Residence
Grading and Drainage Plan

Engineer's Stamp Date 7-2-2014 (File: F23D010A)

Dear Jean Bordenave:

Based upon the information provided in your submittal received 8-2014, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

Provide a narrative or summary of how onsite and offsite flows are to be handled. Please identify the Drainage Master Plan for this subdivision and state how you are either following or deviating from the DMP.

PO Box 1293

- Indicate in narrative how the "first flush" is to be handled. While water harvesting is one method of handling the "first flush" it needs to be explicitly stated.
- For all ponds provide Pond Volumes, Bottom of Pond Elevations, and show how the ponds tie into the existing grades.

Albuquerque

- 4. Show proposed contours and flow arrows.
- 5. The FEMA Firm Panel is at such a large scale, that the information is indiscernible.
- 6. Show Flood Plain limits and show Prudent Lines (or state that the Prudent line is within the drainage easement with a Reference to the supporting plat or DMP).

New Mexico 87103

If you have any questions, you can contact me at 924-3695.

www.cabq.gov

hete /

Sincerely,

Rita Harmon, P.E.

Senior Engineer, Planning Dept.

Development Review Services

Orig: Drainage file

c.pdf: via Email: Recipient

1 of 1

Per Dranage Report (F23D10)

- This is approved per the NCC

- This (HOA)

- NCC weeds to be notified of

"first flush" requirements

I Signed off on Building Dennit for this House, 9-16-14 Lifa Harman

• •