

From: [Harmon Rita T.](#)
To: [Cherne, Curtis](#)
Subject: FW: Drainage plans for the estate lots
Date: Friday, September 12, 2014 5:28:12 PM

FYI

From: Dicome, Kym
Sent: Friday, September 12, 2014 3:12 PM
To: Harmon Rita T.
Subject: FW: Drainage plans for the estate lots

This is not good. I don't think the City wants to take this on but....

Kym

From: Dicome, Kym
Sent: Friday, September 12, 2014 2:16 PM
To: Dicome, Kym
Subject: Fwd: Drainage plans for the estate lots

Sent from my iPhone

Begin forwarded message:

From: Stephen Hamm <stephen.p.hamm@gmail.com>
Date: September 12, 2014 at 2:07:17 PM MDT
To: <kdicome@cabq.gov>
Cc: Russ Welsch <hdroancc@gmail.com>, Sarah Hoey <Shoey@hoamco.com>
Subject: Re: Drainage plans for the estate lots

Hi Kym,

I am Steve Hamm, a member of the High Desert's NCC since the owners took control of the NCC back in February 2011. I've seen your name in so many files related to the work you did in the High Desert and I've often wished our all volunteer NCC could have someone like you on it. But our volume of work is so small compared to the years in which you kept things moving along. The NCC Chair is Russ Welsch and he is traveling this week, so I will respond.

Thank you for reaching out with this question as it is important to us and the City. The short answer is we do not have the expertise to review a G&D plan and we do not hire an engineer to review the G&D Plans submitted to the NCC.

We have members that are engineers in other areas and we do examine the G&D

Plans for what seems reasonable to us. I would hazard a guess that we push back on a third or so of the plans that come to us because we see the slope of the land and wonder why the plan doesn't have a pond or another way to capture the running water. Most of the times we push back we get a revised plan that accounts for our concerns.

We only accept G&D Plans that show the licensed G&D Engineer stamp / signature and it is on that basis we "approve" the plan as an NCC. We rely on the certifying engineer's expertise and we hope the engineer would not risk their license by certifying a G&D Plan that was deficient.

We do expect that the City's permitting department will review the G&D Plan as well. At least that is what the current members of the NCC believe happens after the builder brings our NCC Stamped Approved plans to the city's permitting department. Said differently, I for one hope the City does look critically at the G&D Plans because I worry that the certifying engineer working for the builder may not hold as high a standard as the City's permitting department, and two sets of trained eyes are better than one.

I hope this helps. Please feel free to reach out to me if there is follow up needed.

Steve Hamm – NCC member

From: Russ Welsch <hdroancc@gmail.com>
Date: Fri, 12 Sep 2014 13:25:03 -0600
To: Stephen Hamm <stephen.hamm@alumni.duke.edu>
Subject: Fwd: FW: Drainage plans for the estate lots

----- Forwarded message -----

From: **High Desert Manager** <highdesertmanager@hoamco.com>
Date: Fri, Sep 12, 2014 at 1:16 PM
Subject: FW: Drainage plans for the estate lots
To: Russ Welsch <hdroancc@gmail.com>

For your review please.

Sarah Hoey , CMCA, AMS | High Desert Residential Owners Association Manager
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From: Dicome, Kym [<mailto:kdicome@cabq.gov>]

Sent: Friday, September 12, 2014 12:24 PM

To: High Desert Manager

Subject: Drainage plans for the estate lots

Importance: High

To whom it concerns;

The city hydrology received a copy of a drainage plan for a lot in the estate area. According to the plan engineer, Jake Bordenave, this plan does not have to go through the City's review/approval because it has been reviewed and approved the NCC. I know the process 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
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