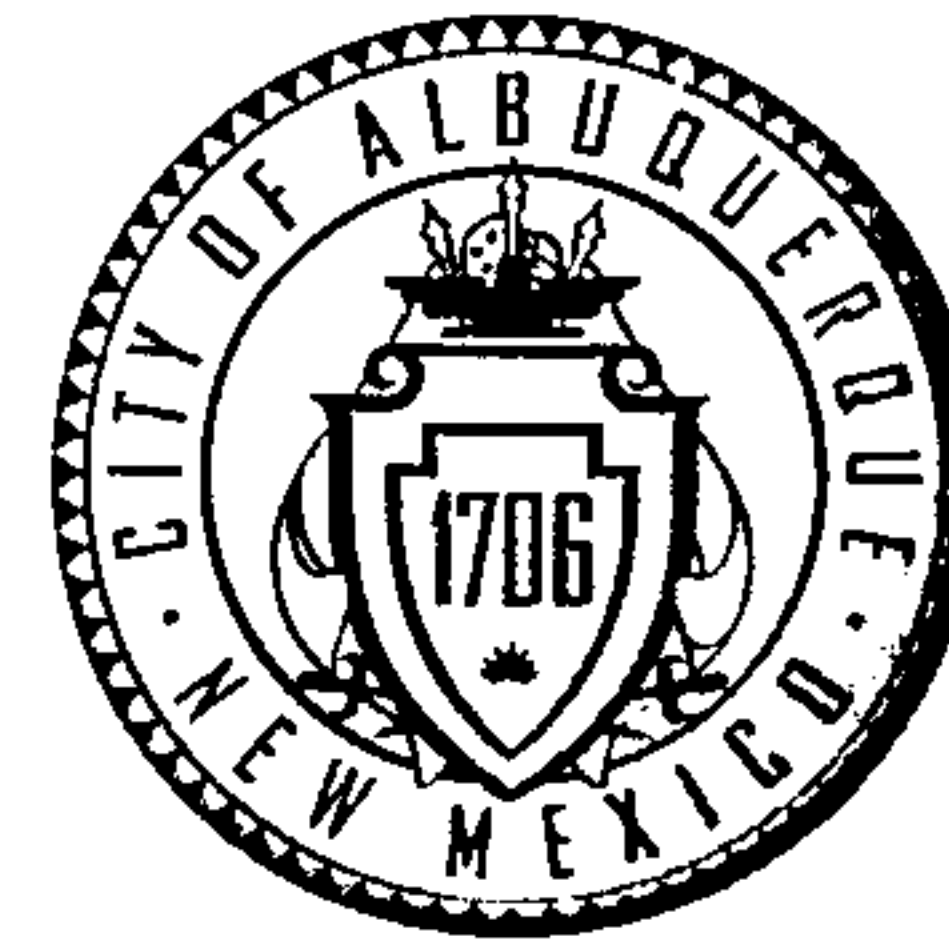


CITY OF ALBUQUERQUE



January 11, 2012

Joseph Barela, P.E.
Joe B. Engineering, Inc.
P.O. Box 5734
Santa Fe, NM 87502

Engineer

Re: Iden-Samora Compound Grading and Drainage Plan
Engineer's Stamp Dated 12-15-11 (G13/D028)

Dear Mr. Barela,

Based upon the information provided in your submittal received 1-3-12, the above referenced plan cannot be approved for Platting action by the DRB until the following comments are addressed:

- Per the DPM, sites that use retention ponding are to retain the developed flows for the 10-day storm. Since this site is flat, currently does not have a pond, and to accommodate the development of these lots, Hydrology would agree to providing ponding for the 6-hour storm difference, as previously shown, plus the 10-day storm for proposed impervious surfaces. So, for Lot B this would be 704 cu. ft (difference) plus 507 cu. ft. (impervious 10-day) for a total of 1211 cu ft. Standard retention ponding would require 2550 cu. ft.
- ✓ • Provide volume calculations.
- ✓ • It seems depressing a larger area, less deep, would accomplish the necessary ponding as well as keeping the landscape areas useful.
- ✓ • It appears that Lot A will drain to Lot B (68.9 to 68.4). This amount should be noted and accounted for. It could also be ponded on Lot A.
- ✓ • Where will the swale be built that is detailed on Sheet GD-2?
- ✓ • Show the high point/water block.
- NO • Show the proposed driveway locations. Most homeowners will not want the pond to be in the driveway.
- ✓ • Provide a couple proposed spot elevations in the landscape areas so it is easier to see the drainage path to the pond(s).
- ✓ • Provide benchmark information.
- ✓ • Provide a Vicinity Map.
- ✓ • Provide the Flood Zone designation.

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

Sincerely,

Curtis Cherne

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

C: joebengineering@msn.com

Albuquerque - Making History 1706-2006



DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

G-13/D028

PROJECT TITLE: Idea-Samora Compound ZONE MAP: G13E
DRB#: 1002588 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: PO Lots 1-6, Blks 1 & 2 Manchester Place Addition
CITY ADDRESS: 3806 Manchester Drive Alb. N.M. 87107

ENGINEERING FIRM: Joe B Engineering, Inc. CONTACT: Joe Barcla
ADDRESS: PO Box 5734 PHONE: 204-2265
CITY, STATE: SE, NM 87502 ZIP CODE: 87502

OWNER: James Iden CONTACT: James Iden
ADDRESS: 3806 Manchester Drive PHONE: 263-8519
CITY, STATE: Albuquerque, New Mexico 87107 ZIP CODE: 87107

ARCHITECT: Matthew Herrera / Adwelling Design CONTACT: Matthew Herrera
ADDRESS: 10548 Redbud NW PHONE: 843-9522
CITY, STATE: Alb, NM 87114 ZIP CODE: 87114

SURVEYOR: Christopher J. Dehler PLS CONTACT: Chris Dehler
ADDRESS: 3827 Palacio del Rio Grande, N.W. PHONE: 414-8223
CITY, STATE: Alb. NM 87107 ZIP CODE: 87107

CONTRACTOR: Hale & Son Inc CONTACT: Steve Hale
ADDRESS: 9359 Guadalupe Trail, NW PHONE: 890-5335
CITY, STATE: Alb, NM ZIP CODE: 87114

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY) _____

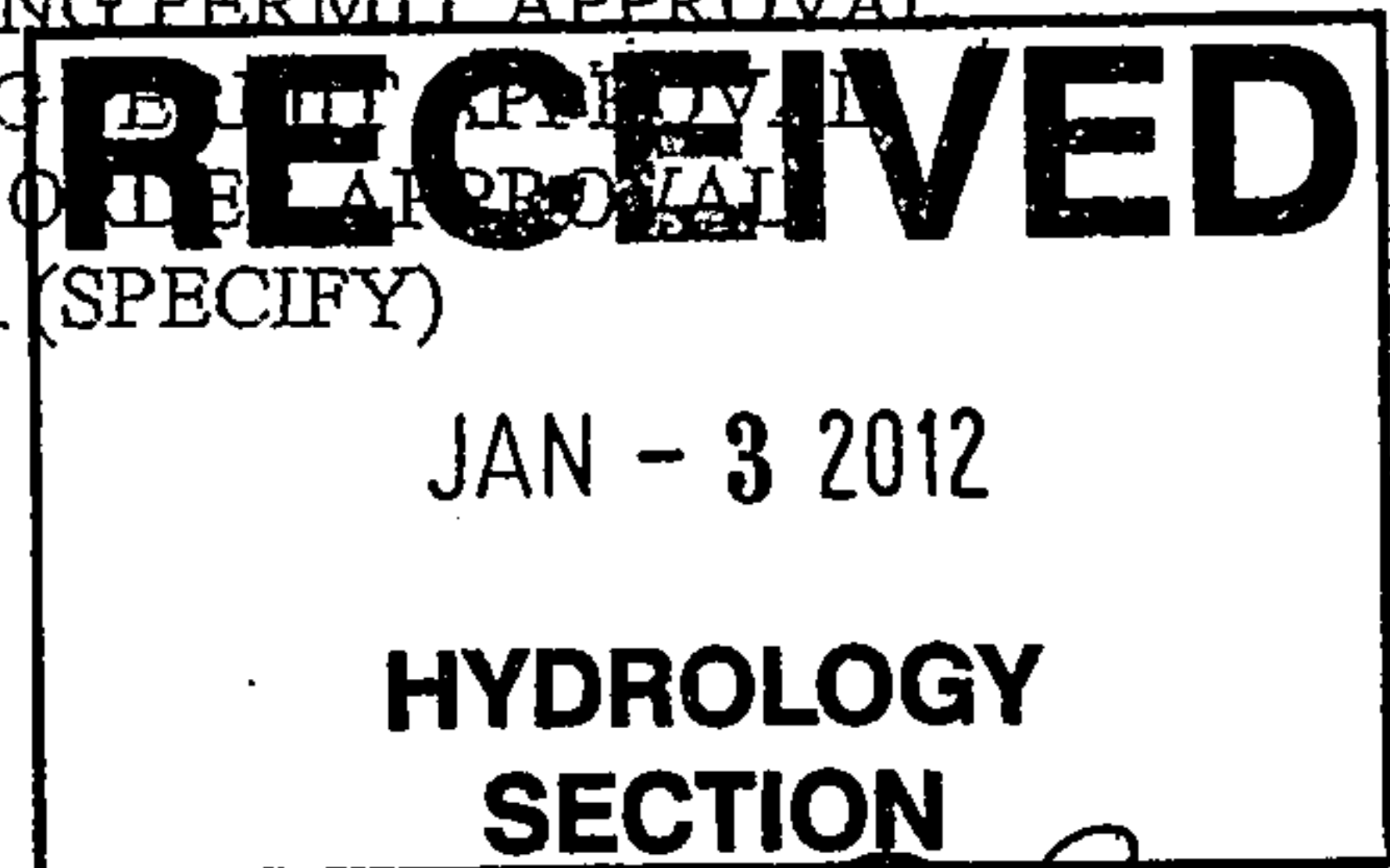
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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

DATE SUBMITTED: 1/3/12 BY: Joe B. Barcla



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.

27/2012
G-13/D022

CITY OF ALBUQUERQUE



January 27, 2012

Joseph Barela, P.E.
Joe B. Engineering, Inc.
P.O. Box 5734
Santa Fe, NM 87502

Re: Iden-Samora Compound Grading and Drainage Plan
Engineer's Stamp Dated 1-19-12 (G13/D028)

Dear Mr. Barela,

Based upon the information provided in your submittal received 1-19-12, the above referenced plan was approved for Platting action by the DRB on 1-25-12 and therefore is approved for Grading Permit and Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Engineer Certification per the DPM checklist is required for Release of SIA and Financial Guarantees as well as for Certificate of Occupancy. Items on the Infrastructure List are to be included on the certification with the first home constructed.

PO Box 1293

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

Albuquerque

Sincerely,

NM 87103

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

www.cabq.gov

C: joebengineering@msn.com

Cherne, Curtis

From: Cherne, Curtis

Sent: Friday, December 14, 2012 9:52 AM

To: Connor, Francis J.

Subject: 3802 manchester dr nw CO approval

Francis,

I visited the site today and Hydrology is OK with a Permanent CO at 3802 Manchester Dr NW.

I still need some paperwork for 3804 Manchester Dr NW.

Thanks,
Curtis

James Ben

265-5021

*can after checking
private entrance
by wed Thursday!*

12/14/2012

Cherne, Curtis

From: Cherne, Curtis
Sent: Friday, December 14, 2012 10:00 AM
To: 'joeengineering@msn.com'
Subject: Iden-Samora Compound certification
Attachments: DRAINAGE CERT W.doc

Joe,
The process for certification of a grading and drainage plan is as follows.
A licensed surveyor shoots points identified by you,
The as-built grades are written on the approved g & d.

The attached certification language goes on the as-built plan.
You complete the blanks on the form, stamp and sign.

I visited the southern home today and gave Steve a CO, because he was so good to work with, even though you did not follow the approved process.

The approved process is to be followed for a CO on the second home and every cert in the future.

Thanks,

Curtis

12/14/2012

G13-D028

JoeB Engineering, Inc.

PE License #10595

P.O. Box 5734

Santa Fe, New Mexico 87502

joeengineering@msn.com

Cell 505.204.2265

December 13, 2012

Mr. Curtis Cherne, P.E.
Principal Engineer, Planning Department
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Grading and Drainage Certification for Iden-Samora Compound
located at 3806 Manchester Drive, NW, Albuquerque, NM 87107
3802

Dear Mr. Cherne:

A final inspection for certification of the grading and drainage at the Iden-Samora Compound located at 3806 Manchester Drive, NW, Albuquerque, New Mexico has been conducted.

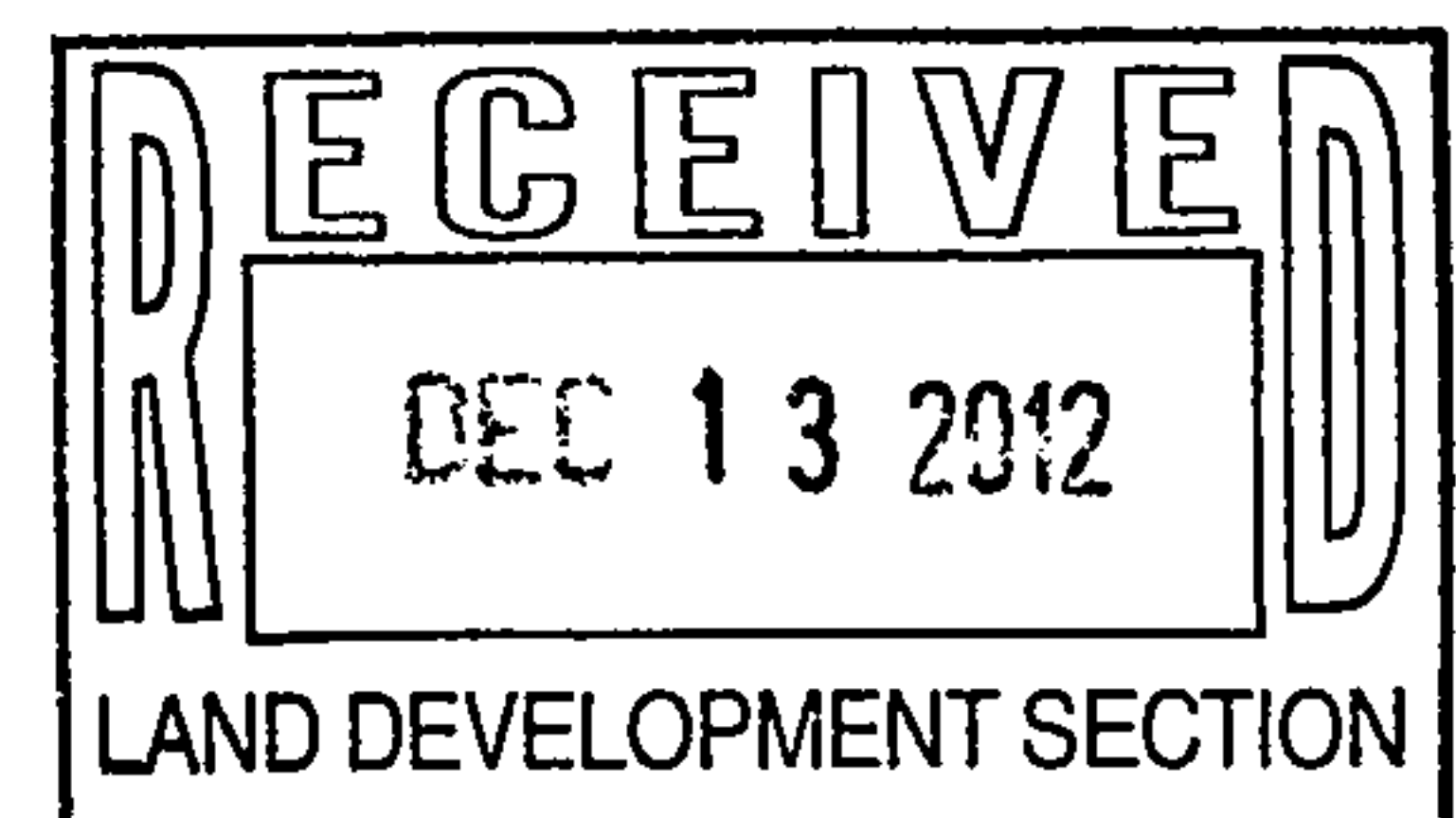
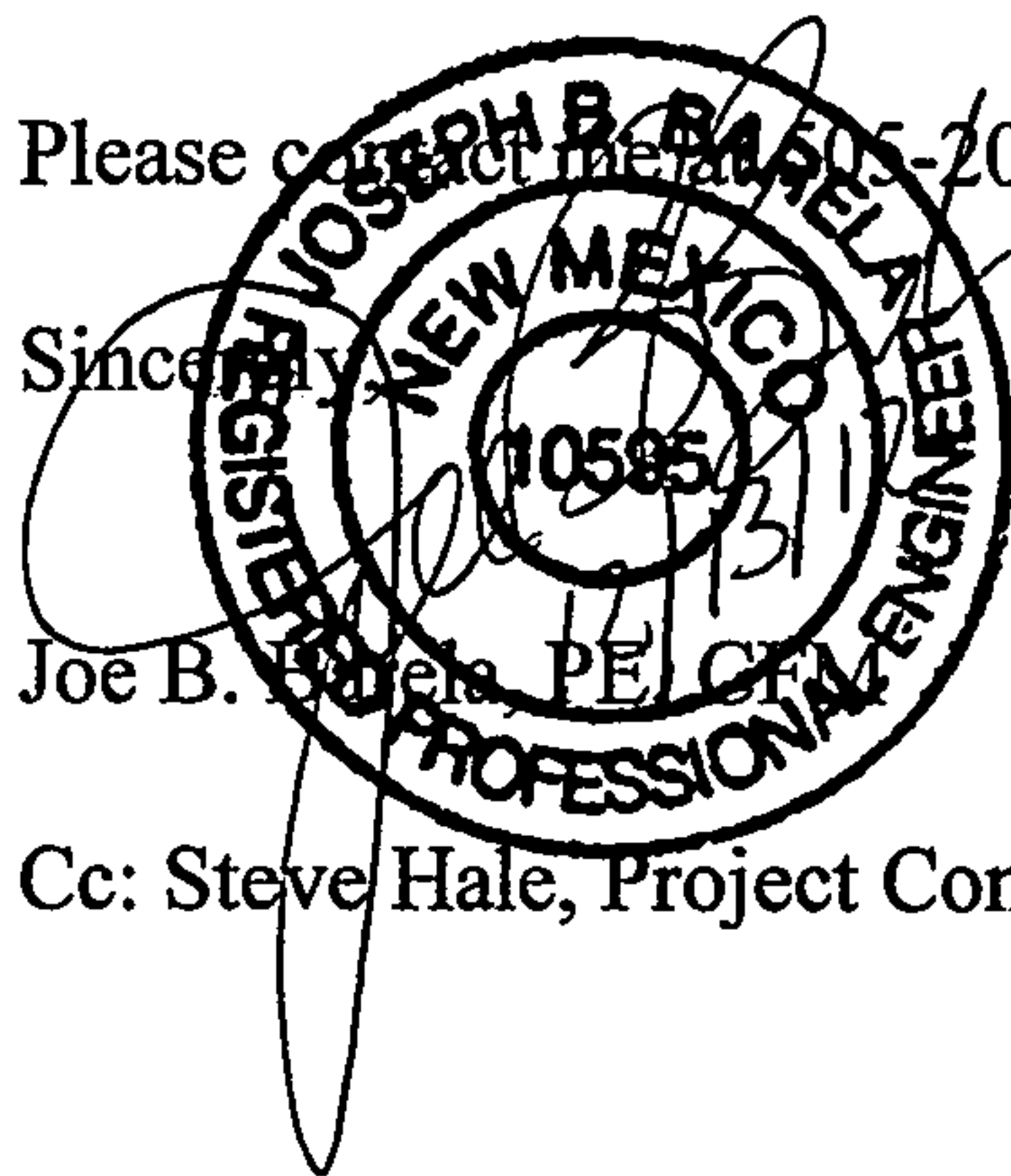
This is to certify that the grading & drainage improvements as shown on the approved plans designated as G13/D028/ Engineer's Stamp Dated 1-19-12 have been constructed as per the approved plans. All grading and ponding requirements within lots B and C are complete with exception of the improvements to the sidewalk, driveway paving and drive-pad which have not yet been constructed. These will be addressed under separate certification letter.

Please contact me at 505-204-2265 if you have any questions.

Sincerely,

Joe B. Bowers

Cc: Steve Hale, Project Contractor



Member – International Erosion Control Association
Member – New Mexico Floodplain Manager's Association

Sgd e-mail to Francis

3804 manchester

Steve Hale
688-5335

Curtis Cherne
City of Albuquerque

DRAINAGE CERT W/ SURVEY WORK BY OTHERS
12/28/01

DRAINAGE CERTIFICATION

I, _____, NMPE _____, OF THE FIRM _____,
HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN
SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF
THE APPROVED PLAN DATED _____. THE RECORD INFORMATION EDITED ONTO THE
ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY
NMPS _____, OF THE FIRM _____. I FURTHER CERTIFY THAT I HAVE
PERSONALLY VISITED THE PROJECT SITE ON _____ AND HAVE DETERMINED BY
VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF
ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR
_____.

(DESCRIBE ANY EXCEPTIONS AND/OR QUALIFICATIONS HERE IN A SEPARATE
PARAGRAPH)

(DESCRIBE ANY DEFICIENCIES AND/OR REQUIRED CORRECTIONS HERE IN A SEPARATE
PARAGRAPH)

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND
INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND
DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT
ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING
IT FOR ANY OTHER PURPOSE.

(SEAL)

XXXXXXXXXXXXXXXXXX, NMPE XXXX

DATE

APPROVED BY THE EXECUTIVE COMMITTEE ON 4/9/02

Cherne, Curtis

From: JOE B BARELA [joeengineering@msn.com]

Sent: Tuesday, December 18, 2012 11:10 AM

To: Cherne, Curtis

Subject: RE: Iden-Samora Compound certification

Curtis,

I will follow through and speak to the surveyor and get you and as-built.

Thanks.

Joe B

Subject: Iden-Samora Compound certification

Date: Fri, 14 Dec 2012 10:00:07 -0700

From: CCherne@cabq.gov

To: joeengineering@msn.com

Joe,

The process for certification of a grading and drainage plan is as follows.

A licensed surveyor shoots points identified by you,

The as-built grades are written on the approved g & d.

The attached certification language goes on the as-built plan.

You complete the blanks on the form, stamp and sign.

I visited the southern home today and gave Steve a CO, because he was so good to work with, even though you did not follow the approved process.

The approved process is to be followed for a CO on the second home and every cert in the future.

Thanks,

Curtis

12/18/2012

CITY OF ALBUQUERQUE



January 29, 2013

Joseph B. Barela, P.E.
Joe B Engineering, Inc.
P.O. Box 5734
Santa Fe, NM 87502

joeengineering@msn.com

**Re: Lots A & B Iden-Samora Compound, 3802 & 3804 Manchester Dr. NW,
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 12-15-11, (G13/D028)
Certification dated: 01-21-13**

Dear Mr. Barela,

Based upon the information provided in the Certification received 01-25-13, 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: ccherne@cabq.gov or tsims@cabq.gov.

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

Sincerely,

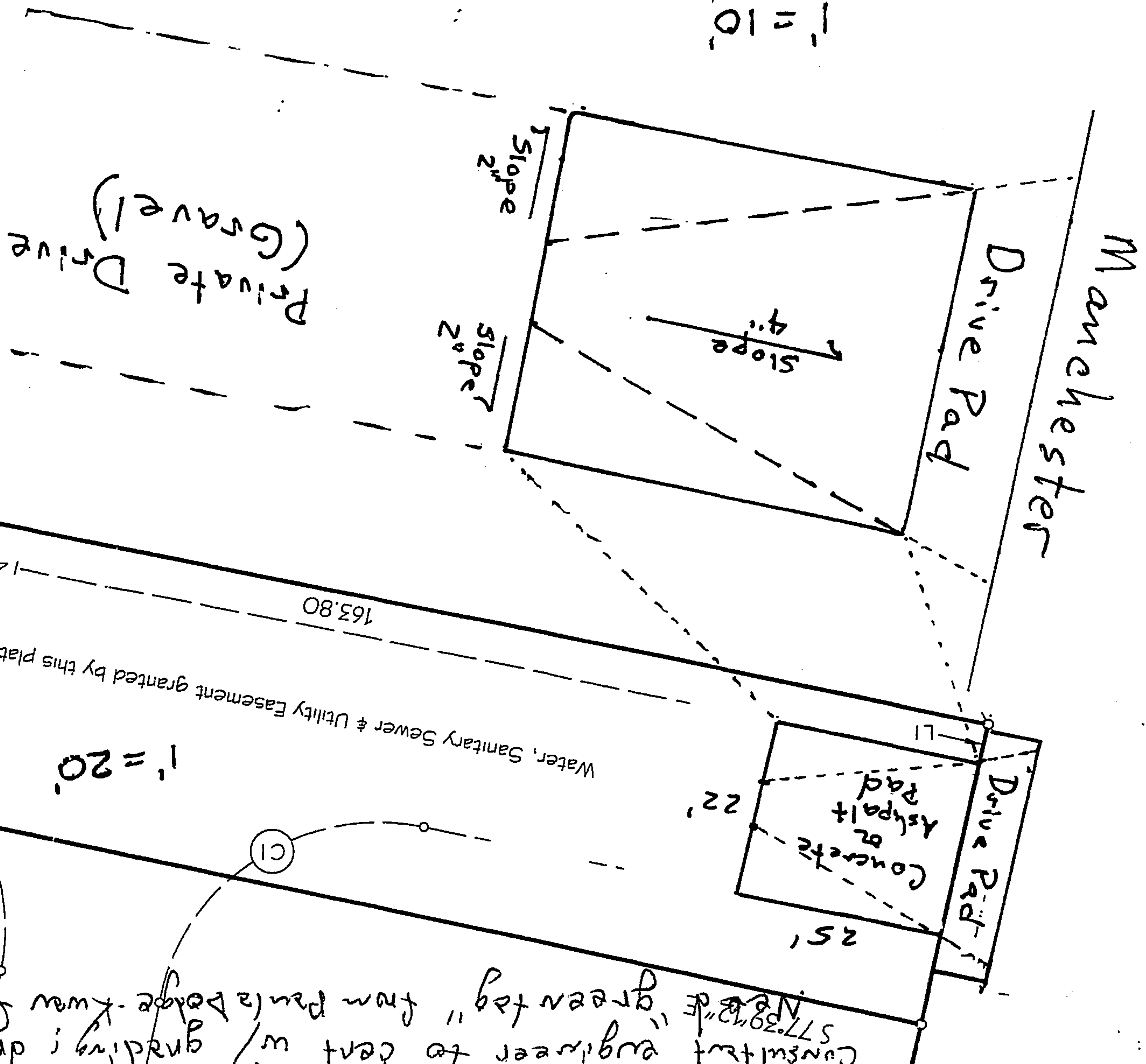
Curtis A. Cherne, P.E.
Principal Engineer—Hydrology Section
Development and Building Services

C: CO Clerk—Katrina Sigala
File
Addressee via e—mail

DRC # 1002588

Sketch of Drive Pad Construction

Steve Hale
Hale & Sun Const.
688-5335
halesun@comcast.net



Consultant suggests to cut w/ grading; drainage can't
Need "green tag" from Public Works for drive pad.
turn-around easement granted by this plat
well-pump granted (see note)
N 13°28'56" E 44.21
N 60°06'20" 164.11
N 60° 22.10
163.80
143.77
22.10
C8
C3
C2
C1
LI
L1
L2
L3
L4
L5
L6
L7
Water, Sanitary Sewer & Utility Easement granted by this plat (see note 7)
Drive Pad
Ashpat Pad
25'
22'
4" slope
2" slope
1' = 20'
Manchester
Private Drive (Gravel)

