

Cherne, Curtis

From: Cherne, Curtis
Sent: Friday, March 14, 2014 4:16 PM
To: Wolfe, Bryan K.
Subject: RE: 2351 Mountain Rd. NW
Attachments: ms_gomez.jpg

Bryan,

I went out to the site today. Luckily Ms. Gomez had a 5 gallon bucket. The bucket test revealed that the concrete area will drain to the back. I advised Ms. Gomez to build a little berm to ensure the water would stay where it is supposed to. I showed her a copy of the g & d plan so she would understand how her and her neighbors lots are supposed to drain.

She also did not like the look of the concrete drive. Clearly not a drainage issue.

She is OK.

I attached a pic of the driveway.

Curtis

From: Wolfe, Bryan K.
Sent: Thursday, March 13, 2014 2:50 PM
To: Cherne, Curtis
Subject: Fwd: 2351 Mountain Rd. NW

Curtis,
See Matt's email below.
Thank you,
Bryan

Sent from my Verizon Wireless 4G LTE DROID

----- Original Message -----

Subject: 2351 Mountain Rd. NW
From: "Conrad, Matthew A." <MattConrad@cabq.gov>
To: "Wolfe, Bryan K." <BWolfe@cabq.gov>
CC:

Bryan,

Please have one of the hydrologists contact Ms. Dora Gomez. Ms. Gomez believes that the new construction next door to her will result in flooding due to the slope of the lot. Ms. Gomez can be reached at 681-1603.

Thanks.

Matthew Conrad

Associate Planning Director

City of Albuquerque Planning Department

(505) 924-3340



Driveway drains west as it should.

JT3D089

Cherne, Curtis

From: Wolfe, Bryan K.
Sent: Thursday, March 13, 2014 2:50 PM
To: Cherne, Curtis
Subject: Fwd: 2351 Mountain Rd. NW

called 3-14-14
3pm
no answer

Curtis,
See Matt's email below.
Thank you,
Bryan

Sent from my Verizon Wireless 4G LTE DROID

----- Original Message -----

Subject: 2351 Mountain Rd. NW
From: "Conrad, Matthew A." <MattConrad@cabq.gov>
To: "Wolfe, Bryan K." <BWolfe@cabq.gov>
CC:

Bryan,

w/4 hour at

Please have one of the hydrologists contact Ms. Dora Gomez. Ms. Gomez believes that the new construction next door to her will result in flooding due to the slope of the lot. Ms. Gomez can be reached at 681-1603.

Thanks.

Matthew Conrad

2355 Mountain is the
problem lot

Associate Planning Director

City of Albuquerque Planning Department

(505) 924-3340

ground has driveway pad-

next week

slope to her property

All Thurs
on Fri

bunker - Dennis

gate code - myself

anyone had gear m-f 7 to 3:15

CITY OF ALBUQUERQUE



February 5, 2009

Arthur M. Garcia, P.E.

Paiki A/E Firm

2901 Juan Tabo Blvd. NE

Albuquerque, NM 87112

RE: Los Mochos Compound, (J-13/D089)

Engineers Certification for Release of Financial Guaranty

Engineers Stamp dated 10/05/2007

Engineers Certification dated 02/04/2009

Dear Mr. Garcia,

Based upon your Engineer's Certification submitted on 2/05/2009, the above referenced plan is adequate and satisfies the Grading and Drainage Certification for Release of Financial Guaranty.

If you have any questions, you can contact me at 924-3982.

Sincerely,

Timothy E. Sims

Plan Checker, Planning Dept. - Hydrology

Development and Building Services

C: Marilyn Maldonado, COA# 684182

File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Los Mochos Compound ZONE MAP: J-13/DD89
 DRB#: 1003928 EPC#: _____ WORK ORDER#: 684182

LEGAL DESCRIPTION: _____
 CITY ADDRESS: _____

ENGINEERING FIRM: PAIKI CONTACT: Art Garcia
 ADDRESS: 2901 Juan Tabo Blvd PHONE: 816-7340
 CITY, STATE: Albuquerque NM ZIP CODE: 87112

OWNER: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Site Southwest Surveys LTD CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: CCM CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

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) _____

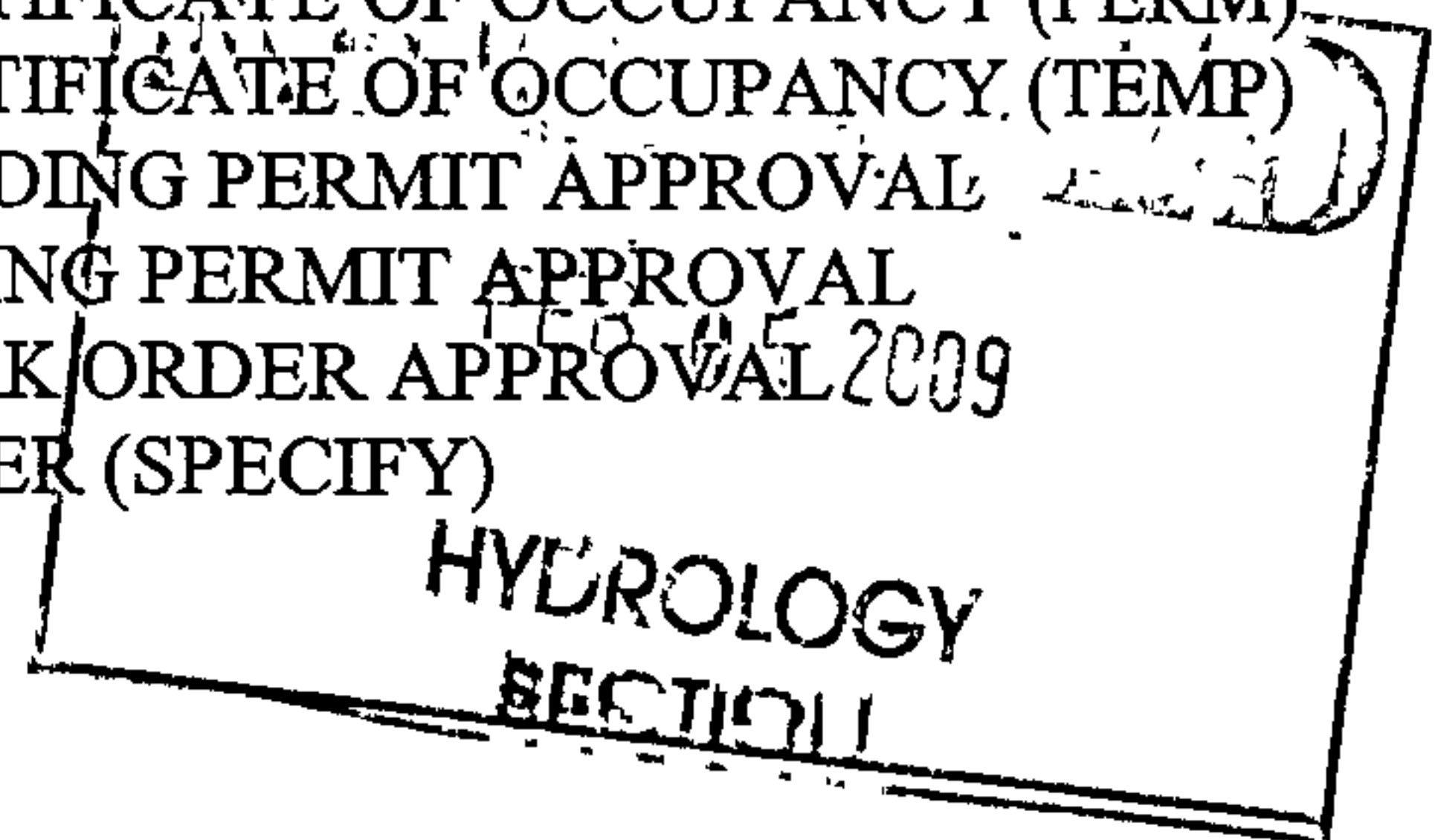
CHECK TYPE OF APPROVAL SOUGHT:
☒ SIA/FINANCIAL GUARANTEE RELEASE
 _____ PRELIMINARY PLAT APPROVAL
 _____ S. DEV. PLAN FOR SUB'D APPROVAL
 _____ S. DEV. FOR BLDG. PERMIT APPROVAL
 _____ SECTOR PLAN APPROVAL
 _____ FINAL PLAT APPROVAL
 _____ FOUNDATION PERMIT APPROVAL
 _____ BUILDING PERMIT APPROVAL
 _____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

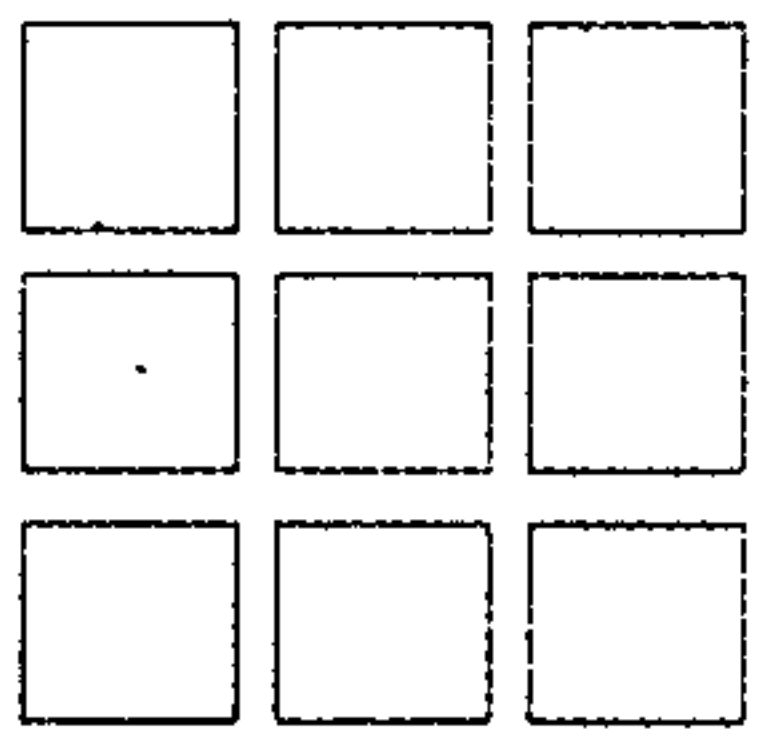
WAS A PRE-DESIGN CONFERENCE ATTENDED:
 _____ YES
 _____ NO
 _____ COPY PROVIDED

DATE SUBMITTED: Feb 5, 2009 BY: Art Garcia

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.





PAIKI *a Native American A/E Firm*

Engineering ❖ Architecture ❖ Construction Management ❖ Planning ❖ Environmental Science ❖ Surveying

Regional Office: 2901 Juan Tabo Blvd, NE, Suite 101; Albuquerque, New Mexico 87112

(505) 816-7340 • FAX (505) 816-7337

www.paiki.com

DRAINAGE CERTIFICATION WITH VERIFICATION BY ENGINEER OF RECORD

I, ARTHUR M. GARCIA, NMPE 11020, OF THE FIRM PAIKI, 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 PLANS DATED DECEMBER 14, 2007. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY AN INDEPENDENT SURVEYOR AS SUPPLEMENTAL DATA TO THE ORIGINAL TOPOGRAPHIC SURVEY PREPARED BY MITCHELL W. REYNOLDS (DECEASED), NMPS 11224, OF THE FIRM SURVEYS SOUTHWEST LTD, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR RELEASE OF FINANCIAL GUARANTEE FOR THE LOS MOCHOS COMPOUND SUBDIVISION, CITY OF ALBUQUERQUE PROJECT NO. 684182.

EXCEPTION: LOT 8 WAS EXCLUDED FROM THE CONSTRUCTION CONTRACT AND WAS THEREFORE NOT CONSTRUCTED IN ACCORDANCE WITH THE PLAN.

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.

FEB 05 2008

HYDROLOGY
SECTION


ARTHUR M. GARCIA, NMPE 11020



2/4/08
DATE

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Los Mochos Compound

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 12, Block C JM Moore Realty 3rd Addition + LOT 16 D To Hatch Addition

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the Infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		8"	Sanitary Sewer pipe - 280 LF	private access easement	Mt. Rd.	N. end of easement	/	/	/
		48"	Sanitary Sewer manholes - 4 EA.				/	/	/
			Sanitary sewer services - 6 EA.				/	/	/
		4"	Water line 287 LF	private access easement	Mt. Rd.	N. end of easement	/	/	/
			Water Services 6 EA.				/	/	/
		5TA	Fire Hydrant	Sta 9+98 20' RT			/	/	/
			Doublewater meters - 3 EA.				/	/	/
		18"	RCP SDrain w/2 inlets	private access easement	Mt. Rd.	150' north	/	/	/
		48"	3 STORM DRAIN man holes				/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
			Type D inlets 2 EA.	Sta 11 + 77 Sta 11 + 69			/	/	/
		18"	HDPE storm drain 125 LF		Sta 10 + 85	Sta 10 + 77	/	/	/
		18"	Reinforced concrete Pipe - 94 LF		Sta 9 + 86	Sta 10 + 85	/	/	/
		6"					/	/	/
		6"	concrete driveway	private access	Mt. Rd	25' north	/	/	/
		3"	24' wide base course	private access	Mt. Rd	N. end esmt.	/	/	/
		3"	24' wide gravel surface	private access	Mt. Rd	N. end esmt.	/	/	/
		std.	Header curb	private access	separating sidewalk	from driveway esmt.	/	/	/
		6"	crusher fine sidewalk	West side of private access esmt.			/	/	/
		6"	Stamped concrete 1162 LF				/	/	/
		4'	wall 250 LF	West property line			/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
							/	/	/
							/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

1 Engineers certification of grading plan required prior to release of SIA + FG

2

3

AGENT / OWNER

Dan Graney
NAME (print)

Dan Graney Surveys Southwest
FIRM

Graney 4.04.07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Matthew Halpern
DRB CHAIR - date

Christina Sandoral 4/4/07
PARKS & GENERAL RECREATION - date

SPH 4-4-07
TRANSPORTATION DEVELOPMENT - date

William J. Balch 4/4/07
UTILITY DEVELOPMENT - date

RLS 4/4/07
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

CITY OF ALBUQUERQUE



March 12, 2007

Arthur M. Garcia, P.E.
Paiki Architecture & Engineering
11200 Lomas NE, Ste. 100
Albuquerque, NM 87112

Re: Los Mochos II Subdivision, Engineer's Stamp Dated 3-8-07
Request for Preliminary Plat Approval, (J13/D89)

Dear Mr. Garcia,

Based on the information contained in your submittal received on March 9, 2007, the above referenced plan is approved for Preliminary Platting action by the DRB.

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,

Jeremy Hoover, P.E.
Senior Engineer
Hydrology Section
Development and Building Services

cc: file (J13/D89)

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



September 13, 2007

Arthur M. Garcia, P.E.
Paiki Architecture & Engineering
11200 Lomas NE, Ste. 100
Albuquerque, NM 87112

Re: Los Mochos II Subdivision, Engineer's Stamp Dated 9-11-07, (J13/D89)

Dear Mr. Garcia,

Based on the information contained in your submittal received on September 12, 2007, the above referenced plan is approved for Building Permit. Please attach a copy of this letter and the approved plan to the construction sets to obtain sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist as well as completion of CPN 6841.82 will be required.

This project will also require a National Pollutant Discharge Elimination System (NPDES) permit. Inquiries regarding this permit should be directed to Sertil Kandar at 768-3645. In addition to submitting an NOI to the EPA and preparing a SWPPP, please send a copy of the SWPPP on a CD in .pdf format to Kathy Verhage with the Department of Municipal Development Storm Drainage Division at the following address.

P.O. Box 1293

Albuquerque

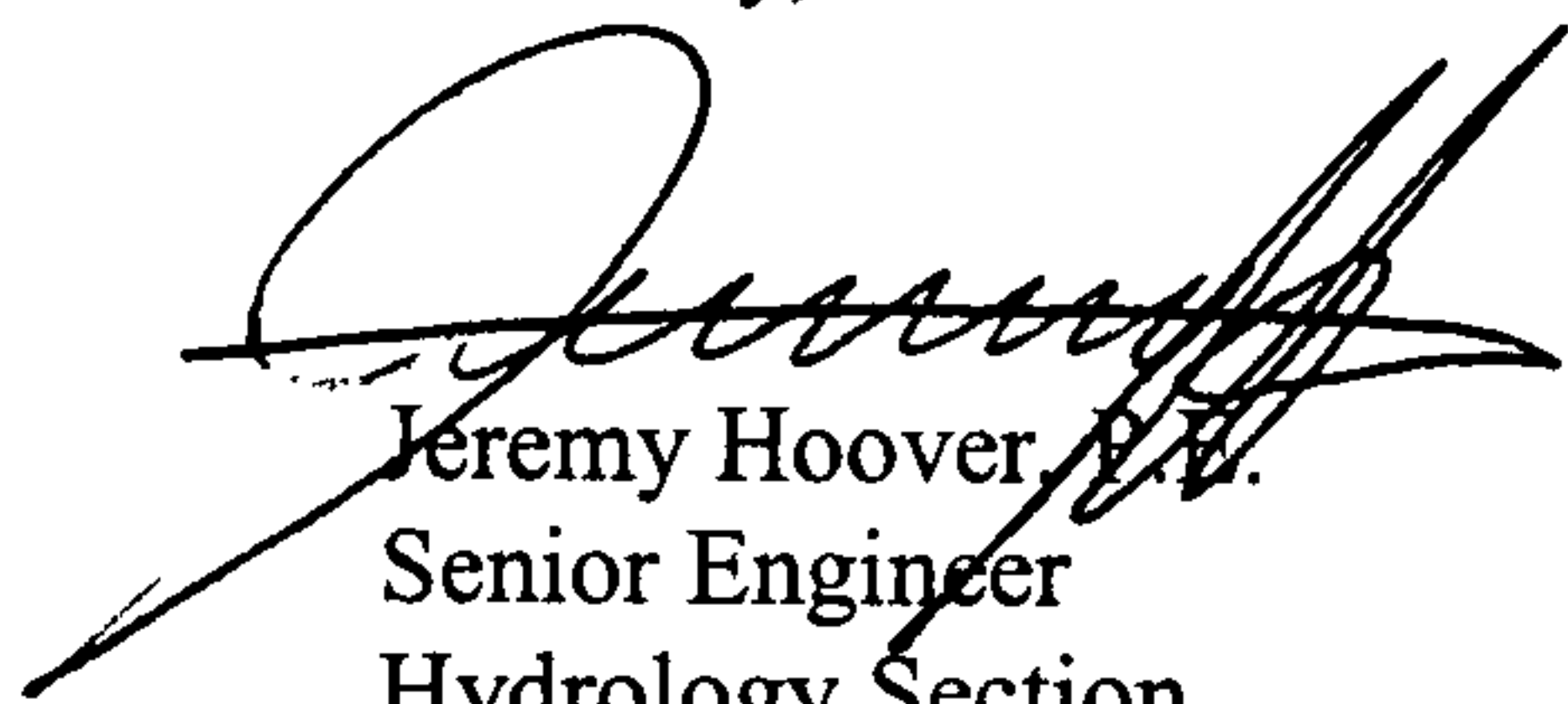
New Mexico 87103

Department of Municipal Development
Storm Drainage Division
P.O. Box 1293, One Civic Plaza, Rm. 301
Attn: Kathy Verhage
Albuquerque, NM 87103

If you have any questions or need additional information, feel free to contact me at 924-3990.

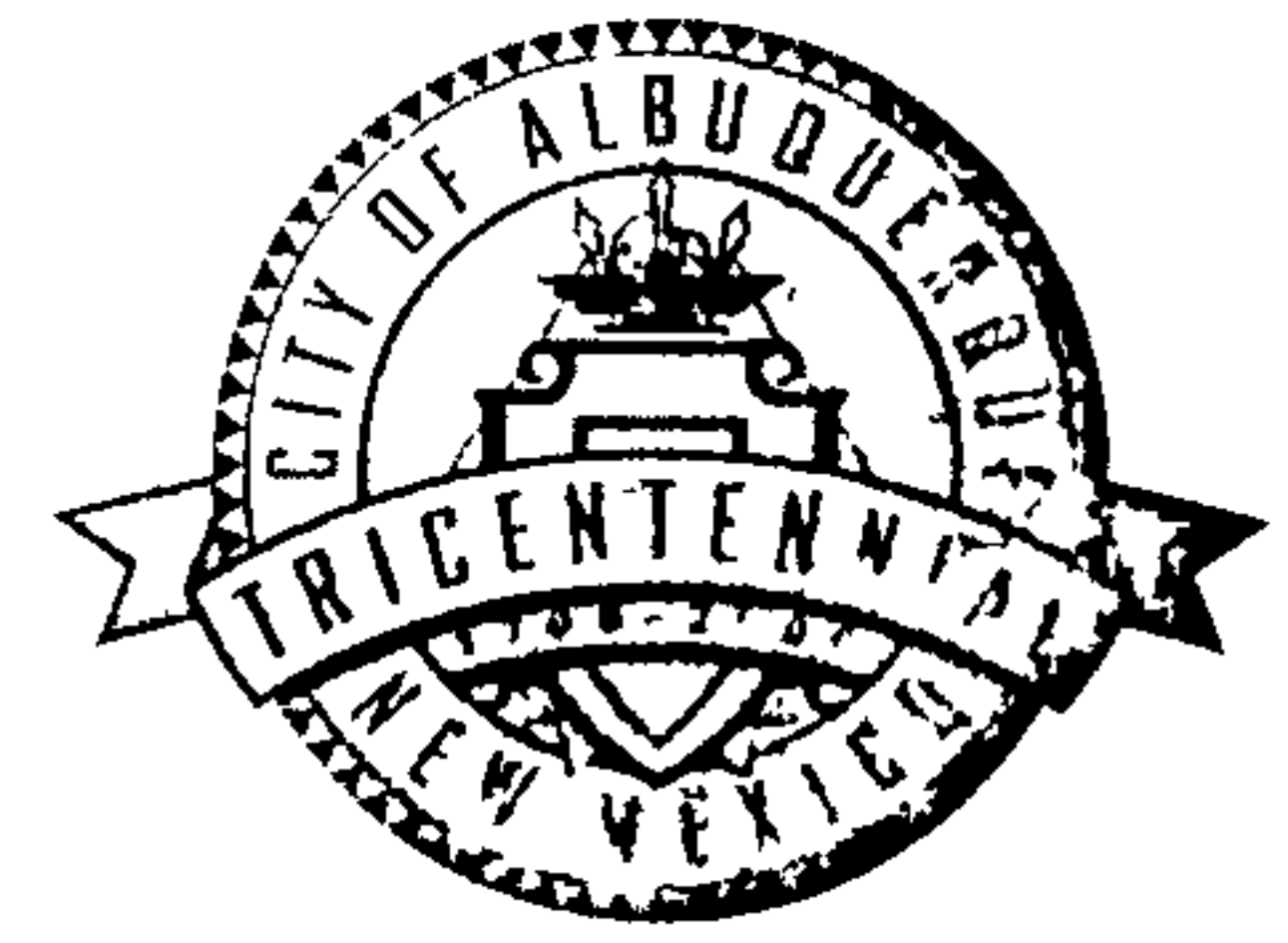
Sincerely,

www.cabq.gov


Jeremy Hoover, P.E.
Senior Engineer
Hydrology Section
Development and Building Services

cc: file (J13/D89)
Kathy Verhage

CITY OF ALBUQUERQUE



November 16, 2006

Arthur M. Garcia, P.E.
Paiki Architecture & Engineering
11200 Lomas NE, Ste. 100
Albuquerque, NM 87112

Re: Los Mochos Subdivision, Engineer's Stamp Dated 11-7-05
Request for Preliminary Plat Approval, (J13/D89)

Dear Mr. Garcia,

Based on the information contained in your submittal received on November 7, 2006, there are many items that must be revised prior to Preliminary Plat approval. Those items include the following.

- Your site vicinity map needs to be shown on a standard, City Zone Atlas page (J13).
- The scale must be revised to a standard dimension, 1"= 20' or 1"=30'.
- Your calculations indicate that post development conditions will include approximately 40% treatment A. Unless designated as completely undisturbed open space, post development conditions will, by definition, not contain any treatment A due to onsite construction activities.
- Your design will need to take into consideration the fact that the existing storm drain in Mountain does not, by your own analysis, have sufficient capacity for additional loading.
- Construction of two (2) feet of fill at the north end of the street is not acceptable. Slight depression of that area with a further northerly extension of the new storm drain could allow for a small amount of temporary retention without impacting the various existing and proposed residences.
- The pad elevations cannot be lower than the adjacent street grades.
- In order to eliminate the mandate for the construction of curb and gutter improvements, a design waiver approved by the DRB must be obtained.
- Please indicate the corner spot elevations for each lot.

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,

Jeremy Hooyer, P.E.
Senior Engineer
Hydrology Section
Development and Building Services

cc: file (J13/D89)

CITY OF ALBUQUERQUE



January 10, 2007

Arthur M. Garcia, P.E.
Paiki Architecture & Engineering
11200 Lomas NE, Ste. 100
Albuquerque, NM 87112

Re: Los Mochos II Subdivision, Engineer's Stamp Dated 12-13-06
Request for Preliminary Plat Approval, (J13/D89)

Dear Mr. Garcia,

Based on the information contained in your submittal received on December 13, 2006, the above referenced plan is approved for preliminary platting action by the DRB.

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,

Jeremy Hoover, P.E.
Senior Engineer
Hydrology Section
Development and Building Services

P.O. Box 1293

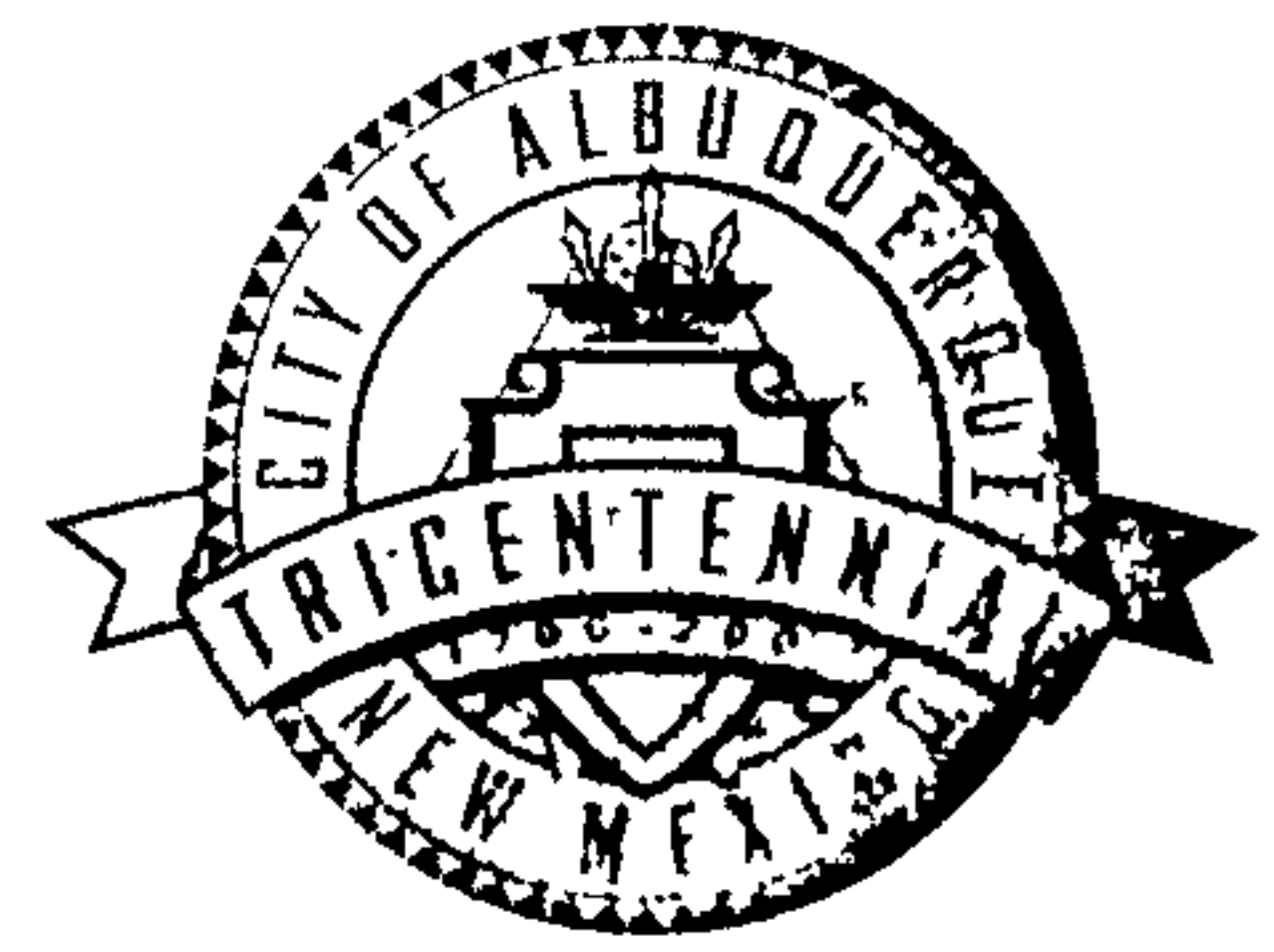
Albuquerque

cc: file (J13/D89)

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



December 12, 2006

Arthur M. Garcia, P.E.
Paiki Architecture & Engineering
11200 Lomas NE, Ste. 100
Albuquerque, NM 87112

Re: Los Mochos Subdivision, Engineer's Stamp Dated 12-1-06
Request for Preliminary Plat Approval, (J13/D89)

Dear Mr. Garcia,

Based on the information contained in your submittal received on December 1, 2006, there are some additional items that must be revised prior to approval for Preliminary Platting action by the DRB. Those items are as follows.

- The increase in runoff described in the drainage narrative (+/- 0.5 cfs) is not the same as what is shown in the calculations (1.05 cfs).
- Will the existing garage at the southwest corner of the proposed lot 3 serve that property or be utilized by the existing residence on lot 4? As proposed, it will belong to lot 3 with a zero setback from the common lot line.
- Please show the entire perimeter wall and include an appropriate entry in the legend. Also include a legend entry for the proposed spot elevation symbols.
- Please include a water block at the northeast corner of lot 7 so that the runoff does not drain eastward out of your development. As an alternative, you may want to slightly modify the grades in this area so as to take the water westward to the new storm drain and eliminate the ponding situation.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Although it is not prohibitive to preliminary plat approval through Hydrology, please be aware that there appears to be an approximately 10-degree discrepancy between the angle of the north arrow shown on your plan and profile sheet and the bearings given thereon. If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,

Jeremy Hoover, P.E.
Senior Engineer
Hydrology Section
Development and Building Services

cc: file (J13/D89)

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Los Mochos Compound ZONE MAP/DRG. FILE # J-13/DD89
 DRB#: _____ EPC#: _____ WORK ORDER#: 684182
 LEGAL DESCRIPTION: Lot 1-8, Los Mochos Compound, Sec 7, T10N, R3E, NMPM
 CITY ADDRESS: 2337 Mountain Road NW
 ENGINEERING FIRM: PAIKI-11200 LOMAS NE CONTACT: ART GARCIA
 ADDRESS: _____ PHONE: _____
 CITY, STATE: ALB, NM 87112 ZIP CODE: _____
 OWNER: Los Mochos LLP CONTACT: JIM MOCHO
 ADDRESS: 2323 Mt Rd. NW PHONE: 263-1768
 CITY, STATE: ALB, NM 87104 ZIP CODE: _____
 ARCHITECT: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____
 SURVEYOR: SURVEYS South West CONTACT: DAN GRADY
 ADDRESS: 333 LOMAS NE PHONE: 998-0303
 CITY, STATE: ALB, NM 87102 ZIP CODE: _____
 CONTRACTOR: ? TO BE CHOSEN CONTACT: ?
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

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/ARCHITECT CERT (TCL)
- ☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
- ☐ ENGINEER/ARCHITECT CERT (AA)
- ☐ 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

SUBMITTED BY: James Mochos DATE: 9/11/07

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.
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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

