HYDROLOGY C17/D2 4 PLANS

C17/D2

4 Plans

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

community sciences corporation

WILDFLOWER
PHASE I.
DRAINAGE MANAGEMENT PLAN

PREPARED FOR:

DALE BELLAMAH CORPORATION

by

COMMUNITY SCIENCES CORPORATION

JUNE 1978

KENT M. WHITMAN
STATE OF NEW MEXICO
NO. 6170
REGISTERED PROFESSIONAL ENGINEER

Kent M. Whitman

Kent M. Whitman, P.E.

P.O. Box 1328
Corrales, New Mexico 87048
(5)

SURVEYING
ENGINEERING
LAND PLANNING

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A) PURPOSE AND SCOPE

Dale Bellamah Corporation is currently planning development of a tract of land comprising approximately 38 Acres, located in the Northwest Quadrant of the Richfield-San Mateo N.E. intersection. This development is referred to as WILDFLOWER SUBDIVISION - Phase I.

The purpose of this report is to present a drainage management plan for WILDFLOWER - Phase I, which is acceptable to the City of Albuquerque and to the Albuquerque Metropolitan Arroyo Flood Control Authority.

B) SITE LOCATION AND TOPOGRAPHY

WILDFLOWER - Phase I is located in northeast Albuquerque at the northwest corner at the Richfield-San Mateo N.E. intersection. (See Plate I) The land slopes from east to west at an average rate of 2%. Soils consist largely of alluvial sands and silts, and decomposed granite is the major soil constituent.

C) DESIGN CRITERIA

1) Engineering Parameters

For calculation of runoff rates and required storage volumes a C of 0.78 has been used for developed areas, and a C of 0.4 was used for undeveloped areas.

All runoff calculations have been based on a 100 year-6 hour rainfall of 2.6" (0.22') per AMAFCA requirements.

Rate of runoff calculations have been based on the frequency - intensity - duration relationship for a 100 year storm as presented by Gordon Herkenhoff and Associates in their 1963 Master Plan of Drainage for the City of Albuquerque. This relationship is expressed by the following equation: $I = 189/(Tc+25)$

2) Flood Control Regulations

The drainage plan presented in this report has been designed to comply with the 1972 AMAFCA Resolution in regard to rate and volume of runoff leaving the site. That Resolution has been interpreted to say that the rate and volume of runoff allowed to leave the site after development shall be no greater than the rate and volume running off prior to development.

D) COMPUTATIONAL PROCEDURES

Appendix A contains samples of the various types of hydraulic calculations performed. Proposed easement channels were sized based on the Manning equation for uniform flow. Street carrying capacities were calculated by means of the same equation

using City of Albuquerque Standard Street Sections.

Hydrological flow rate calculations are based on the rational runoff method. Times of concentration were calculated using the Kirpich nomagraph for overland flow and the Manning equation for estimating street flow velocities.

E) OFF-SITE DRAINAGE

Off-site drainage from an area designated Area A, an area lying easterly of WILDFLOWER - Phase I drains onto the site. This is the only area draining onto or toward the site.

Area A contains approximately 388.00 acres of which 352.00 acres lie easterly of I-25 and 36.00 acres lie westerly of I-25. Area A drainage area was measured from the Northeast Heights Drainage Management Plan, Volume 2 by Leonard Rice Consulting Water Engineers, Inc. Area A as delineated on Plate 2 is for reference purposes only and is not intended to represent the area exactly.

Run-off from Area A easterly of I-25 is conveyed across I-25 in several culverts which vary in size from 30"D. to 42"D. Two 36"D. culverts convey run-off away from the site. Accordingly, the effective drainage area easterly of I-25 has been reduced from 352.00 acres to 211.00 acres.

Off-site run-off is conveyed onto and through the site via:

1) 3-36"D. culverts crossing San Mateo N.E.;
2) a concrete drainage channel from San Mateo N.E. to the subdivision street system;
3) In-street flow across the subdivision; and ultimately dispersed onto the adjacent undeveloped property to continue as sheet flow. To facilitate sheet flow dispersal downstream from the subdivision, the run-off is collected in small temporary ponding basins which permit weir flow to the adjacent property. Ultimately these off-site flows will be conveyed by "downstream" developments to a permanent infiltration basin to be located in the PNM easement west of the subject parcel

The 3-36"D. culverts across San Mateo N.E. are sized to convey peak run-off of a 10 year frequency. The concrete drainage channel and subdivision streets are designed to convey peak flows based on a 100 year frequency. The rationale for this

design decision is the culverts are temporary whereas the drainage channel and streets are permanent improvements.

F) ON-SITE DRAINAGE

Plate 3 illustrates the proposed drainage patterns for on-site runoff. Areas marked "non contributory" are those portions of the lots which will drain directly into backyard ponds. Plate 4 depicts the typical plot plans for R-1 single family type units and indicates required retention pond dimensions.

Street and channel capacity calculations are shown in Appendix A - Calculations. All flow calculations are based on Manning formula for uniform flow. Manning roughness factors used are .015 for asphalt and .013 for concrete.

Street flow capacities are based on City of Albuquerque grading standards for a 50' R.O.W. with 32' curb to curb distance; a 100' R.O.W. with 82' curb to curb distance, with a max flow depth 0.2' above top of curb. See Appendix A, Calculations, items 5 and 6.

The cul-de-sac leading from the concrete drainage channel requires a minimum dradient of 1.9% to the carry required 292 cfs. off-site flows. Other streets carrying off-site flows require a minimum gradient of 0.6%. Subdivision streets carrying only on-site drainage may be designed with a minimum gradient of 0.5%

Table 1 itemizes flows for key points of flow confluence.

TABLE I (Flow Rates)

Area/Point Designation	Area (Acres)	Areas Contributing	Gross Area (Acres)	Composite C	TC (min)	Inches /Hour	Q (cfs)
1	8.8	1	8.8	0.8	13	5.0	35
2	6.1	2	6.1	0.8	13	5.0	24
2	6.1	1, 2	14.9	0.8	13	5.0	60

APPENDIX A
Calculations

(1) <u>Ponding - R-1 Lot</u>

Typical lot = 67 X 115

Distance to ℄ street = 25'

∴ Typical design drainage area = (115+25) 67
= 9380 SF

Area draining to street = 45 X 67 = 3015 SF

(0.78 X 3015 = 2352) < (0.4 X 9380 = 3752)

Required pond volume = 0.22 X 9380 X (0.78 - 0.40)
= 784 cu.ft.

(2) <u>Off-site Flow Rate</u>

ΔH = 5710 - 5200 = 510 ft. elev.

L = 10,400 l.f.

∴ Tc = 31 min. (from Kirpich nomograph)

I (100) = 3.38 in./hr.

I (10) = 1.65 in./hr.

C = 0.35

A = 211 Acres + 36 Acres

Q (100) = 0.35 X 3.38 X 247 = 292 cfs

Q (10) = 0.35 X 1.65 X 247 = 143 cfs

(3) <u>Culvert Capacity - San Mateo</u>

Q = 143 cfs (10 yr. frequency)

Inv. Elev. of culvert = 47.25

Elev. top of curb = 52.75

Try 36"D.

HW/D = 5.5/3 = 1.83

From nomograph for entrance type - projecting

Q (36) = 60 cfs.

∴ use 3-36"D. culverts

Capacity = 180 cfs. > 143 cfs.

(4) Concrete Drainage Channel

Bottom width = 10'

Side slopes = 2:1

Depth (d) = 2'

n = .013

s = .005

Q = 294 cfs. (from Manning Eq.)

V = 10.5 cfs.

$F = 10.5/\sqrt{32.2\ (28/18)} = 1.48$

(5) Street Slope - Minimum

Q = 146 cfs. (Q/2 for 100 yr. frequency)

Bottom width = 0

Side slopes = 48.5:1

n = .015

s = .006

d = 0.87

Q = 150 cfs. O.K. > 146 cfs.

(6) Cul-de-Sac Slope - Minimum

Q = 292 cfs. (Q for 100 year frequency)

Bottom width = 0

Side slopes = 50:1 (2%)

n = .015

s = .019

d = 0.87'

Q = 292 cfs. O.K. $\geqslant$ 292 cfs.

PLATE NO. 2

LOCATION MAP & OFF-SITE DRAINAGE AREA

SCALE 1" = 2000'

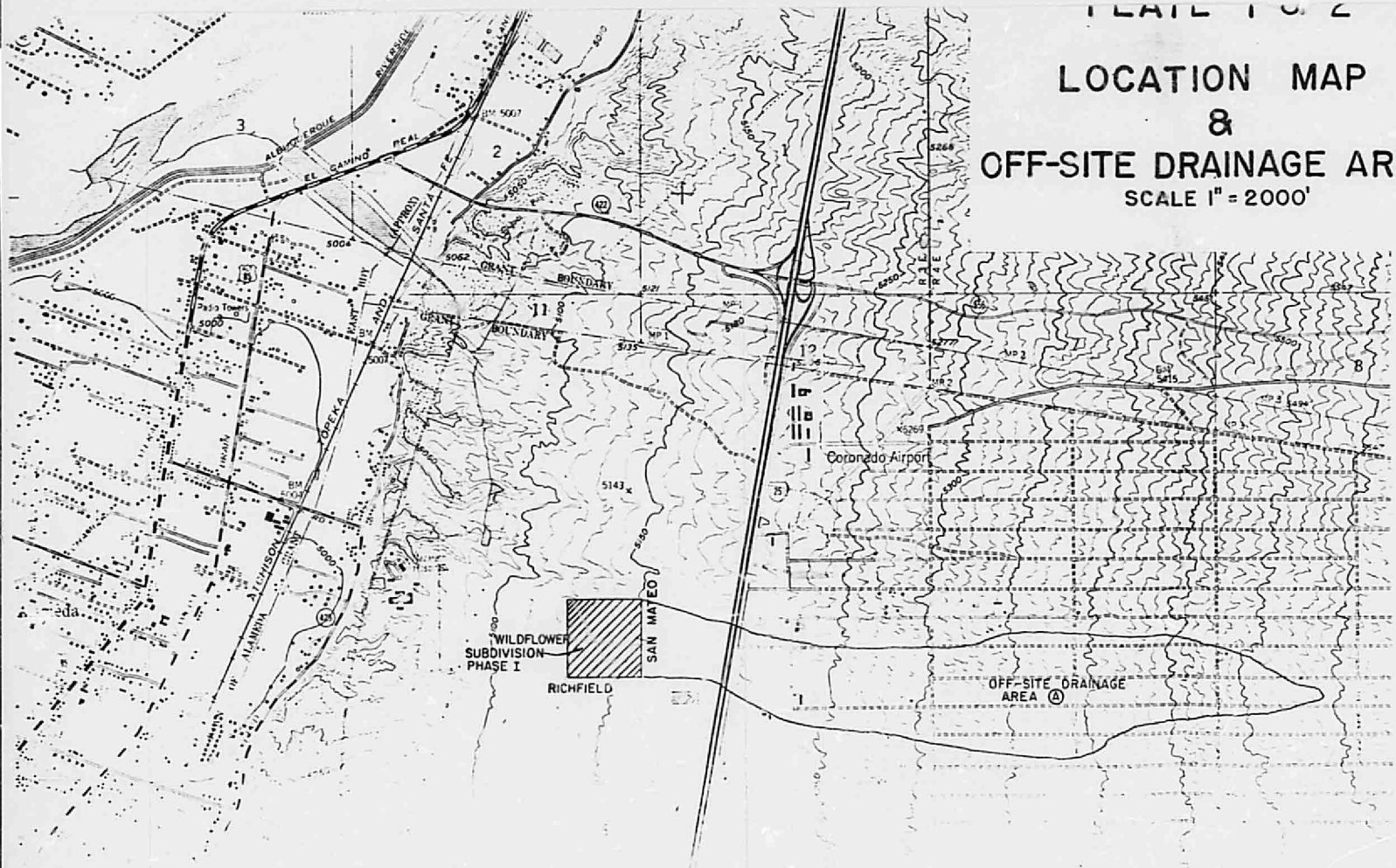
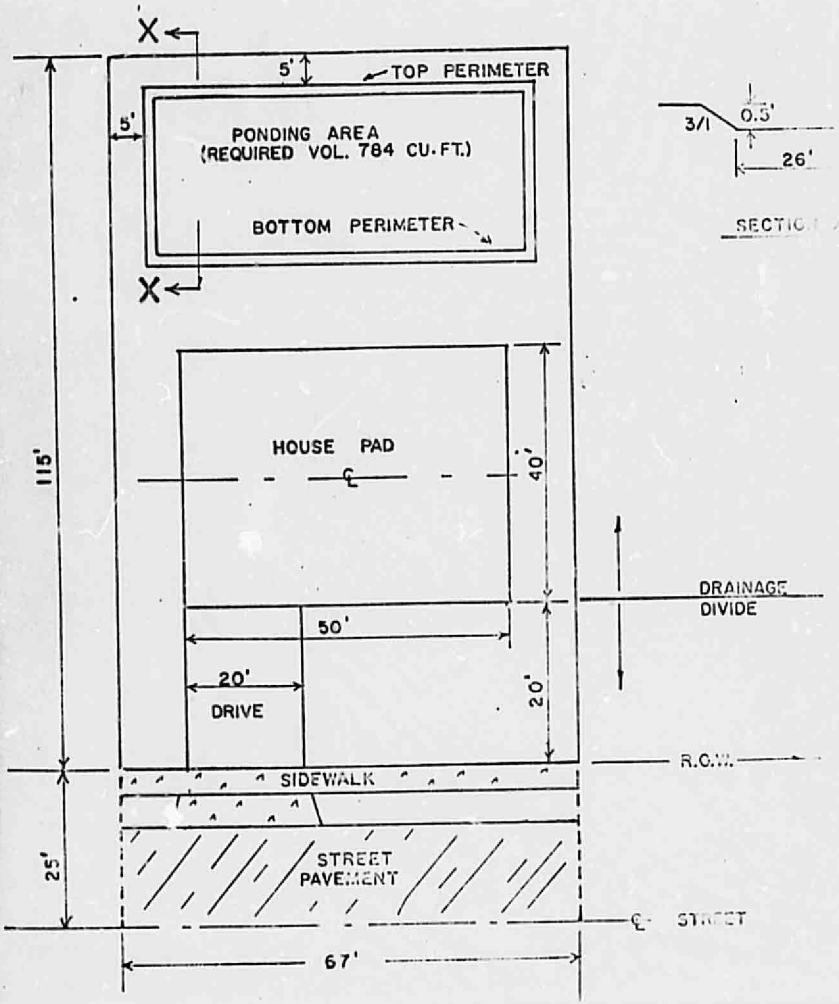


PLATE 4
TYP. PLOT PLAN
R-1 RESIDENTIAL

NTS



C17/D2

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 13, 1985

RECEIVED
JUN 17 1985
DH0166
HYDROLOGY SECTION

Mr. Jim Covell
Albuquerque Economic Development
P. O. Box 25100
Albuquerque, NM 87125

Re: Easement Requested from AED for the Wildflower Diversion

Dear Jim:

I would like to thank you for your help in trying to acquire the referenced easement; however, several things have occurred that reflect upon the City's motivation to continue with the project.

As you know, the construction of the diversion will prevent storm water from flowing across the AED property. Elimination of this water from the property would save substantial expense when the area is ready to develop. We felt this was a definite benefit to the property owner and the benefits that would accrue would be far in excess of the amount of land given for the easement.

In our discussions with our Property Management section, we have learned that the President of AED has made the request that a dollar per square foot be paid to AED by the City for the easement. Since the time frames for this project are extremely tight, I have decided to pull the Wildflower Diversion from the project and not construct it at this point in time. We will limit our project to improvements on San Mateo Boulevard which will provide a drainage outfall for the property when it is ready to be developed. At that point, AED can make the decision concerning whether to construct the Wildflower Diversion on their own or build the conveyances and detention facilities on their property to match the downstream capacity being provided.

If you should have any questions concerning this matter, please feel free to contact this office.

Sincerely yours,

C. Dwayne Sheppard, P.E.
City Engineer

JNH/CDS/fs

cc: Richard Leonard, Executive Engineer, AMAFCA
Larry Blair, AMAFCA
Carl Rodolph, Director, MDD
Jim Fink, Planning & Programming Engineer/MDD
Val Valdez, Property Management/City of Albuquerque
Greg Olson, Assistant City Engineer/Design
Bob Fosnaugh, Traffic Engineer
Andre Houle, Civil Engineer/MDD
Billy Goolsby, Civil Engineer/MDD
Mike Emery, Bohannan-Huston, Inc.

2219E

If you should have any questions concerning this matter, please feel free to contact this office.

Sincerely yours,

James N. Lewis

C. Dwayne Sheppard, P.E.
City Engineer

JNH/CDS/fs

cc: Richard Leonard, Executive Engineer, AMAFCA
Larry Blair, AMAFCA
Carl Rodolph, Director, MDD
Jim Fink, Planning & Programming Engineer/MDD
Val Valdez, Property Management/City of Albuquerque
Greg Olson, Assistant City Engineer/Design
Bob Fosnaugh, Traffic Engineer
Andre Houle, Civil Engineer/MDD
Billy Goolsby, Civil Engineer/MDD
Mike Emery, Bohannan-Huston, Inc.

2219E

OF COUNSEL
DON L. DICKASON
RAY H. RODEY

PEARCE C. RODEY (1889-1958)

WILLIAM A. SLOAN
JACKSON G. AKIN
JOHN D. ROBB
CHARLES B. LARRABEE
JAMES C. RITCHIE
JOHN P. EASTMAN
WILLIAM C. SCHAAB
ROBERT D. TAICHERT
ROBERT N. ST. JOHN
JOSEPH J. SULLIVAN
DUANE C. GHILEY
MARK K. ADAMS
ROBERT O. MCCORKLE
PETER G. PRINA
BRUCE HALL
JOHN R. SALAZAR
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JONATHAN W. HEWES
GENE C. SALTON
RICHARD C. MINZNER
W. ROBERT LABATER, JR.
RICHARD K. BARLOW
CHARLES L. SAUNDERS
MARK C. HEISERING
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ROBERT ALDERSON
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TRAVIS R. COLLIER
BEN M. ALLEN
JO BAXTON GRAYER
EDWARD RICCO
W. MARK MOWERY
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NANCY J. APPLEBY
ANDREW H. IVES, JR.
JAY R. ROSE
DEBRA ROMERO THAL
JAMES L. RASMUSSEN
PATRICK M. MADIGAN
EDWARD W. SHEPHERD
ELLEN G. THORNE
WAYNE G. CHEW
HENRY H. SCHRIMPHOFF
SHANNON L. DONAHUE
TIMOTHY P. KELL
WILLIAM S. RIPLEY
TRACY E. HUGEE
MATTHEW M. SPANGLER
JAMES O. BROWNING
DAVID C. DAVENPORT, JR.

RODEY, DICKASON, SLOAN, AKIN & ROBB, P. A.
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P. O. BOX 1888
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TELEPHONE 765-5900
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TELECOPIER 765-5903
TELEX 360401

SANTA FE OFFICE:
MARCY PLAZA, SUITE 101
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P. O. BOX 1357
SANTA FE, NM 87501-1357
TELEPHONE 984-0100
AREA CODE 505

RIO RANCHO OFFICE:
JEREZ PROFESSIONAL BLDG.
3615 RIO RANCHO BLVD.
SUITE 203 A
P. O. BOX 15423
RIO RANCHO, NM 87174-0423
TELEPHONE 768-5900
AREA CODE 505

June 6, 1984

C17 D2

HAND DELIVERED

Mr. Chuck Johnston
City Planner
City Hall - 6th Floor
Albuquerque, New Mexico 87103

Re: DRB-84-251
Gardner, Mason and Associates agents for Bellamah Community Development, request site plan review and comment for Tract A-1, Wildflower Subdivision, zoned RD, and located between San Mateo and Jefferson, N.E. (C-17)

Dear Mr. Johnston:

Our office represents Sperry Corporation. It is our understanding that you are the Planner assigned to review and comment on the above referenced application. Sperry Corporation, other industrial plants and developers in the I-25 Sector Plan area, the City Administration and the Wildflower Subdivision residents are interested in additional park development and open space in the immediate vicinity of the Sperry and Signetics plants and the Wildflower Subdivision and particularly in the twelve acre parcel presently being proposed for development by Bellamah Community Development (Bellamah).

Bellamah is presently planning to place thirty-eight (38) four-plexes constituting one hundred and fifty-two (152) total units in the subject twelve acre parcel immediately north of the existing single-family residential Wildflower Subdivision and south of the Sperry plant between the proposed extension of Jefferson Street and San Mateo Boulevard. The plan calls for a series of four-plexes with little open space and apparently no recreation area located within the twelve acre site.

It should be noted that the City Council has not yet determined the density that will be allowed this particular site. This will be determined by the Council in connection with its consideration of the North I-25 sector plan. The City Land Use Planning and

Zoning Committee will next consider the sector plan at its June 26, 1984 meeting.

Sperry's first preference would be to see this particular site acquired by the City with help from the private sector in terms of acquisition, development and/or maintenance of the park. The park is ideally located to serve both the residents of Wildflower and the five to six thousand employees who presently work in the I-25 Sector Plan area. Representatives of the private sector are presently meeting with members of the City Administration to see what kind of a joint proposal can be made to Bellamah to acquire the twelve acre site for park development.

However, in light of Bellamah's presently pending proposal to develop the site for one hundred and fifty-two (152) dwelling units under the RD zone, we would appreciate very much the opportunity to review and comment upon Bellamah's proposal to deal with each of the following requirements pertaining to parks and open space:

1. Park dedication requirements for the one hundred fifty-two (152) unit development. It is our understanding that Bellamah would be required to dedicate one hundred seventy (170) square feet of land suitable for development of a neighborhood park per unit or twenty-five thousand eight hundred forty (25,840) square feet plus make a cash payment of a minimum of $78.00 per unit or $11,856.00 or more if the amount per unit is more than $78.00.

2. Open space requirements for the one hundred and fifty-two (152) unit development. It is our understanding that the open space requirement of the RD zone calls for six thousand (6,000) square feet of open space per dwelling unit. Since Bellamah is proposing one hundred fifty-two (152) units, this would translate into nine hundred twelve thousand (912,000) square feet or approximately 20.9 acres of open space to be furnished. This open space should be high quality and close to the location of the site to be developed. If cash-in-lieu of open space is to be provided, the amount of money required is based on the square foot value of the site after it is platted into lots. Assuming a value of $35,000.00 per acre and with the understanding that the equivalent of 20.9 acres has to be furnished, we estimate Bellamah would be required to pay the City $731,500.00 for open space acquisition if cash is

to be paid in lieu of open space. To the extent open space is furnished on-site, the cash in lieu payment will be reduced. Similarly, if the density of the proposed development were reduced sufficiently, the open space requirement could be met on site.

It would appear that each of the referenced items (i.e. park dedication and open space requirements) are of such importance in this particular area in light of the proposed high density development that neither of these items should be determined at the staff level but should be the subject of a public hearing to be held by the Environmental Planning Commission in connection with its review of the proposed Bellamah Development. This proposed development has extremely significant implications for the entire area and, therefore, park and open space requirements applicable to the development should be carefully scrutinized in a public forum at which all interested parties would have an opportunity to participate.

Please let us know when we might be able to review Bellamah's proposal for dealing with the Park Dedication Ordinance and the open space requirements of the RD zone. We would also appreciate hearing from you as to whether this is a matter which may be heard by the Environmental Planning Commission before a final determination is made on the proposed site development plan. If it is your decision that this will be a staff determination, please let us know if and under what circumstances an appeal may be taken from the staff determination to the Environmental Planning Commission for a full and open hearing on the park dedication and open space requirements applicable to the Bellamah proposal.

We thank you for your attention to this matter and we look forward to hearing from you at your earliest convenience.

Sincerely,

RODEY, DICKASON, SLOAN, AKIN & ROBB, P.A.

BY: John P. Salazar

JPS:cbk

cc: (hand delivered)
Mayor Harry E. Kinney
Frank A. Kleinhenz, Chief
Administrative Officer

Thomas W. Hoover, President,
City Council
Richard F. Mather, Vice President,
City Council
Patrick J. Baca, City Councillor
Vincent E. Griego, City Councillor
Steve D. Gallegos, City Councillor
Fred Burns, City Councillor
Nadyne Bicknell, City Councillor
Fran J. Hill, City Councillor
Ken Schultz, City Councillor
Donald A. Peterson, Senior Policy Analyst,
City Council
James L. Sutton, Chairman
Environmental Planning Commission
Joe Boehning, Member
Environmental Planning Commission
Irv Diamond, Member
Environmental Planning Commission
Margaret Gregory, Member
Environmental Planning Commission
Pauline Gubbels, Member
Environmental Planning Commission
Angela Jewell, Member
Environmental Planning Commission
Fred Sanchez, Member
Environmental Planning Commission
Janet Serino, Member
Environmental Planning Commission
Robert Wolfe, Member
Environmental Planning Commission
Gene Mares, Chairman (Planning Division)
Development Review Board
Jon Ertsgaard, Water Resources Department
Development Review Board
Fred Aguirre, City Engineering Division
Development Review Board
Robert Fosnaugh, Traffic Division
Development Review Board
Marty Valdez, Parks & Recreation Department
Development Review Board
Carl Rodolph, Director
Municipal Development Department
Vern Hagen, Deputy Director
Municipal Development Department
Orlando D. Sedillo, Director
Parks and Recreation Department
Abe Montano, Manager
Solid Waste Systems

Jack Leaman, City/County Planner
Planning Department
Phil S. Garcia, Assistant City Planner
Planning Department
Cynthia Bruce, Planner
Planning Department
Howell G. Ervien, Property Manager,
Property Management Department
Val Valdez, Real Estate Officer,
Property Management Department
Rich Leonard, Executive Engineer,
AMAFCA
Dan Sabo, Drainage Engineer,
AMAFCA
Rex Funk, Supervisor, Open Space
Regional Park Division
Phyllis Taylor, Southwest Land
Research
Ed Stang, Planner,
Planning Department
Janet Saiers, Planner,
Parks & Recreation Department
Daniel Pava, Planner,
Planning Department
Cynthia Stegman, President
Wildflower Homeowners Association
(mailed)
Richard H. Buvens, Facilities Development
Engineer, Sperry Corporation
Kim Trinosky, Facilities Manager,
Sperry Corporation
Jack M. Clifford, President,
Jack M. Clifford and Company
Robert C. Wharton, Director, Division of
Land, Jack M. Clifford and Company
John R. McGerigle, Manager, Materials and
Facilities, Signetics
Michael L. Keleher, Attorney for
Sisters of Saint Dominic
Jerry Geist, President, PNM
Roger Rankin, Vice President,
Meadows Resources
Varne Kimmick, Bellamah Community
Development

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
David Rusk

December 16, 1980

C17-02

Mr. R. H. Buvens
Manager, Construction Project
Sperry Flight Systems
Division Headquarters
Post Office Box 21111
Phoenix, Arizona 85036

RECEIVED
DEC 18 1980
CITY ENGINEER

RE: Wildflower Diversion

Dear Mr. Buvens:

This acknowledges receipt of your letter dated December 12, 1980.

I regret that our collective efforts to resolve the area's drainage problems on your south boundary have not been successful. I appreciate Sperry's and Signetic's patience while the attempt was made.

As I have verbally stated before, if these efforts were not successful, then the City would revert to the Memorandum of Understanding and to the plans approved earlier by the Engineering Division. You may now proceed with those plans.

Sincerely,

Gerald D. Davenport, A.I.C.P.
Director
Municipal Development Department

cc: Mr. James Keeling, Signetics
Mr. Richard S. Heller, City Engineer
Mr. Michael M. Emery, Bohannan-Huston
Mr. Horace McKay
Mr. Varne Kimmick
Mr. Jim Covell
Mr. Joe Burwinkle
Mr. Bruno Conegliano

GDD:ilg

ENGINEERS PLANNERS PHOTOGRAMMETRISTS

BOHANNAN-HUSTON INC.

125 CARLISLE BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87107 505 88 000

December 4, 1980

C17-D2

RECEIVED
DEC 6 1980
CITY ENGINEER

Mr. Richard Heller
City Engineer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Wildflower Diversion

Dear Mr. Heller:

I am in receipt of the letter from the Bellamah Corporation declining their participation in the Wildflower Diversion Channel. A copy of the letter is enclosed for your information. I have also heard from Bellamah Corporation that Horace McKay will also decline participation in the project.

Based upon this information, I would request that Signetics be allowed to proceed with their design plan review under the assumption that their will be a dip section in San Mateo Boulevard to pass the flows in the Wildflower Arroyo. Your concurrence with this course of action is requested.

If you should have any comments concerning this matter, please feel free to contact this office. We look forward to hearing from you soon about the course of action Signetics should pursue.

Sincerely yours,

Michial M. Emery

Michial M. Emery, P.E.
Vice President

Enclosure

cc: Mr. Gerald Davenport
Mr. James Keeling
Mr. Dick Buvens
Mr. Horace McKay
Mr. Varne Kimmick
Mr. Jim Covell
Mr. Joe Burwinkle
Mr. Bruno Conegliano

MME/js
Job No. 78-178.1, 78-178.2 and 79-104.3

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 1, 1978

C17-02

Mr. Thomas J. Di Rito
Assistant Development Engineer
Dale Bellamah Land Co., Inc.
P. O. Box 3325
Albuquerque, N.M. 87190

SUBJECT: TEST TURNKEY PROJECT WORK AUTHORIZATION #T-22
WILDFLOWER ADDITION

Dear Mr. Di Rito:

Under the provisions of the Test Turnkey Project procedures, this letter is the Work Authorization to begin field work on the project.

Sincerely,

C. D. Shappard, P.E.
C. D. Shappard
Acting City Engineer

CDS/fs

cc - H. R. Orr
Co-Con Inc.
Ray Dawson
Water Resources
Dwayne Sheppard
Bob Kielich
LaMonte Urban
Bruno Conegliano
Bill Mueller
Jim Wilson - Traffic Engineering

builders/realtors/developers
commercial & residential

Bellamah Corporation

December 3, 1980

Mr. Michial Emery, P.E.
Vice President
Bohannon-Huston, Inc.
4125 Carlisle Boulevard N.E.
Albuquerque, N.M. 87107

Dear Mr. Emery:

Subject: Participation in Construction and Right-of-Way Acquisition for Wildflower Diversion Channel

I have reviewed your letter of November 25, 1980. Unfortunately, the cash flow requirements as currently dictated cannot be logically applied in today's economy. Dale Bellamah Land Co. Inc. will have to decline, therefore, from participating in the constrruction of the so-called Wildflower Diversion Channel.

I also find your allocations extremely objectionable in that you have attempted to allocate cost on a per-acre basis. You will note the parties benefiting the most are paying the least, yet we are buying land from the other participants in order that these improvements be made. This is all well and fine as we look at a Peppertree plan and there was a cross section improvements and net benefit gains to all parties. This is not the case in Wildflower.

As you will note, the improvements for Western Power and A.I.D.S. are on land having market values estimated at $1.50/sq.ft. vs. my 35¢/sq.ft. for Wildflower single-family uses. If the allocation were reconsidered for an equitable distribution based on use, rather than a per-acre basis, more than likely I would entertain the possibility of participation.

Very truly yours,

DALE BELLAMAH LAND CO. INC.,

D. T. Robertson, Vice President

j.

6121 Indian School Road NE / PO Box 3325 / Albuquerque, New Mexico 87190 / (505) 883-3000

Albuq 12-5-80

BOHANNAN-HUSTON INC.

4125 Carlisle Blvd. NE Albuquerque, New Mexico 87107

(505) 881-2000

To: Richard Hulley + Bruce Coughlin
City Engineer
City of Albuquerque

Attention:

- ☐ Parcel Post
- ☐ First Class
- ☐ Air Mail
- ☐ Special Delivery
- ☐ Bus
- ☐ Messenger
- ☐ UPS
- ☐ RR Express
- ☐ Air Freight
- X hand deliver

Transmittal

Date: 12-4-80 Our job number: 78-178.1, 78-178.2 + 79-104.5

Your job number:

Job: Wildflower Quincie

We are enclosing:	For:
___ Prints	✓ Your Use
___ Sepias	___ Your Approval
___ Tracings	___ Your Records
___ Specs	___ Review & Comments
___ Studies Report	___ Revisions
___ Xerox	___ Response to Your Request
___ Plan Sets	
___ letter plus cc of letter from Bulkeley Corp	

Comments:

By: Michael Enough thank you

Rec'd by: J. Steinman Date: 12/5/80

0164

C17-D2

Builders/realty developers
commercial & residential

Bellamah Corporation

August 15, 1980

RECEIVED
AUG 25 1980
CITY ENGINEER

Richard Heller
City of Albuquerque
City Engineer's Office
P.O. Box 1293
Albuquerque, New Mexico 87103

Dear Dick:

Upon inspection of the Wildflower subdivision on August 14, 1980, we find that the culverts crossing San Mateo at Blue Sage Place will never work until such time as the area East of San Mateo is developed. As you know, we objected to the design suggested by the City when the original designs were submitted. Our solution was to divert the arroyo at Sage to the North to the next arroyo so that the flows would not have to pass entirely through Wildflower. The subdivision streets are filled with mud and tumbleweeds moved from the overflow of these culverts.

I understand you are contemplating a diversion of the arroyo just North of Wildflower I, to the arroyo which passes through the South end of the Sperry site. I would urge you to consider picking up the arroyo at Sage in this diversion also.

Secondly, since these culverts will most certainly be filled upon every rainfall, I would suggest that they be removed and replaced with a dip section until the area East develops or until some better solution is found. You will recognize that this solution will produce additional mud within the subdivision, especially at Sage and Goldenthread, and the diversion to the North is much more practical, and preferred as a solution.

I am sure you are also aware that the solution we presented originally was for a diversion at San Mateo into the existing arroyo to the North. I therefore suggest as follows:

1. The diversion East of San Mateo pick up the arroyo at Blue Sage Place.

2. Construction should begin at the earliest possible date.

3. The existing culverts be removed and a temporary dip substituted.

6121 Indian School Road NE / PO Box 3325 / Albuquerque, New Mexico 87190 / (505) 883-3000

It may be appropriate to build a temporary silt pond within the San Mateo right-of-way to lower the silt tranported into Wildflower.

Thank you for your cooperation in advance.

Very truly yours,

DALE BELLAMAH LAND CO., INC.

Varne M. Kimmick
Chief Development Engineer

VMK/ms
cc: DTR
TDR
TNB
Cliff Spirock

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE January 14, 1980 REF. NO.

TO: Orlando Sedillo, Director, Parks and Recreation
FOR: Bruno Conegliano, Assistant City Engineer/Hydrology BC.
FROM: Richard Heller, City Engineer

SUBJECT: Wildflower Subdivision Park Dedication C17-D2

In view of the unresolved drainage problem affecting the 12.5 acres which are part of the northern most tract of land developed as "Phase I" of the Wildflower Subdivision. I recommend that the Parks Department does not accept the exchange requested by the Bellamah Corporation.

My office would not be adverse to a possible future exchange if so desired, but only when the drainage problem will have received adequate solution.

BC/lc
xc: Kent Whitman
Gene Mares

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

RECEIVED
DEC 12 1979
CITY ENGINEER

INTER-OFFICE CORRESPONDENCE December 10, 1979 DEF. NO. _____

C17-D2

TO: Richard S. Heller, City Engineer, Engineering Division

FROM: Orlando D. Sedillo, Director, Parks and Recreation

SUBJECT: Wildflower Subdivision Park Dedication

Currently, the City has a Quitclaim Deed for 1.532 acres of park land on the west side of Jefferson Avenue. Dale Bellamah Land Company proposed an exchange of land to the east side of Jefferson which encompasses an acreage of 1.760 acres; however, at a Park Review Task Force meeting on July 17, 1979, this exchange was discussed and denied primarily, as I recall, due to drainage problems.

The developer is again pursuing this exchange. This is to request that a drainage recommendation for this proposed exchange be submitted to us as soon as possible so that we may submit this information both to the developer and Planning Division.

As a matter of policy, our department intends to work closely with your department in the acquisition of any future park lands in order to alleviate any drainage problems.

ODS:js
Attachment:

Copy to: Bill Algire, Superintendent, Design and Development
Robert L. Burgan, Chief Planner, Planning Unit
Roy Sooter, Superintendent, Park Management

UNPLATTED

DONT ADD TO PLAT! WRITE METES AND BOUNDS FOR DEED

Proposed exchange

PARK 1.76 AC

(1.44 ac required for plat plus 0.32 ac for future dominoes way)

PARK

WISTFLOWER LANE

GOLDFIELDS COURT

BLUEBONNET LANE

WISTCRESS

JEFFERSON STREET N.E.

DRIVE

LANE

RUE

COURT

WILDFLOWER - PHASE I
Filed Sept 15, 1978
D8 - 196

WIL

SECTION 1

BERNALILLO

DESCRIPTION

That certain parcel of land situate within t
boundaries of Section 14, Township 11 North, Range
which is more particularly described by metes and

Beginning at the northeast corner of the par
and 14, Township 11 North, Range 3 East, New Mexic

S 00° 11' 30" W, 275.74 feet to a point; the

S 73° 30' 00" E, 235.77 feet to a point; the

N 73° 30' 00" W, 195.65 feet to a point; the

S 00° 11' 30" W, 427.78 feet to a Point of C

Southwesterly, 39.27 feet along the arc of a
and a long chord which bears S 45° 11' 30" W, 35.

S 00° 11' 30" W, 29.00 feet to the southeast

N 89° 48' 30" W, 1,747.55 feet to the south

N 18° 05' 58" E, 1,591.78 feet to the north

S 89° 55' 40" E, 1,369.40 feet to the north

Said parcel contains 56.777 acres, more or l

SUBDIVISION CONTROL MONUMENTATION:

All block corners indicated thus (—o—) shall be permanently identified by rebar and aluminum cap bearing L.S. #4973.

NOTES: 1) All side lot lines are perpendicular to street right-of-way unless otherwise noted or radial unless noted - N/R.

2) Unless otherwise noted, front and rear lot lines shall be the same bearing as the centerline of adjacent street.

FREE CONSENT AND DEDICATION

The subdivision of the land hereon described is with
undersigned owner and proprietor thereof, and said owner
shown hereon, together with all easements shown on this
shown by dashed lines, being 14 feet in width centered a
lot lines, except as noted, including the right of ingre
distinct easements shown thereon are
easements for

BALL BELLAMAH LAND CO., INC.

BY:

Builders/realtors/developers
commercial & residential

Bellamah Corporation

C17-D2

November 2, 1979

RECEIVED
NOV 05 1979
CITY ENGINEER

Mr. Richard Heller, City Engineer
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

RE: YOUR LETTER DATED OCTOBER 9, 1979
WILDFLOWER SUBDIVISION

Dear Dick:

Please accept my apologies for not attending to your letter in a more timely manner. Since the issuance of your letter, I have inspected the above referenced subdivision and have found that the vast majority of unoccupied finaled homes do in fact comply with the city approved drainage report and subsequent grading plan. I have been advised by Mr. Bill Bennett, General Superintendent of our New Mexico Housing Division, that in cases where unoccupied houses do not comply with the grading plans requirement for ponding areas, these lots will be modified by December 3, 1979. If on December 3, 1979 you would like to personally meet with me or Bill Bennett and inspect the site, we would be more than happy to accommodate your desire.

Thank you for bringing this item to my attention, and if there are any further questions or problems please do not hesitate to contact me.

Thank you.

Very truly yours,

DALE BELLAMAH LAND CO., INC.

Thomas J. Di Rito
Development Engineer

TDR/rr

cc: DTR
cc: VMK
cc: WRB
cc: Mr. Rich Leonard - AMAFCA
cc: Mr. Bruno Conegliano, Asst. City Engineer - Hydrology
cc: Mr. Charles Voltz, Chief Building Official

6121 Indian School Road NE / PO Box 3325 / Albuquerque, New Mexico 87190 / (505) 883-3000

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 9, 1979

C17-D2

Mr. Tom Di Rito
Bellamah Corporation
6121 Indian School Rd., N.E.
Albuquerque, New Mexico 87110

Reference: Wildflower Subdivision

Dear Mr. Di Rito:

The results of a field inspection following a complaint by a resident, indicate that the ponding provisions shown on the site grading plans, have not been supplied or do not conform to the diagram shown on said plans.

Since the subdivision approval was granted with the stipulation that close compliance with the drainage plan was going to be observed, I may have to request Building and Inspection to withhold any further certificates of occupancy, until compliance in this subdivision is supplied.

Please advise my office of the steps you intend to take, to bring the subdivision in compliance with the requirements.

Very truly yours,

Richard Heller
City Engineer

RH/lc

cc: Richard Leonard, AMAFCA
Bruno Conegliano, Asst. City Engineer-Hydrology
Charles Volz, Chief Building Official
Drainage File

mud Wildflower File
this can in it w/letter to Rolland

PUBLIC WORKS DEPARTMENT
CITY ENGINEER OFFICE
DRAINAGE SECTION

COMPLAINT FORM

Rec'd. By FJA

Date 8-20-79

Subd.

Lot

Block

Zone Atlas

Address of complaint 4913 Goldenthread Dr N.E.

Directions

Complainant Deborah A. Bosworth Address same Phone 264-4107 W 897-3626 H

Nature of Complaint: Water drain from adjacent Lot (Higher Lot) onto her property

Investigated by: Bernie T. Montoya Date 10-8-79

Report of Investigation: 4913 Goldenthread Dr N.E. is located in the Wildflower Subdivision I investigated the back lots of Goldenthread N.E 4905, 4901, 4909, 4913, 4912 and 4916 none of the lots have the ponding area required according to Subdivision Grading plans. I recommend that a letter be sent to the contractor stating that he is in violation and must be corrected

Sketch

766 - 3279

Mrs. Wrap - FHA

c/o Contracts Div. USDOE
P. O. Box 5400
Albuquerque, NM 87115
August 20, 1979

RECEIVED
AUG 22 1979
ENGINEER

Mr. Bill Bunett
Bellamah Corporation
6121 Indian School Road

Dear Mr. Bunett:

This is to inform you of the unacceptability of 4913 Goldenthread Drive NE in the Wildflower Edition.

Prior to closing on July 30, 1979, numerous discussions were held with Mr. Keith Neale and Mr. Arnold March of your staff concerning what they term FHA/City required backyard pooling. They explained that no yard was to drain into another yard, that this was required for every backyard and that such was the case at 4913 Goldenthread.

It has since rained and it is apparent that other yards are draining into and then remaining as a pond the size of three-fourths of my own backyard. I note the dryness of yards surrounding mine, including those at higher elevations. Settling in the higher yard to the east and in the alley behind to the north at the walls to my yard is visible.

I had the backyard examined by a qualified civil engineer after the first day of rain and was informed that this is an unacceptable condition, which should be corrected by the construction company.

I have further noticed the water level above the foundation of the house on the west side and north-west corner. I am sure you are aware of the detrimental impact this will have on the stucco and frame of the house through settling, water damage, etc.

Mr. Neale and Mr. March were individually informed on August 16,1979, by Mr, Ken Varga and myself of this problem and invited to observe the lake of three to eight inches depth across most of the backyard. Mr. March stated that he had this same problem at his own home and would have to take care of it on his own, implying that the responsibility rests with the homeowner (buyer) rather than the builder (seller). I disagree with the implication.

You will note that my offer was contingent upon satisfactory fill-dirt (and grading) work being done to the backyard. I closed on your representation (as the weather was dry) that this condition had been accomplished. I see now that this was not the case.

On August 17, 1979, Mr. Neale informed me that he had also noticed water seepage from the higher elevated neighboring yard into my backyard and stated his intention to have the problem corrected.

You will note that this letter is provided to you within the thirty day acceptance period and that my statements concerning the unacceptability of the yard have been validated by a civil engineer.

I respectfully request your expeditious attention to the remedy of this critical water problem at the backyard of 4913 Goldenthread Drive Ne.

Sincerely,

Deborah A. Bosworth

Deborah A. Bosworth
(Phone: Work 264-4107, Home 897-3626)

cc:
Ms. Connie Cranford, Loan Officer
Albuquerque Federal Savings and Loan
Juan Tabo Regional Loan Office
PO Box 25000
Albuquerque, NM 87125

Better Business Bureau
154 Washington SE
Albuquerque, NM

Mr. Dan Sabo
Albuquerque Metropolitan Arroya Flood Control Authority
RE: Resolution #2, 1972 Series
2600 Prospect Ave. NE

Mr. Ed Ordonez, Chief Inspector
PO Box 1293
Albuquerque, NM 87103

Mr. Richard Heller, City Engineer
PO Box 1293
Albuquerque, NM 87103

Mr. Fred Aguirre
Drainage Systems
Building and Inspection Division
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

July 31, 1979

Mr. Bruno Canegliano
Assistant City Engineer/Hydrology
City of Albuquerque

Dear Bruno:

I apologize for procrastinating in responding to your March 28th letter regarding La Cueva Arroyo with its inclosures pertaining to the Wildflower Development.

Your request is timely in that AMAFCA is now proceeding to define more precisely the ROW requirements in North Albuquerque Acres ~~(Incl. 1).~~ However, our intent is to identify only ROW requirements for flood control structures and diversions, not for natural watercourses.

In the past AMAFCA has pursued the belief that water has a right to flow in historic channels. In effect, nature has established its own easement, and no compensation is due a landowner for continuation of this natural right. As you know, both AMAFCA and the City act to preserve watercourses. When land is proposed for development, we ensure that adequate channel capacity is preserved to pass at least the 100-year flood.

In the case of La Cueva Arroyo, our planned projects will reduce 100-year flows substantially. However, even prior to these projects being in place, it is my impression that La Cueva Arroyo should be able to accept flows from West of I-25 and discharge them into the North Diversion Channel without significant problems. Based on this impression, it is my inclination to permit flows to be trained into the arroyo. That seems preferable to routing the water through a subdivision.

If this remains a problem, I should welcome the opportunity to discuss it with you and Mr. Whitman.

Sincerely,

Richard E. Leonard
Executive Engineer

ic
~~Encl.~~

City of Albuquerque

PARKS AND RECREATION DEPARTMENT
1801 4th STREET, N.W. ALBUQUERQUE, NEW MEXICO 87102
(505) 766-7427

copy letter received file w/ Wild Flower II

May 10, 1979

RECEIVED
MAY 18 1979
CITY ENGINEERS

C17-02

Mr. Cliff A. Spirock
Community Sciences Corporation
P. O. Box 1328
Corrales, New Mexico 87048

Subject: Proposed exchange of Park Land in Wildflower Addition

Dear Mr. Spirock:

Per discussions held last month, the Parks and Recreation Department recommends the relocation of the existing approximately 1.5 acre park located at Misiflower, Watercress, and Jefferson Street, N. E. for approximately 1.76 acre park located along the east side of Jefferson Street. We understand that the new site contains approximately 0.12 acres for future drainage way.

Further, that such right of way for drainage will not divide the park into two separate land parcels, rather the drainage right of way will be located along the east and north sides of the park which will not interfere with proposed future park development. The attached map shows the location of the above listed points.

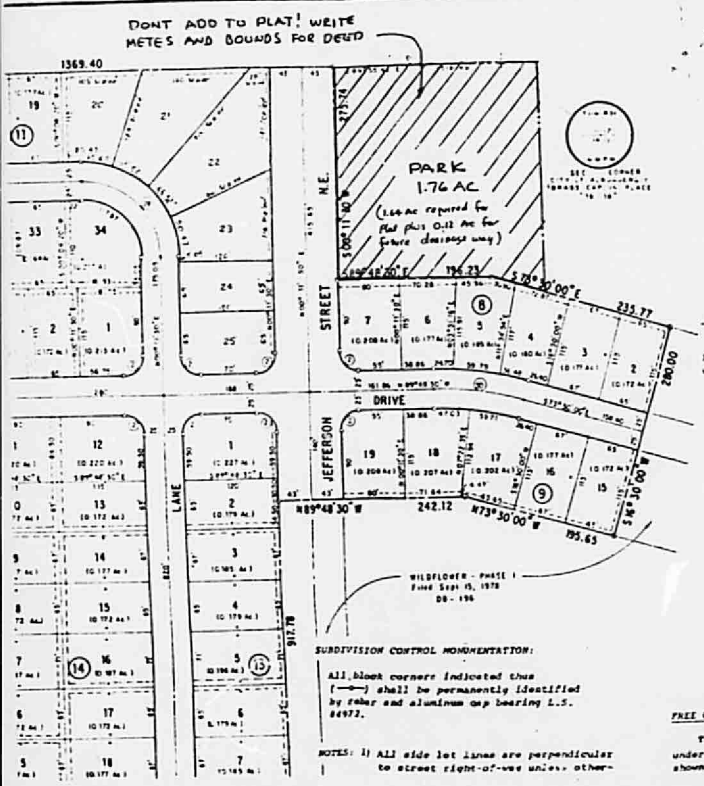
Sincerely yours,

Orlando D. Sedillo, Director
Parks and Recreation Department

Attachment

cc: Phil Garcia
Bruno Canigliano

ODS:RLB:ilg



WILDFLOWER

PHASE 2

SITUATE IN SECTION 14, T11N, R3E, N.M.P.M. BERNALILLO COUNTY, NEW MEXICO

MARCH, 1979

SUBDIVISION CONTROL MONUMENTATION:

All block corners indicated thus (—●—) shall be permanently identified by rebar and aluminum cap bearing L.S. 84972.

NOTES: 1) All side lot lines are perpendicular to street right-of-way unless other-

DESCRIPTION

That certain parcel of land situate within the exterior boundaries of the Elena Gallegos Grant and the projected boundaries of Section 14, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, which is more particularly described by metes and bounds as follows:

Beginning at the northeast corner of the parcel herein described, whence the corner common to Sections 11, 12, 13, and 14, Township 11 North, Range 3 East, New Mexico Principal Meridian bears S 89° 55' 40" E, 1,518.49 feet, thence,

S 00° 11' 30" W, 275.74 feet to a point; thence, S 89° 48' 30" E, 196.23 feet to a point; thence,

S 73° 30' 00" E, 235.77 feet to a point; thence, S 16° 30' 00" W, 280.00 feet to a point; thence,

N 73° 30' 00" W, 195.65 feet to a point; thence, N 89° 48' 30" W, 242.12 feet to a point; thence,

S 00° 11' 30" W, 917.78 feet to a Point of Curvature; thence,

Southwesterly, 39.27 feet along the arc of a curve bearing to the right (said arc having a radius of 25.00 feet and a long chord which bears S 45° 11' 30" W, 35.36 feet) to a point; thence,

S 00° 11' 30" W, 19.00 feet to the southeast corner of the parcel herein described, thence,

N 89° 48' 30" W, 1,747.85 feet to the southwest corner of the parcel herein described; thence,

N 18° 05' 58" E, 1,591.78 feet to the northwest corner of the parcel herein described; thence,

S 89° 55' 40" E, 6,369.40 feet to the northeast corner and PLACE OF BEGINNING of the parcel herein described.

Said parcel contains 56.777 acres, more or less

FREE CONSENT AND DEDICATION

The subdivision of the land hereon described is with the free consent and in accordance with the desires of the undersigned owner and proprietor thereof, and said owner and proprietor does hereby dedicate the public rights-of-way shown hereon, together with all easements shown on this plat. Utility easements are reserved where

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
David Rusk

March 28, 1979

C17-D2

Mr. Richard E. Leonard
Executive Director, AMAFCA

Dear Mr. Leonard:

Enclosed is a copy of a letter to Mr. Erwin F. Hensch in regard to the proposed development of Wildflower II by the Bellamah Corporation. The absence of definite City policies and plans for the provision of drainage facilities in undeveloped areas makes it difficult for me to reach a decision on the adequacy of the engineers' recommendations. I have, therefore, requested of Mr. Hensch his thoughts and advice on the best way to proceed. This letter is addressed to you to request consideration of the provisions necessary for La Cueva Arroyo. As you can see from the Rice Report, no drainage solution has been specifically recommended for the water course in terms of channel alignment, configuration and R.O.W. requirements. Since it is essential that public authorities anticipate rather than follow development with hasty remedial action, I would like to request that AMAFCA undertake a detailed engineering evaluation of the channel requirements for this area. I feel that it is also essential for AMAFCA to develop a detailed plan for the implementation of the recommendations of the Rice Report, with particular regard to the definition of the R.O.W. requirements, established on the basis of the existing property configuration, and for acquisition of said R.O.W. It is my strong feeling that public authorities should have title to the natural water courses in order to be able to allow individual development to discharge the runoff in said watercourses. This need is clearly evident in the Wildflower subdivision where the absence of public ownership of La Cueva Arroyo channel, has prevented the diversion of the flow emanating from the east, into the major watercourse. The result is that the mentioned development will be subjected to substantial street flows for an extended period of time as can be seen from the drainage report. In my opinion this condition is in conflict with the best interests of the community.

I hope that the Board of Directors of AMAFCA will recognize the value of this concern and will be able to take positive action for the organic implementation of the comprehensive drainage plans.

Very truly yours,

Bruno Conegliano

Bruno Conegliano
Assistant City Engineer-Hydrology

BC/ms
Attachment
cc - Dick Heller
Drainage File
Reading

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
David Rusk

March 27, 1979

Mr. E. F. Hensch
Research & Evaluation Coordinator

Dear Mr. Hensch:

The Bellemah Corporation is interested in developing the western most part of a property at the northwest intersection of San Mateo and Richfield (see the outline on the attached map). This parcel is crossed by a branch of the La Cueva Arroyo at the northeast corner and by relatively minor arroyos along its eastern boundary. As you can see from the attached ortho photo map, these arroyos are easily recognizable east of San Mateo Blvd. but dissipate their flow in the alluvial sands and gravels of the Rio Grande terrace. Since no R.O.W. is presently available for La Cueva Arroyo across the property to the north of this parcel, a part of this land is presently left undeveloped.

At this time AMAFCA has not developed a scheme of treatment for La Cueva Arroyo and development of the mentioned northeast portion of the parcel will have to be postponed until a detailed drainage plan is available for that arroyo. The eastern most 38 acres of this property are in the process of being developed with a scheme that allows the offsite flows to flow through the parcel as street flows and, together with the onsite flows, they are conveyed to a ponding and infiltration area within the property. This provision was considered an acceptable interim solution.

Now the Bellamah Corporation desires to complete the development of this property and to do so, it proposes to obliterate the temporary pond on its property, continue the street flow in a westerly direction and provide another pond within the P.N.M. easement.

It is my opinion that the street flows are a public responsibility and should be discharged in a public water course. The recommendations of Kent Whitman, the engineer for the Bellamah Corp., is as follows:

"the runoff is ultimately dispersed on to the adjacent undeveloped property to continue as sheet flow. To facilitate sheet flow dispersal downstream from the subdivision, the runoff is first collected in

permanent ponding basins located within the P.N.M. easement and then allowed to overflow the pond on to the adjacent property."

It doesn't appear to me that the City can accept this proposal as a solution for the ultimate disposition of the street runoff. I feel that the flow should be collected in an appropriate channel and conveyed to the North Diversion Channel. The engineer's recommendation is a "make do" provision in the absence of appropriate downstream facilities. It must be recognized that the hydrologic regimen of developed areas is substantially different from that of undeveloped land, particularly in terms of flow frequencies. I believe that orderly development of the community requires that adequate public facilities be available for all types of services and utilities, including drainage.

Since you are presently charged with the task of investigating present City policies in regard to drainage, I am seeking your counsel and advice on the proper response of the City to the engineers' recommendation. In particular, I would like to receive your opinion on the questions: "by whom and how should the ultimate drainage facilities for this parcel be provided? Should the City deny development to the property in question in the absence of a definite runoff conveyance facility to a public water course, or should we continue to accept makeshift solutions?"

I will be grateful for your thoughts and advice on the subject.

Very truly yours,

Bruno Conegliano

Bruno Conegliano
Assistant City Engineer-Hydrology

BC/ms
Attachment

cc - Dick Heller
Rich Leonard
Drainage File

RECEIVED

OCT 12 1979

CITY ENGINEER

November 14, 1978

Mr. Ernie Russo,
Subdivision Appraiser
Federal Housing and Urban Development
625 Truman N.E.
Albuquerque, New Mexico
87110

RE: Wildflower Phase I - Earth Work

Dear Mr. Russo;

We can now certify that all pad areas in Wildflower Subdivision, Phase I, have been graded to the elevations specified on the grading plans within the 0.5' tolerance allowed in Data Sheet 79G.

Sincerely yours,

Kent M. Whitman

Kent M. Whitman, P.E.

KMW/alw

Box 1326
Cruces, New Mexico 87048
505) 997-0000

SURVEYIN
ENGINEERIN
LAND PLANNIN

F. M. FOX & ASSOCIATES, INC.
Consulting Engineers and Geologists

3412 BRYN MAWR DRIVE, N.E.
ALBUQUERQUE, NEW MEXICO 87107
(505) 345-3681 – FMFOX

May 23, 1979

Job No. 34502081700

Dale Bellamah Corporation
P. O. Box 3325
Albuquerque, New Mexico 87190

Attention Mr. Tom DiRito

Subject: Certification of Fill and Density Compaction Test Data for Wildflower Subdivision, Phase I

Gentlemen:

This is to certify that the fill placed on the subject project was placed at or above specified density and in accordance with Data Sheet 79G guidelines (refer to Daily Reports #1 - #57). Overlot grading operations were essentially completed November 9, 1978.

The fill is essentially as described in the Daily Reports. It is our opinion that the settlement or shrinkage of the fill will be negligible.

If you have any questions, do not hesitate to call.

CHARLES M. MILLER
STATE OF
No. 6018
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER

F. M. Fox & Associates of the Southwest, Inc.

Charles M. Miller, P. E.

Copies: Addressee (1)
Co-Con, Inc.
Federal Housing Administration
Community Sciences, Inc.
City of Albuquerque, Attention Mr. Bill McNamara

jca

C17/D2

Bruno
Talk about it.
J.

RECEIVED
JUN 23 1978
CITY ENGINEERS

June 22, 1978

Mr. Varne M. Kimmick, City Engineer
City of Albuquerque
Engineering Department
P.O. Box 1293
Albuquerque, New Mexico
87103

RE: Wildflower Subdivision - Drainage Plan

Dear Mr. Kimmick:

Pursuant to our meeting of this date I would like to outline the items which we came to agreement upon regarding Bellamah's Wildflower Subdivision. It is my understanding that the drainage management plan is acceptable as submitted with the following alterations:

1) That the proposed 20' wide drainage easement be expanded to a temporary 40' wide easement with provisions for maintaining flow depths to a maximum of 1' at the discharge point at the cul-de-sac. We understand that it will be necessary to postpone sale of one of the adjacent lots until a permanent solution is constructed upstream.

2) That the flows approaching the cul-de-sac/loop road intersection be allowed to "jump" to subcritical depth by means of a water block on the street continuing west, and that the intersection be designed so that these flows will split equally to the north and south.

3) That pad and garage grade elevations in the vicinity of said intersection be set above the conjugate depth of the cul-de-sac flows.

We are proceeding with the design phase of the project on the basis of incorporating these elements into the drainage scheme. Should my outline of our conclusions be in error in any way, please let me know as soon as possible.

Thank you for your cooperation.

Sincerely yours,

Kent M. Whitman

Kent M. Whitman, P.E.

KMW/alw

cc: Bruno Canegliano, Assistant City Engineer
Tom Di Rito, Bellamah Corporation

SURVEYING
ENGINEERING
LAND PLANNING

C17/D2

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 26, 1978

Jim Smith
AMAFCA
P.O. Box 25851
Albuquerque, New Mexico 87125

RE: Wildflower Subdivision

Dear Jim:

I am enclosing a letter received form Kent Whitman regarding the offsite flow management for the Wildflower Subdivision. As you can see from the enclosed aerial photo, surface flows enter the property from the east through recognizable channels but, proceeding in a westerly direction, these minor arroyos disappear. I presume that this occurrence is due to the proximity to the ground, of the river gravel deposits which are found in this area.

Because of the conditions described above I would like to receive an opinion from the AMAFCA Counsel on whether the interception and diversion of this flow to the north, as proposed by the engineer in the enclosed letter, and the discharge of said flow onto adjacent land, owned by others, (in the absence of a public drainage R.O.W. or owners consent), is within the prescription of the law and acceptable. I will appreciate the consideration you will give to these matters.

Very truly yours,

Bruno Conegliano
Asst. City Engineer-Hydrology

BC/gm
cc: V.M. Kimmick
Malcomb de Vesty
Kent Whitman
Drainage file

April 21, 1978

Mr. Bruno Canigliano
City Engineering
P.O. Box 1293
Albuquerque, N.M. 87103

SUBJ: Wildflower Subdivision - Offiste Flow Management - Dale Bellamah Corp.

Dear Bruno:

Pursuant to our meeting yesterday regarding the aforementioned project, I am submitting the following proposal for management of offsite flows. It is my understanding that this proposal is for evaluation by the City's legal staff. Reference is made to the attached sketch and the key elements of the plan are as follows:

1. That culvert structures be used beneath San Mateo Blvd. to pass flows beneath the proposed pavement extension.

2. That a temporary earthen channel be constructed on the Bellamah property immediately west of the San Mateo ROW to convey flows northward into the South tributary of the La Queva.

3. That a temporary ponding basin be constructed at the discharge of the above referenced channel. This basin would be sized to provide 100% retainage of those runoff volumes generated by the diverted watershed for a ten year frequency storm. My preliminary calculations indicate that the required basin volume would be approximately one-half million cubic feet and would be provided by a basin 250 ft. square by 10 ft. deep. A "trickle tube" outlet would be sized to discharge at a flow rate equivalent to the rate presently occurring on the "host" watershed.

Please advise regarding this proposal at your earliest convenience.

Sincerely yours,

Kent M. Whitman

KENT M. WHITMAN, P.E.

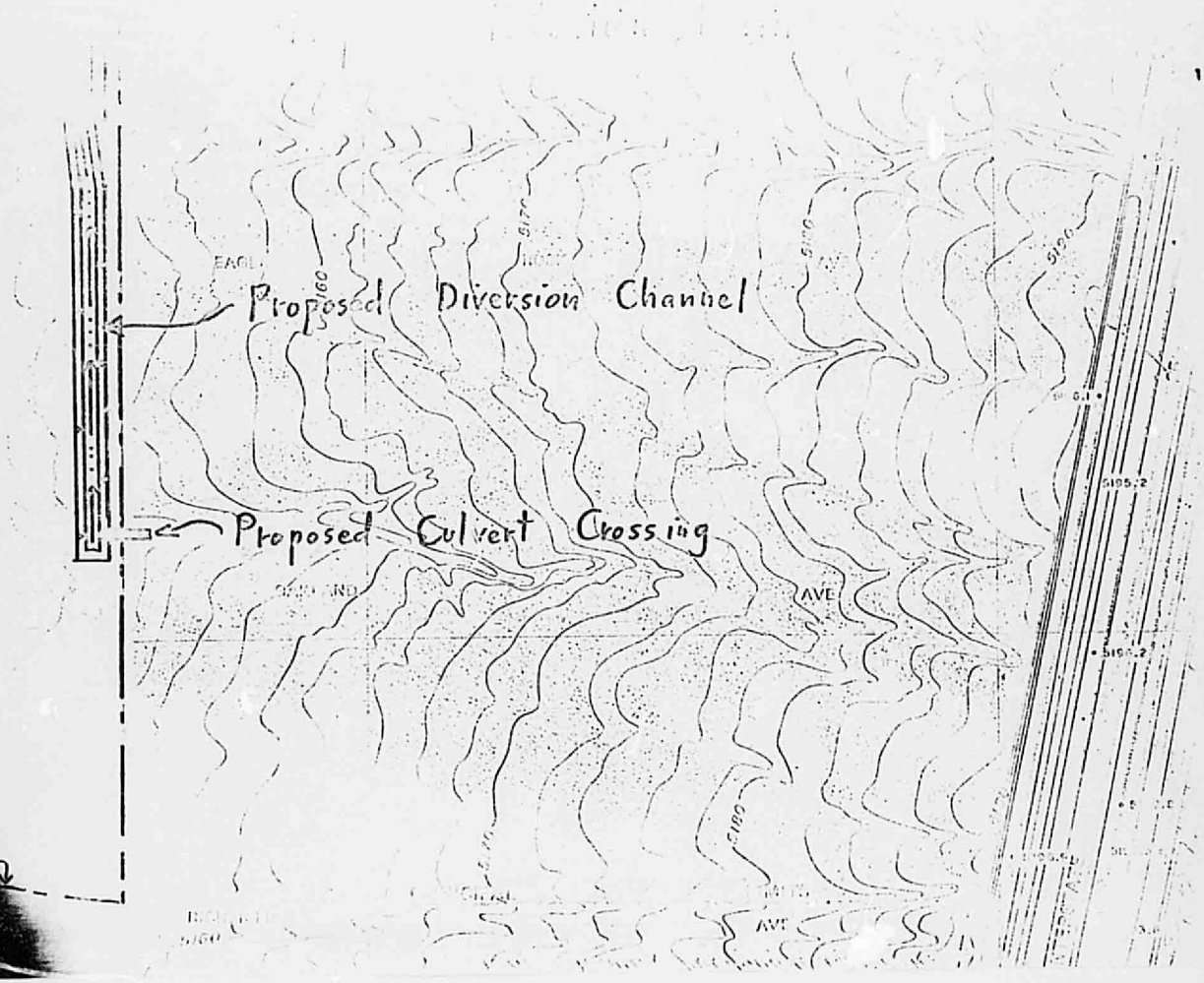
KMW:gvr
enc.

cc: Mr. Varne M. Kimmick
City Engineer

Mr. Tom Di Rito
Dale Bellamah Corp.

P.O. Box 1129
Cortez, New Mexico 87048
(505) 247-0000

SURVEYING
ENGINEERING
LAND PLANNING


Proposed Diversion Channel
Proposed Culvert Crossing
AVE
AVE

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 26, 1978

Jim Smith
AMAFCA
P.O. Box 25851
Albuquerque, New Mexico 87125

RE: Wildflower Subdivision

Dear Jim:

I am enclosing a letter received form Kent Whitman regarding the offsite flow management for the Wildflower Subdivision. As you can see from the enclosed aerial photo, surface flows enter the property from the east through recognizable channels but, proceeding in a westerly direction, these minor arroyos disappear. I presume that this occurrence is due to the proximity to the ground, of the river gravel deposits which are found in this area.

Because of the conditions described above I would like to receive an opinion from the AMAFCA Counsel on whether the interception and diversion of this flow to the north, as proposed by the engineer in the enclosed letter, and the discharge of said flow onto adjacent land, owned by others, (in the absence of a public drainage R.O.W. or owners consent), is within the prescription of the law and acceptable. I will appreciate the consideration you will give to these matters.

Very truly yours,

Bruno Conegliano
Asst. City Engineer-Hydrology

BC/gm
cc; V.M. Kimmick
Malcomb de Vesty
Kent Whitman
Drainage file

Bruno
What's about it.
J.

RECEIVED
JUN 23 1978
CITY ENGINEERS

June 22, 1978

Mr. Varne M. Kimmick, City Engineer
City of Albuquerque
Engineering Department
P.O. Box 1293
Albuquerque, New Mexico
87103

RE: Wildflower Subdivision - Drainage Plan

Dear Mr. Kimmick;

Pursuant to our meeting of this date I would like to outline the items which we came to agreement upon regarding Bellamah's Wildflower Subdivision. It is my understanding that the drainage management plan is acceptable as submitted with the following alterations:

1) That the proposed 20' wide drainage easement be expanded to a temporary 40' wide easement with provisions for maintaining flow depths to a maximum of 1' at the discharge point at the cul-de-sac. We understand that it will be necessary to postpone sale of one of the adjacent lots until a permanent solution is constructed upstream.

2) That the flows approaching the cul-de-sac/loop road intersection be allowed to "jump" to subcritical depth by means of a water block on the street continuing west, and that the intersection be designed so that these flows will split equally to the north and south.

3) That pad and garage grade elevations in the vicinity of said intersection be set above the conjugate depth of the cul-de-sac flows.

We are proceeding with the design phase of the project on the basis of incorporating these elements into the drainage scheme. Should my outline of our conclusions be in error in any way, please let me know as soon as possible.

Thank you for your cooperation.

Sincerely yours,

Kent M. Whitman

Kent M. Whitman, P.E.

KMW/alw

cc: Bruno Canegliano, Assistant City Engineer
Tom Di Rito, Bellamah Corporation

SURVEYING
ENGINEERING
LAND PLANNING

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ex. Engr.
Asst. Engr.
Engineer
Admin. Asst.
Rel. Est. Off.
Secretary
Foreman
Return to
File
Hold Till

April 12, 1978

RECEIVED
APR 11 1978
AMAFCA

Kent Whitman
Community Sciences Corporation
P.O. Box 1328
Corrales, New Mexico 87048

RE: Wildflower Subdivision

Dear Kent:

After our meeting last week regarding the Wildflower Subdivision I had an opportunity to review the existing conditions and I cannot concur with the suggestions made. None of the improvements indicated in the Northeast Heights Drainage Management Plan are as yet in the planning stage so a flood peak of 3,302 cfs. would be experienced with the 100 yrs. storm at IH-25. The existing provisions of two batteries of culverts, across the freeway, 8 - 36" dia. & 5 - 36" dia. pipes are less than adequate to handle or partition the flow. In the absence of any R.O.W. along the La Cueva Arroyo it will not be possible to approve diversions to convey the flood flows from the branch crossing the proposed development to the main channel. At this moment it is unclear to me if the flood plain outlined in the drainage management plan reflects the 100 yrs. flood plain under existing conditions or after the recommended improvements are in place. The width of the flood plain west of IH-25 seems to be consistent with a post-improvements flood flow of 777 cfs. rather than the 3,302 cfs. of the pre improvements conditions. A clarification of this point will have to be requested to Leonard Rice Consulting Engineers.

It is my opinion that at this time the flood plain shown, cannot be encroached upon but development may occur outside of it on the remaining land, provided that no increase in runoff will result, consistently with the AMAFCA Resolution. The overland flow coming from the east across San Mateo may be diverted to the above mentioned branch of La Cueva Arroyo but only within the confines of the proposed subdivision. Diversion within the confines of the R.O.W. of San Mateo is not acceptable because it would amount to conveyance to the public of a developer's responsibility. I will be available for further discussions on these matters.

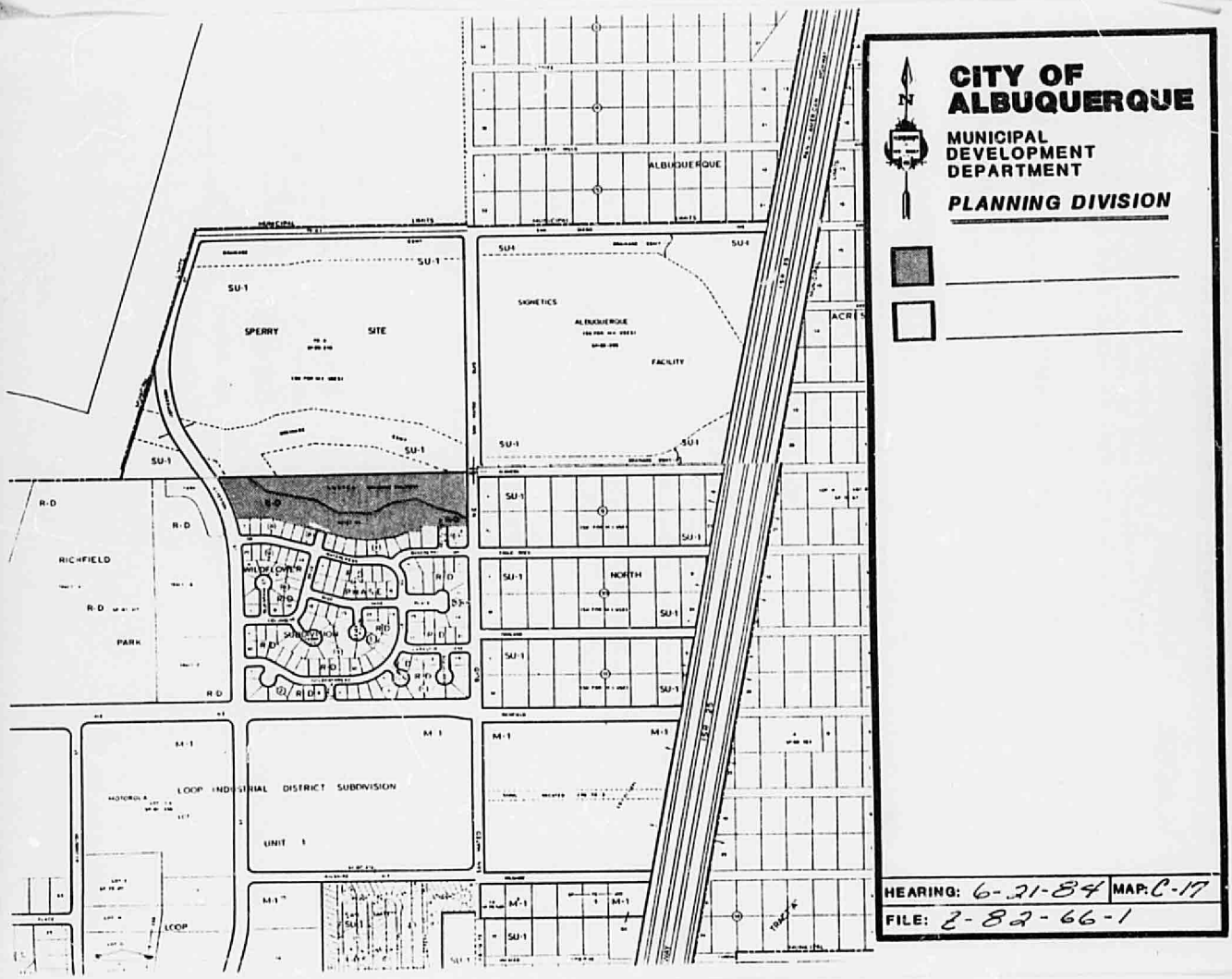
Very truly yours,

Bruno Conegliano

Bruno Conegliano
Asst. City Engineer-Hydrology

BC/gm

cc; Jim Smith
V.M. Kimmick
Tom Di Rito
Drainage file


CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
N
HEARING: 6-21-84
MAP: C-17
FILE: Z-82-66-1
ALBUQUERQUE
SU-1
SPERRY
SITE
SIGNETICS
ALBUQUERQUE
FACILITY
R-D
RICHFIELD
PARK
WILDFLOWER
SUBDIVISION
NORTH
M-1
LOOP INDUSTRIAL DISTRICT SUBDIVISION
UNIT 1
LOOP
I-25

ITEM 3

APPLICATION FOR ZONE MAP AMENDMENT AND/OR DEVELOPMENT PLAN

INSTRUCTIONS: PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets, if necessary. Thirty (30) copies (Annexation, forty copies) of all attachments must be submitted with the application and, after folding, shall not exceed 8 1/2 x 14 inches.

Applicant's Name: Bellamah Community Development requests

/_/ Zone Map Amendment /X/ Development Plan Review Site Type of Plan /_/ Annexation

For Lot(s): TR. A-1 Block(s): ____ in Subdivision/Addition Wildflower
Presently zoned RD (R3) and proposed to be zoned as RD (R3) located at:
Street Address (No. if any): NA
Between San Mateo Street and Jefferson Street

Total Land Area Covered by Application: Acres 12.9 Square Feet ____

Number of DU's Proposed 152 DU's Per Gross Acre 11.8 DU's Per Net Acre 21.3

APPLICANT INFORMATION:

Applicant's Mailing Address: P.O. Box 3300 Phone: 884-6606
Albuquerque, NM Zip Code: 87190

Applicant's Proprietary Interest in the Property: Owner

Agent if any: Gardner, Mason & Associates, Inc. Phone: 881-3846
Mailing Address: 2127 Menaul Boulevard NE Zip Code: 87107
Signature of ~~Applicant~~ Agent [signature] Date: 3/30/84

****

FOR PLANNING STAFF USE ONLY

Application Received By: [signature] Date: 4-2-84

Fee: $160.00 Paid: $ 160.00 Method of Payment: ____

Cross-Ref.: AX- ____ Z- 82-66 S- ____ Other: RICHFIELD N-E25 SDP (SPR-82-17)

No. of Signs Issued: 2 ZHE or EPC? ____

1 Copy each to:
Research Analyst
Applicant
Graphics

Hearing Date: 6-21-84
Z- 82-66-1
Case Number

Map Number: C-17

Note
[illegible]