



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 28, 2003

Genevieve Donart
Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, New Mexico 87108

**RE: Engineer's Certification for Lots 7 to 9 Vista Del Aguila (C19-D24)
Engineers Stamp Date February 17, 2003
Certification Stamp Date June 19, 2003**

Dear Ms: Donart

The above referenced Engineer's Certification is approved for final plat approval. I had delayed this approval because of a drainage complaint for the subdivision. There was a rear lot drainage question. However, the problem appears to be a private drainage problem.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 28, 2003

Genevieve Donart
Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, New Mexico 87108

RE: Grading and Drainage Plan for Lots 7 to 9 Vista Del Aguila (C19-D24) Dated February 17, 2003

Dear Ms: Donart

The above referenced drainage plan received on February 18, 2003 is approved for Vacation and Preliminary Plat action at DRB. The drainage plan is also approved for SO #19. Prior to Final Plat signoff by City Engineer the following items will need to be accomplished.

1. The Engineer will need to certify the grading per the DPM.
2. The contractor needs to obtain the Excavation Permit for the SO #19. Also, approval of the SO #19 construction by Matt Cline at Arroyo Maintenance.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

C: Matt Cline, Arroyo Maintenance, w/attachments
Pam Lujan, Excavation Permits

TIM EICHENBERG, CHAIR
DANIEL HERNANDEZ, VICE-CHAIR
RONALD D. BROWN, SECRETARY-TREASURER
LINDA STOVER, ASST. SECRETARY-TREASURER
DANIEL LYON, DIRECTOR

JOHN P. KELLY, P.E.
EXECUTIVE ENGINEER



**Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority**

2600 PROSPECT N.E., ALBUQUERQUE, NM 87107
PHONE: (505) 884-2215 FAX: (505) 884-0214

January 29, 2003

Mr. Carlos Montoya, P.E.
City of Albuquerque Public Works Dept.
600 2nd Street NW
Albuquerque, NM 87102

Re: Drainage Outfalls for Vista del Aguila Subdivision, Units 1 & 2, ZAP C-19

Dear Carlos:

AMAFCA has no objection to filling in the temporary retention ponds serving the referenced subdivision. The La Cueva Channel construction is complete through this reach and can accept developed flows. If you have any questions, please call me at 884-2215.

Sincerely,
AMAFCA

Lynn M. Mazur, P.E.
Development Review Engineer

Cc: Genny Donart, Isaacson & Arfman



City of Albuquerque

November 4, 1999

Diane Hoelzer, P.E.
Mark Goodwin & Associates
P.O. Box 90606
Albuquerque, New Mexico 87199

RE: *Eagle Rock Storm Drain Requirements for Stonebrooke Estates (C19/D3) and Vista Del Aguila (C19/D24)*

Dear Ms. Hoelzer:

The drainage plan for the Vista Del Aguila Subdivision showed that the existing storm drain within Eagle Rock Avenue did not need to be extended east from its termination point adjacent to the east property line of Eagle Rock Estates. This plan was based on, and concurs with, your approved design for the Eagle Rock Estates subdivision. Additionally, the design for Vista Del Aguila proposed to divert all of its developed flows to the north, providing additional capacity in the Eagle Rock storm drain for the development of Stonebrooke Estates.

The plan for Stonebrooke Estates proposed to divert flows from the Lots adjacent to Oakland Avenue onto Eagle Rock Avenue, which is contrary to the original Eagle Rock design. Therefore, the Stonebrooke Estates development is responsible for the extension of the Eagle Rock storm drain, as indicated on the approved plan and Infrastructure List.

If you have any questions, or if I may be of further assistance to you, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Fred Aguirre, City Engineer
Graeme Means, Jeff Mortensen & Associates
File



City of Albuquerque

October 6, 1999

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
6010-B Midway Park Blvd. NE
Albuquerque, New Mexico 87109

RE: *Grading and Drainage Plan for Vista Del Aguila Subdivision (C19/D24) Submitted for Final Plat Approval, Work Order Approval and Grading Plan Permit Release, Engineer's Stamp Dated 9/3/99.*

Dear Mr. Mortensen:

Based on the information provided with the submittal of September 3, 1999, the above referenced Grading and Drainage plan is approved for Final Plat action by the DRB.

As you are aware, a separate topsoil disturbance permit is required prior to grading this site. This plan is approved for Rough grading, however, the grading permit will not be released until signatures from the off-site property owners and AMAFCA are provided on the plan.

Prior to Final Plat sign-off, the Subdivision Improvements Agreement (SIA), or Financial Guarantees, must be in place. The Grading and Drainage Certification is required prior to release of the SIA. Per our recent conversation, the certification will include the backyard ponds instead of the private rundown channel on Lots 3-6.

Prior to sign-off of the Work Order plans, AMAFCA approval is required for the outfall pipe and the Agreement and Covenant is required for the temporary pond.

If you have any questions, or if I may be of further assistance to you, please call me at 924-3982.

Sincerely,

Susan M. Calongne; P.E.
City/County Floodplain Administrator

c: Lisa Ann Manwill, P.E., Albuquerque Metropolitan Arroyo Flood Control Authority
File



**Jeff Mortensen & Associates, Inc.
Engineers & Surveyors**

Jeffrey G. Mortensen, P.E.
Juan M. Cala
Charles G. Cala, Jr., P.S.

980655

September 3, 1999

Susan M. Calongne, P.E.
City/County Floodplain Administrator
City of Albuquerque Public Works Department
Hydrology Section
600 Second Street N.W.
Plaza Del Sol – Second Floor
Albuquerque, NM 87102

Re: Vista del Aguila Subdivision(C19/D24)

Dear Susan,

Transmitted herewith is a resubmittal of the subject Grading and Drainage Report. This plan has been revised to address your comments dated 08/10/99, and those provided by AMAFCA dated 08/02/99. In response to your five comments, I present the following:

- 1) Eagle Rock Street Flows – In response to the undersized downstream pond, the revised plan shows the majority of the Eagle Rock Street flows diverted into our onsite detention pond. We have also identified an offsite basin “B” contributing to the street flows which we will also divert onto our site and into the pond. The pond is also sized for the full upstream construction of Eagle Rock Avenue. These revisions will greatly reduce the flows impacting the existing downstream pond, and will provide for future upstream development. Basin maps are shown on sheet G4.
- 2) AMAFCA approval – AMAFCA concurrence for the cross lot discharge and all other construction has been specifically requested by this resubmittal (see attached letter to Lisa Manwill). A profile of the Ultimate outfall pipe will be included in the final Work Order DRC plans. This outfall pipe can not be constructed until the channel design is finalized, but is on the approved infrastructure list and will be financially guaranteed.
- 3) AMAFCA License Agreement – This item is also on the infrastructure list. We are working with AMAFCA on this Agreement.
- 4) Pond Tract – The plat will show the pond located on Tract “A”, a public drainage easement. The plat will identify Tract “A” as future lots 7, 8 and 9.
- 5) Offsite Grading Approval – We will obtain the adjacent property owner’s approvals prior to obtaining grading approval.



September 3, 1999

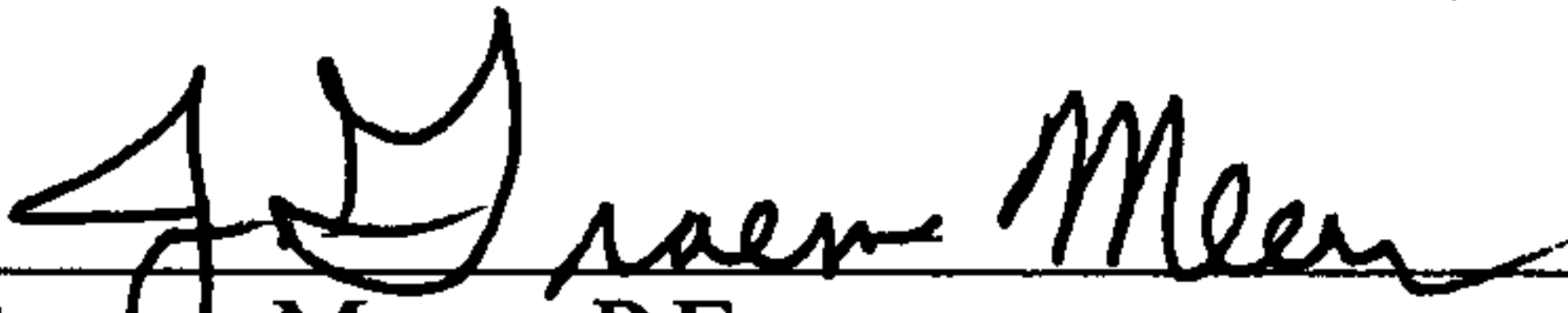
● Page 2

Also transmitted herewith is a copy of the revised AHYMO for the offsite basins and revised pond routing.

Please review this submittal at your earliest convenience. Please call if you should have any questions or comments.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.



J. Graeme Means, P.E.

JGM:*

xc: Lisa Manwill
Joe Boyden



City of Albuquerque

August 10, 1999

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
6010-B Midway Park Blvd. NE
Albuquerque, New Mexico 87109

RE: Grading and Drainage Plan for Vista Del Aguila Subdivision (C19/D24) Submitted for Site Development Plan for Subdivision, Preliminary and Final Plat Approval and Grading Plan Approval, Engineer's Stamp Dated 7/30/99.

Dear Mr. Mortensen:

Based on the information provided, the above referenced Grading and Drainage plan dated July 30, 1999 is approved for Site Plan for Subdivision and Preliminary Plat action by the DRB.

However, prior to Final Plat sign-off or approval for Work Order, the following comments must be addressed:

1. It was my understanding that street flows in Eagle Rock and Louisiana were to be retained in the temporary pond in the Eagle Rock Subdivision, however, discussions with Diane Hoelzer of Mark Goodwin and Associates indicate that the 100-year, 10-day street flows were not accommodated. Since the Vista Del Aguila Subdivision proposes additional paving in Eagle Rock Avenue, the existing pond in the Eagle Rock Subdivision must be enlarged and the existing Agreement and Covenant for that pond must be updated for this additional runoff. Otherwise, the Vista Del Aguila Subdivision may pond the runoff from Eagle Rock on-site in the interim condition.
2. The plan shows a cross-lot drainage channel exiting from Lot 6 onto AMAFCA's lot to the north of the subdivision. AMAFCA concurrence must be obtained for the proposed discharge and the rip-rap on their property. Also, provide the design for the ultimate outfall structure and connection to the La Cueva channel. AMAFCA must approve the construction drawings for all proposed improvements through their property, and AMAFCA's signature is required on the final plat.
3. Provide a copy of the license agreement with AMAFCA for the temporary outfall structures on their property.
4. The plat must show the temporary detention pond on one separate tract of land, not as Lots 7, 8 and 9. This tract may be subdivided into 3 lots after the pond is no longer needed.

Jeff Mortensen
Page 2

August 10, 1999

5. Written approval must be obtained from the adjacent property owners for the proposed off-site grading prior to release of the Grading Permit.

If you have any questions, please call me at 924-3982.

Sincerely,



Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Lisa Ann Manwill, P.E., Albuquerque Metropolitan Arroyo Flood Control Authority
DRB-99-53
File

RONALD D. BROWN, CHAIR
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CLIFFORD E. ANDERSON, SECRETARY-TREASURER
LINDA OLMSTED-STOVER, ASST. SECRETARY-TREASURER
DANIEL HERNANDEZ, DIRECTOR

FRANK H. MARTINEZ
EXECUTIVE DIRECTOR



**Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority**

2600 PROSPECT N.E. - ALBUQUERQUE, N. M. 87107
TELEPHONE (505) 884-2215

August 2, 1999

Graeme Means, P.E.
Jeff Mortensen & Associates
6010-B Midway Park NE
Albuquerque, NM 87109

RE: VISTA DEL AGUILA (ZAP C19)

Dear Graeme:

Based on the information provided on your July 30, 1999 submittal, AMAFCA approves the concept presented on your plans dated 7-30-99. Prior to finalizing a License Agreement with AMAFCA, please address the following comments:

1. Your rip-rap apron is designed for flows leaving the pipe. What about the flows coming down the La Cueva Arroyo? The rip-rap apron should be grouted, at a minimum, and possibly enlarged.
2. Your rip-rap section is on sheet G4. Please correct the grading and drainage plan.
3. According to your legend, you have a scour wall in the Eagle Rock Ave. Right-of-Way. Explain?
4. It appears that all your out fall calculations are based on an 18" diameter pipe. Shouldn't they be based on a 12" diameter pipe, since you plan on installing a 12" reducing coupler?

If I can be of further assistance, please call me at 884-2215

Sincerely,
AMAFCFA

Lisa Ann Manwill, P.E.
Development Review Engineer

c: Susan Calongne, P.E. - COA
File



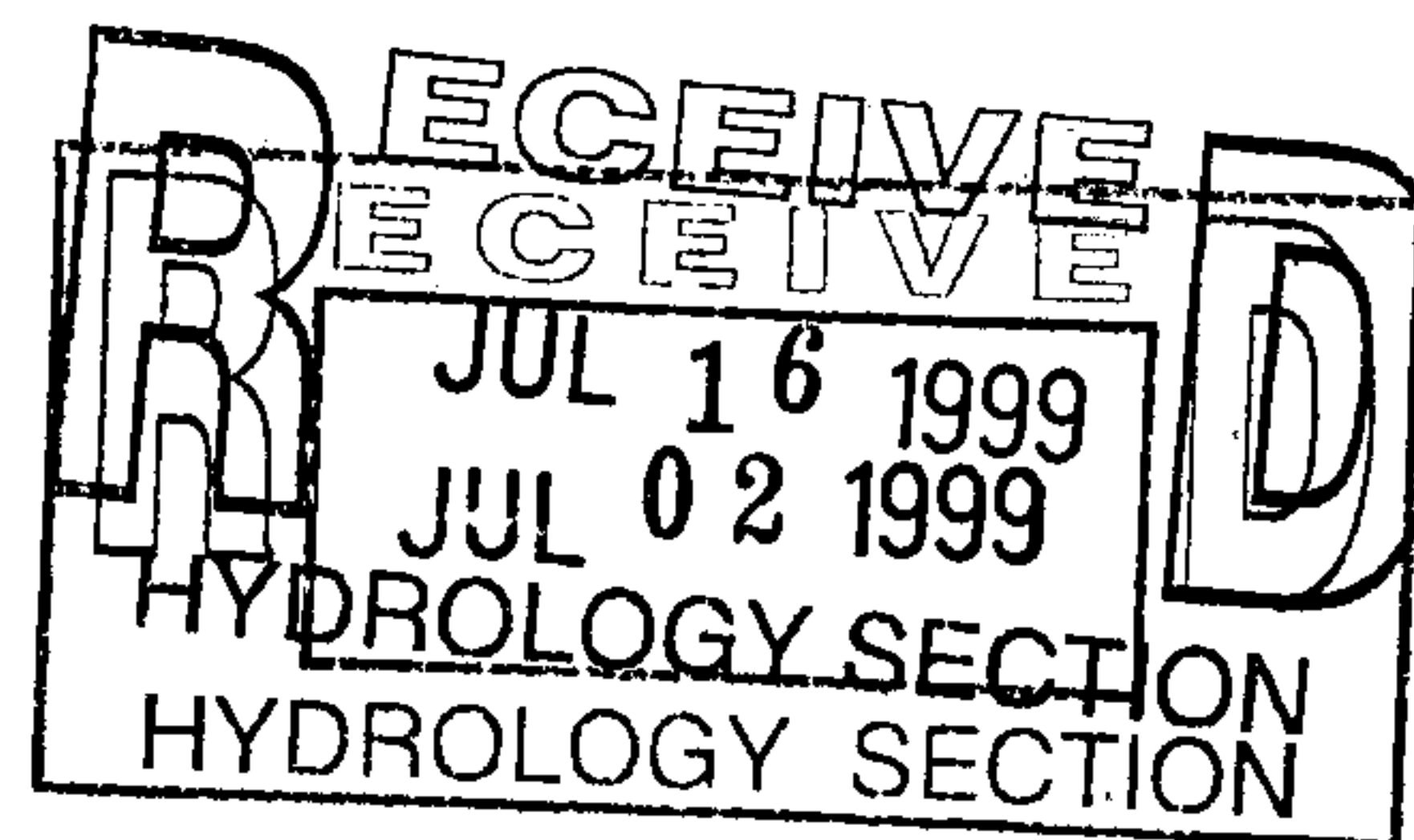
Jeff Mortensen & Associates, Inc.
Engineers & Surveyors

Jeffrey G. Mortensen, P.E.
Juan M. Cala
Charles G. Cala, Jr., P.S.

980655

July 2, 1999

Susan M. Calongne, P.E.
City/County Floodplain Administrator
City of Albuquerque Public Works Department
Hydrology Section
600 Second Street N.W.
Plaza Del Sol – Second Floor
Albuquerque, NM 87102



Re: Vista del Aguila Subdivision(C19/D24)

Dear Susan,

In response to your three comments dated 06/22/99, I present the following responses:

1. The street flows in Eagle Rock are based upon the RTI DMP (C18/D37) which identifies Basin 101 as draining to Eagle Rock from both sides of the street. Transmitted herewith for your information is a copy of the basin map from that plan.
2. The downstream storm drains in Louisiana Blvd and Eagle Rock Ave were constructed as part of the Eagle Rock Estates projects (C19/D19). There are single "A" inlets located on the north and south sides of Eagle Rock just upstream of Louisiana which accept the existing street flows and route them into temporary retention ponds. The 36" Eagle Rock storm drain extends upstream along their frontage, to the southwest corner of our site.

Eagle Rock Avenue is currently a 28' wide paved street with dirt shoulders. Our project will remove the existing 28' wide paved temporary street and replace it with a 20' permanent half width paving section, a 4' strip of temporary pavement, and a 4' wide sidewalk, thereby replacing the existing impervious area with the same width of new paving and sidewalk. The new site grading will reduce the dirt shoulder area draining to Eagle rock by approx. 5' in width, and our new construction will provide for a new 6' landscaping strip between the curb and the sidewalk. The net result of these improvements will be to match the existing impervious area, reduce the amount of dirt area, and replace the remaining dirt area with landscaping, thereby reducing the volume of water which runs off from the site to the existing downstream system.

3. As you know, we have held productive meetings with AMAFCA staff concerning the project and are in the process of negotiating an agreement which will address the offsite



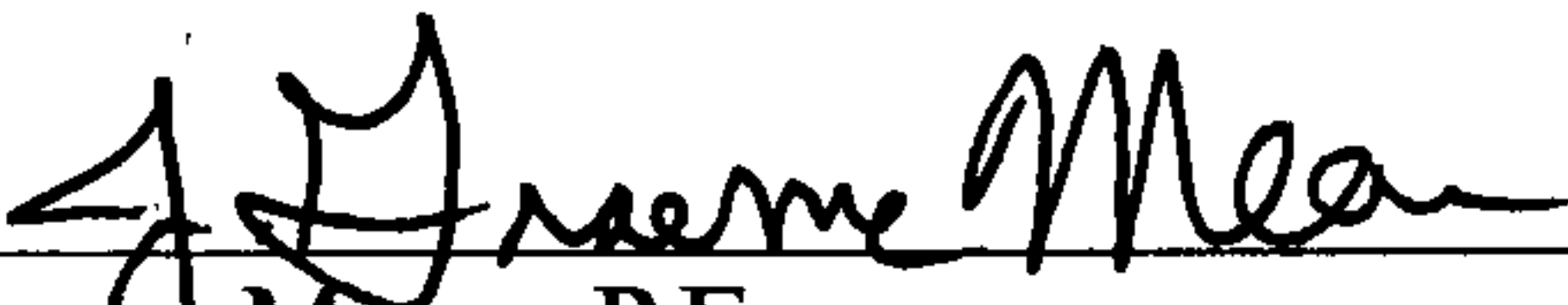
July 2, 1999

issues. Pursuant to our conversation on Wednesday, June 30, 1999. This agreement will be a requirement for final plat approval, not preliminary plat (infrastructure list) approval. As is required for all grading projects, we will obtain the offsite owners signatures and a City Hydrology signature on the original mylar of the approved Grading Plan prior to grading.

As you may know, our project is scheduled for DRB on July 21, 1999. It is our intention to obtain approval for Site Plan for Subdivision, Preliminary Plat, and Rough Grading. Please review this information prior to the hearing and do not hesitate to call if you should have any further questions or comments.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.



J. Graeme Means, P.E.

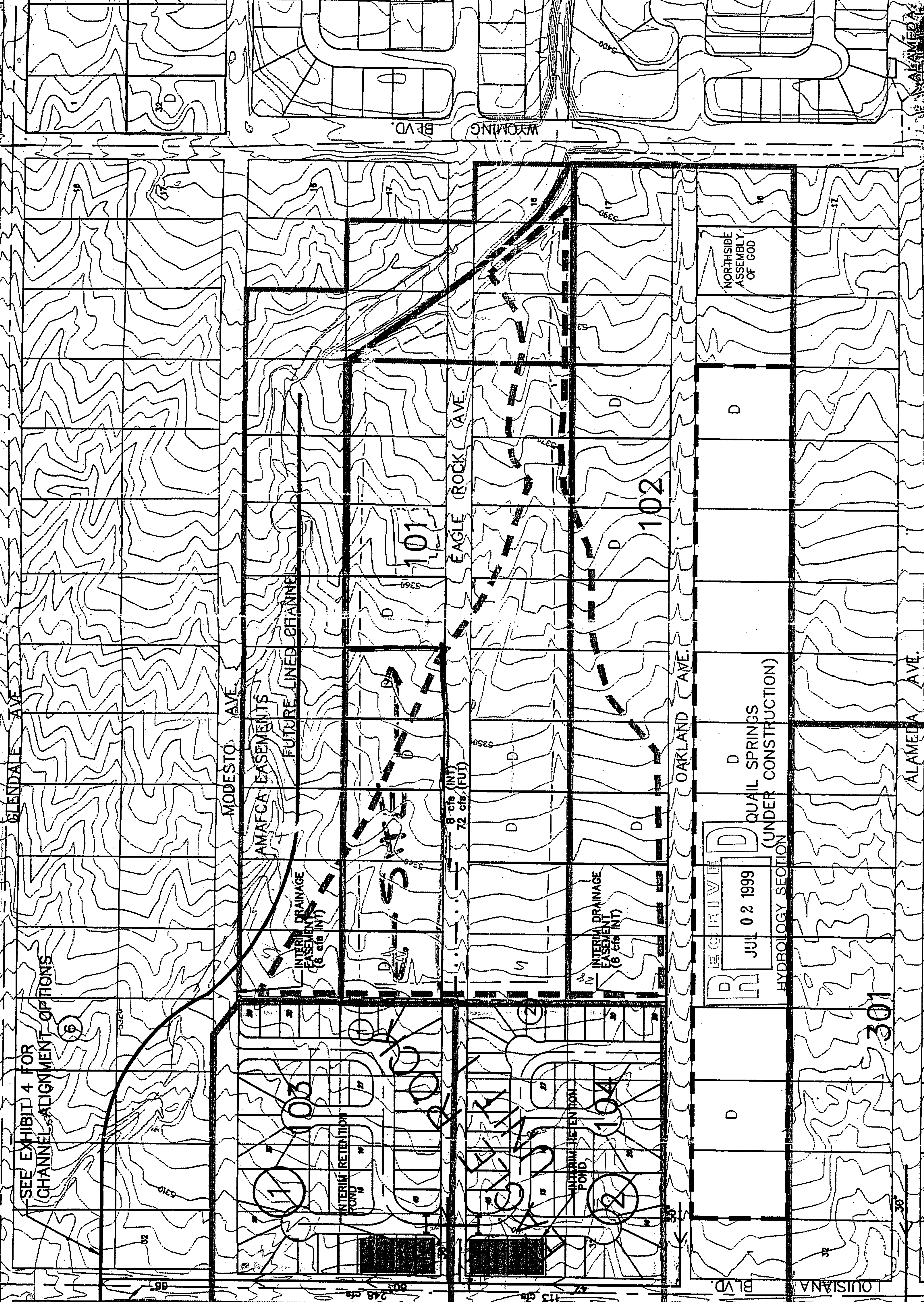
JGM:*

xc: Joe Boyden

Enclosures

IBIT 3 FOR
UAL STORM DRAIN

SEE EXHIBIT 4 FOR
CHANNEL ALIGNMENT OPTIONS



RECEIVED
JUL 02 1999
HYDROLOGY SECTION

D
QUAIL SPRINGS
(UNDER CONSTRUCTION)

NORTH SIDE
ASSEMBLY
OF GOD

301

102

101

103

104

30'

ALAMETA AVE.

LOUISIANA BLVD.

OAKLAND AVE.

EAGLE (ROCK) AVE.

MODESTO AVE.

GLENDALE AVE.

WYOMING BLVD.

ALAMEDA



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 22, 1999

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
6010-B Midway Park Blvd. NE
Albuquerque, New Mexico 87109

RE: *Grading and Drainage Plan for Vista Del Aguila Subdivision (C19/D24) Submitted for Site Development Plan for Subdivision, Preliminary and Final Plat Approval and Grading Plan Approval, Engineer's Stamp Dated 6/9/99.*

Dear Mr. Mortensen:

The drainage concepts presented with the above referenced plan depend on the proposed agreement with AMAFCA. This agreement, therefore, must be in place prior to Preliminary Plat approval. It appears that the drainage plan was submitted prematurely. Prior to approval for Site Plan or Preliminary Plat, the following comments must also be addressed:

1. With respect to the street flows in Eagle Rock, please identify the drainage basin which drains to the street. Does this basin include the Lots to the south of Eagle Rock?
2. The plan shows that the runoff in Eagle Rock will be intercepted by inlets, however no information regarding the downstream storm drain system was provided. Is the storm drain system existing or proposed? It was my understanding that the runoff intercepted at Louisiana was to be retained in temporary ponds in the Eagle Rock subdivision until the ultimate system was constructed. Is capacity provided for the developed runoff from this portion of the street?
3. AMAFCA must approve the construction of the temporary detention pond and the outlet structures into the existing arroyo. Approval must also be obtained from the adjacent property owners for the proposed off-site grading prior to Preliminary Plat approval.

If you have any questions, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Lisa Ann Manwill, P.E., Albuquerque Metropolitan Arroyo Flood Control Authority
DRB-99-53
File