

FILE COPY

# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103



Ken Schultz  
Mayor

UTILITY DEVELOPMENT DIVISION  
HYDROLOGY SECTION  
(505) 768-2650

November 5, 1987

Jeff Mortensen, P.E.  
Tom Mann & Associates, Inc.  
811 Dallas, NE  
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR VINEYARD ESTATES (C-20/D3)  
RECEIVED OCTOBER 16, 1987

Dear Mr. Mortensen:

The above referenced plan is approved for Work Order.

Prior to Final Plat approval, we will need drainage easements and covenants for the channel to the pond, the detention pond, and storm drain system. Development of the property east of Barstow and north of Anaheim will need to bond or build the storm drain system to the North Arroyo de Domingo Baca.

My comments from my letter of July 9, 1987 still apply to this development.

Should you have any questions, please call me at 768-2650.

Cordially,

Carlos A. Montoya, P.E.  
City/County Floodplain Administrator

CAM/bsj

Enclosure

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

FILE COPY



KEN SCHULTZ  
MAYOR

# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 16, 1988

Jeff Mortensen, P.E.  
Jeff Mortensen & Associates, Inc.  
811 Dallas, NE  
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR VINEYARD ESTATES  
(C-20/D3) RECEIVED NOVEMBER 21, 1988

Dear Mr. Mortensen:

The above referenced plan dated November 18, 1988 (revision 5) is approved.

Should you have any questions, please call me at 768-2650.

Cordially,

A handwritten signature in black ink that reads 'Carlos A. Montoya' with a stylized flourish at the end.

Carlos A. Montoya, P.E.  
City/County Floodplain Administrator

CAM/bsj  
(WP+74)

# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103



June 20, 1991

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

RE: VINEYARD ESTATES, PHASE II, (C-20/D3)  
ENGINEER'S STAMP DATED JUNE 6, 1991

Dear Mr. Mortensen:

Based on the information provided on the referenced submittal received June 6, 1991 the plan is approved for Rough Grading. Please be advised that a Top Soil Disturbance permit is required from the Environmental Health Department prior to commencing grading operations.

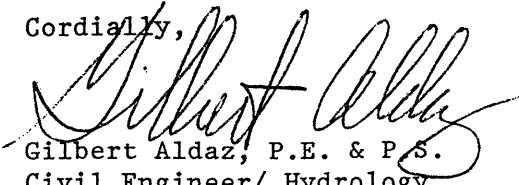
Prior to sign-off on the work order drawings, the following items are needed:

1. AMAFCA's approval for the pond on the APS site, Project No. 3391.91.
2. A hard lined swale is needed along Barstow Street between Project No. 3391.91 and No. 3391.92. The purpose of this swale is to assure flows remain within the R.O.W. or easement and to minimize erosion.
3. Revise Project No. 3391.91 to reflect the hard lined swale required in item 2.

Please be advised that prior to sign-off on the Final Plat, Subdivision Improvement Agreements must be in place for both Project No. 3391.91 and No. 3391.92.

Also, the City will not be in a position to accept Project No. 3391.92 until Project No 3391.91 is completely constructed and accepted.

Cordially,

  
Gilbert Aldaz, P.E. & P.S.  
Civil Engineer/ Hydrology

xc: Roger Green, DRC Chairman  
Fred Aguirre, City Hydrologist  
Brian Speicher, Construction Management  
PUBLIC WORKS DEPARTMENT

GA  
Walter H. Peterson, Jr., P.E.  
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103



August 12, 1991

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

RE: VINEYARD ESTATES DETENTION POND & BARSTOW STREET STORM DRAIN,  
PHASE II (C-20/D3) ENGINEER'S STAMP DATED JULY 18, 1991

Dear Mr. Mortensen:

Based on the information provided on the referenced submittal received August 2, 1991 the plan is approved for Work Order No. 3391.91.

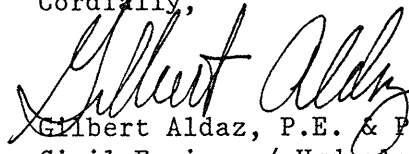
Please make the following changes:

1. Since this is a developer maintained facility, it is more appropriate that the developer enter into a License Agreement with AMAFCA. You will need to provide Roger Green with the executed agreement prior to release of work order.
2. Change the GMP to RCP.
3. The concrete swale in the pond should have a minimum of 0.5% slope, with a six inch (6") invert.
4. Provide a minimum of 1% cross slope in the pond bottom.

Please be advised that prior to sign-off on the Final Plat, Subdivision Improvement Agreements must be in place for both Project No. 3391.91 and No. 3391.92.

Also, the City will not be in a position to accept Project No. 3391.92 until Project No 3391.91 is completely constructed and accepted. Should you have any questions, please feel free to call me at 768-2650.

Cordially,

  
Gilbert Aldaz, P.E. & P.S.  
Civil Engineer/ Hydrology

xc: Roger Green, DRC Chairman  
Fred Aguirre, City Hydrologist  
Clifford E. Anderson, AMAFCA  
PUBLIC WORKS DEPARTMENT

CA

Walter H. Dickerson, Jr., P.E.  
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

C20/D3

March 13, 1992

MAR 18 1992

## CERTIFICATE OF COMPLETION AND ACCEPTANCE

Mr. James D. Smith  
Vineyard Partnership  
5404 Moon Street N.E.  
Albuquerque, NM 87111

RE: PROJECT NO. 3391.91 AND 3391.92, VINEYARD ESTATES, (MAP NO. G-20)

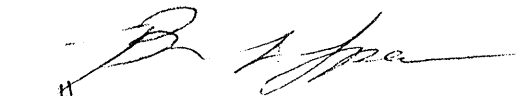
Dear Mr. Smith:

This is to certify that the City of Albuquerque accepts Project No. 3391.91 and 3391.92 as being completed according to approved plans and construction specifications. If all required rights-of-way and/or easements have been dedicated, the City of Albuquerque will accept for continuous maintenance all public infrastructure improvements constructed as part of Project No. 3391.91 and 3391.92. If the required rights-of-way and/or easements have not been dedicated, the City of Albuquerque cannot accept the project for continuous maintenance and said maintenance will be the responsibility of the developer. When a final plat has been filed it will be the developer's responsibility to provide the Construction Management Division with a copy, at which time the City will fully accept Project No. 3391.91 and 3391.92.

The project is described as follows:

- Project 3391.91 consisted of the extension of the Vineyard Estates Detention Pond.
- Project 3391.92 consisted of paving, storm drainage, water, and sanitary sewer improvements within Vineyard Ridge Court.
- The contractor's correction period begins the date of this letter and will be effective for a period of one (1) year.

Sincerely,

  
Brian L. Speicher, P.E.  
Design/Construction Division  
Public Works Department



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 5, 1993

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

RE: VINEYARD ESTATES MASTER DRAINAGE PLAN , (C-20/D3)  
RECEIVED NOVEMBER 20, 1992 FOR SECTOR PLAN APPROVAL  
STAMPED & DATED 11-18-92 REV 4

Dear Mr. Mortensen:

Based on the information included in the submittal referenced above, City Hydrology approves the Amended Sector Plan for this Project.

If can be of further assistance, you may contact me at 768-2727.

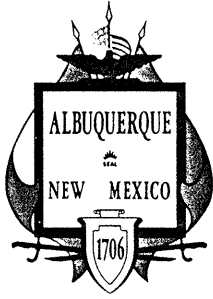
Sincerely,

John P. Curtin, P.E.  
Civil Engineer/Hydrology

xc: Clifford E. Anderson, AMAFCA  
Fred Aguirre, City Hydrologist

wp+2685

PUBLIC WORKS DEPARTMENT



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 26, 1993

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

RE: GRADING & DRAINAGE PLAN FOR VINEYARD ESTATES III, (C-20/D3)  
STAMPED & DATED 02-11-93, RECEIVED FEBRUARY 12, 1993  
FOR PRELIMINARY PLAT & ROUGH GRADING APPROVAL

Dear Mr. Mortensen:

Based on the information included in the submittal referenced above, City Hydrology this project is APPROVED for Preliminary Plat & Rough Grading.

Prior to Final Plat you must submit a copy of your agreement with APS to drain Basins MS-1A & B into their property.

Be aware, rough calculations indicate that the tributary at Ventura has a runoff rate of approximately 99 cfs in the undeveloped condition.

If you have any questions about this project, you may contact me at 768-2727.

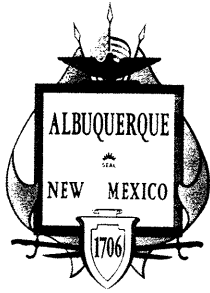
Sincerely,

John P. Curtin, P.E.  
Civil Engineer/Hydrology

xc: Alan Martinez, Permits  
Fred Aguirre, DRB

WPHYD+2685;jpc

PUBLIC WORKS DEPARTMENT



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 14, 1994

## CERTIFICATE OF COMPLETION AND ACCEPTANCE

Hoech Real Estate Corporation  
Don Hoech  
8424 Vineyard Ridge Court  
Albuquerque, NM 87122

**RE: PROJECT NO. 3391.85 VINEYARD ESTATES PHASE III  
(MAP C-20)**

Dear Don Hoech,

This is to certify that the City of Albuquerque accepts Project No. 3391.85 as being completed excluding the storm sewer portion according to approved plans and construction specifications.

Please be advised this certificate of completion and acceptance shall only become effective upon final plat approval and filing in the office of the Bernalillo County Clerk.

The project is described as follows:

- Installation of off-site storm drainage consisting of forty eight inch (48") and thirty six inch (36") R.C.P. on Napa Valley Road; including 4 catch basin east of Green Arbor & Catch Basin and one street grade west of Green arbor; extending east to a rip-rap outfall in the existing Detention pond on Tract B-1 of Vineyard Estates on Green Arbor Road consisting of 24" R.C.P. on Napa Valley Road extending east 481.55 feet to 4 catch basins.

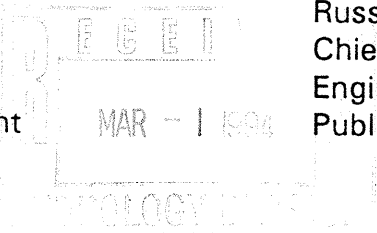
The contractor's correction period begins the date of this letter and will be effective for a period of one (1) year.

Sincerely,

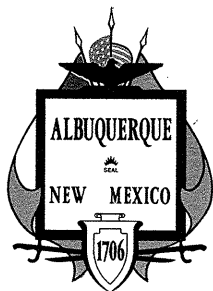
Rick Roybal, PE  
City Engineer,  
Engineering Group  
Public Works Department

Sincerely,

Russell B. Givler, PE  
Chief Construction Engineer,  
Engineering Group  
Public Works Department







# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 23, 1994

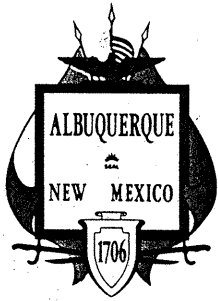
Subject: VINEYARD ESTATES III (DRB-92-290)

I have reviewed the as-built and Certification Grading and Drainage Plan for Vineyard Estates III (S-93-1, DRB-92-290). The change in elevation for the trickle channel does not alter the 'grade' for the lots as defined by the City Zoning Code (Section 7-14-5.B.46), and therefore does not constitute a grade change greater than 18 inches as anticipated by the City Subdivision Ordinance (Section 7-16-4.D.3.b.).

Sincerely,

A handwritten signature in cursive script that reads 'Jack Cloud'.

Jack Cloud, Chairman  
Development Review Board



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 25, 1994

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

RE: SUPPLEMENTAL INFORMATION FOR VINEYARD ESTATES PHASE III (C-20/D3)  
ENGINEER'S STAMP DATED 02-23-94; RECEIVED FEBRUARY 23, 1994  
FOR WORK ORDER CLOSEOUT

Dear Mr. Mortensen:

Based on the information included in the submittal referenced above and the Engineer's Certification dated 02-11-94, City Hydrology releases the Financial Guaranty for this project.

If I can be of further assistance, You may contact me at 768-2727.

Sincerely,

A handwritten signature in cursive script that reads 'John P. Curtin'.

John P. Curtin, P.E.  
Civil Engineer/Hydrology

c: Lynda Michelle DeVanti - City Project No. 3391.94

WPHYD/2685/jpc



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 7, 1994

## CERTIFICATE OF COMPLETION AND ACCEPTANCE

**\*\* REVISED \*\***

Hoech Real Estate Corporation  
Don Hoech  
8424 Vineyard Ridge Court  
Albuquerque, NM 87122

**RE: PROJECT NO. 3391.85 VINEYARD ESTATES PHASE III  
(MAP C-20)**

Dear Don Hoech,

This is to certify that the City of Albuquerque accepts Project No. 3391.85 the storm drain portion of according to approved plans and construction specifications.

Please be advised this certificate of completion and acceptance shall only become effective upon final plat approval and filing in the office of the Bernalillo County Clerk.

The project is described as follows:

- Installation of off-site storm drainage consisting of forty eight inch (48") and thirty six inch (36") R.C.P. on Napa Valley Road; including 4 catch basin east of Green Arbor & Catch Basin and one street grade west of Green arbor; extending east to a rip-rap outfall in the existing Detention pond on Tract B-1 of Vineyard Estates on Green Arbor Road consisting of 24" R.C.P. on Napa Valley Road extending east 481.55 feet to 4 catch basins.

The contractor's correction period begins the date of this letter and will be effective for a period of one (1) year.

Sincerely,

Rick Roybal, PE  
City Engineer,  
Engineering Group  
Public Works Department

Sincerely,

Russell B. Givler, PE  
Chief Construction Engineer,  
Engineering Group  
Public Works Department

