



County of Bernalillo

State of New Mexico

2400 BROADWAY, S.E.
ALBUQUERQUE, NEW MEXICO 87102
PUBLIC WORKS (505) 848-1500

BOARD OF COUNTY COMMISSIONERS

ALBERT "AL" VALDEZ, CHAIRMAN
DISTRICT 2

KEN SANCHEZ, VICE CHAIR
DISTRICT 1

EUGENE M. GILBERT, MEMBER
DISTRICT 3

BARBARA J. SEWARD, MEMBER
DISTRICT 4

LES HOUSTON, MEMBER
DISTRICT 5

JUAN R. VIGIL, COUNTY MANAGER

DAVID K. ANDERSON, ASSESSOR

JUDY D. WOODWARD, CLERK

THOMAS J. MESCALL, PROBATE JUDGE

JOE BOWDICH, SHERIFF

H. R. FINE, TREASURER

February 7, 1995

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

RE: GRADING AND DRAINAGE PLAN FOR NORTHEAST HEIGHTS ELEMENTARY SCHOOL
AT 8901 LOWELL NE, C22/D40 (PWD-95-09), SUBMITTED FOR BUILDING
PERMIT APPROVAL, ENGINEER'S STAMP DATED 1/12/95.

Dear Mr. Mortensen:

The following are my comments along with those of Bernalillo County and AMAFCA. These issues must be addressed prior to building permit approval:

1. Will the pond located at the south end of the parking lot allow flows to slow down and drop out sediment? This would introduce clean water into the natural arroyo which would cause an adverse erosive condition.
2. On sheet 5 of 6, please show the full extent of the EGL for the floodwall plan and profile diagram. The EGL must be at or below the top of wall elevation.
3. Will the berms created for ponding cause a hydraulic jump at section 31 or cause any non-typical flow patterns which may adversely affect adjacent or downstream properties?
4. There appears to be a change in the CWSEL and EGL between existing and developed flow conditions from section 45 and down in the HEC-2 runs. Please address the possibility and consequences of adverse flow conditions on adjacent properties. FEMA will not allow a rise in the water surface elevation by more than one foot. If this occurs, then the developed condition must be altered to keep the water from rising more than 1'.
5. This development will require an easement, encroachment license, pond covenant, and hold harmless agreement be executed with the proper agencies prior to final approval of this plan.
6. No signs, temporary structures, trash cans, etc. will be allowed in AMAFCA's drainage easement.
7. Please provide a comparison of existing vs. proposed flows at all outfalls.

February 7, 1995
Jeff Mortensen
page 2

8. With respect to the interior site drainage system, are single discharge lines in the sand play areas adequate? Will the downstream slopes west of the play areas be endangered? Perhaps an overflow/relief box could be provided for each area. Will cleanouts and debris screens be used to prevent these systems from being plugged up by trash?

Although we discussed most of these comments at our February 1, 1995 meeting at AMAFCA, if you should have any additional questions, please do not hesitate to call me.

Sincerely,

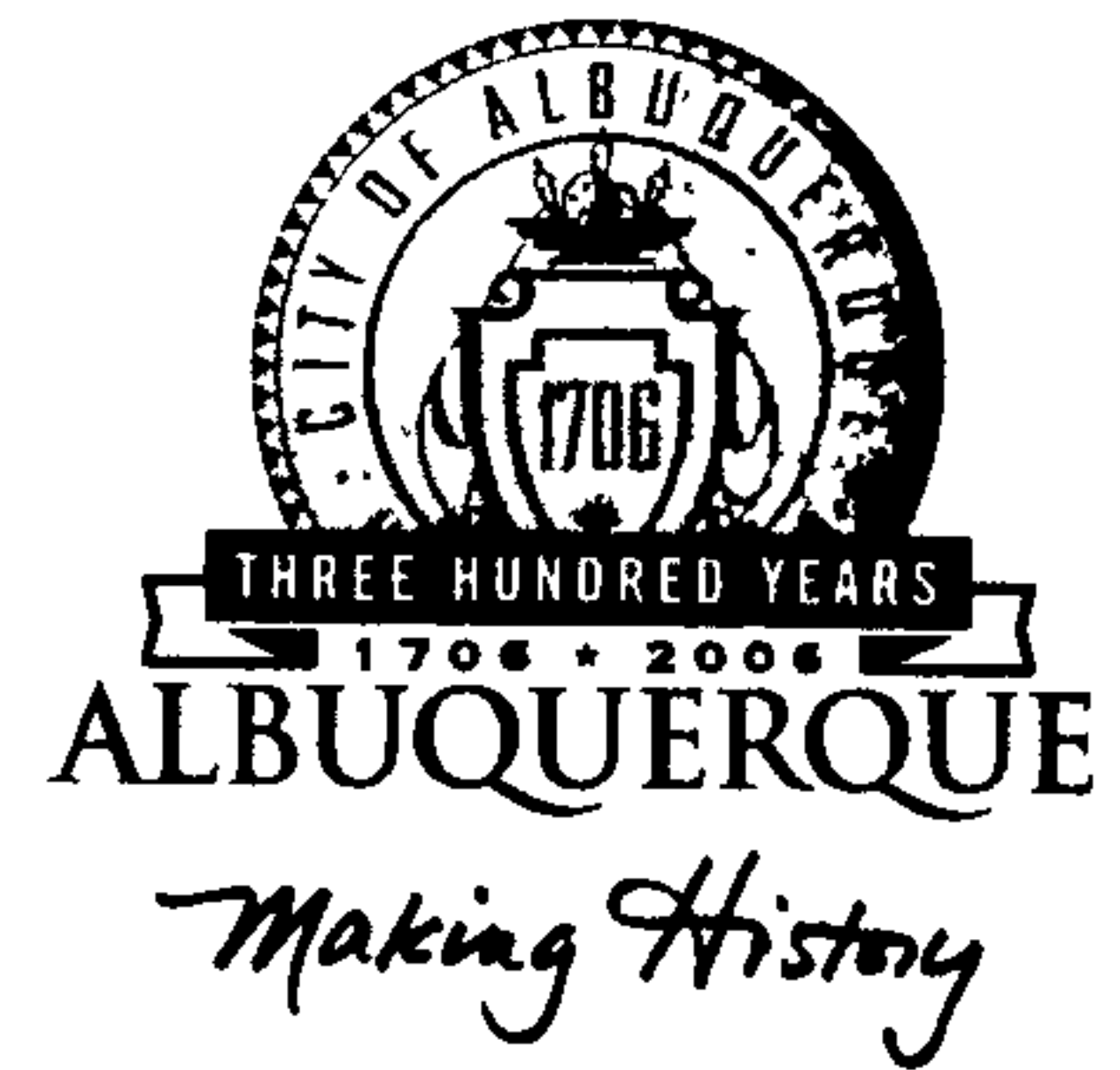


Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Chris Rivera, City Hydrology
Kurt Browning, AMAFCA
Roger Paul, Development Review, County Public Works
Pat-McMurray, Albuquerque Public Schools

File

CITY OF ALBUQUERQUE



March 28, 2005

Mr. Phil Clark, PE
CLARK CONSULTING ENGINEERING
19 Ryan Road
Edgewood, NM 87199

RE: VINEYARD ESTATES SUBDIVISION, UNIT V (C-20/D40)
Engineers Certification for Release of Financial Guaranty
Engineers Stamp dated 12/20/2002
Engineers Certification dated 03/24/2005

Dear Phil:

Based upon the information provided in your Engineer's Certification Submittal dated 03/25/2005, the above referenced plan is adequate to satisfy the Grading and Drainage Certification for Release of Financial Guaranty.

P.O. Box 1293

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

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept.- Hydrology
Development and Building Services

C: Marilyn Maldonado, COA# 705281
File

DALLAS
ROSE
9004
Berry
652A

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

C-20/D40

PROJECT TITLE: Vineyard Estates - Unit 5 Subdivision ZONE MAP/DRG. FILE #: C20/D40
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: @ Estates and Ventura
 CITY ADDRESS: _____

ENGINEERING FIRM: Clark Consulting Engineers
 ADDRESS: 19 Ryan Road
 CITY, STATE: Edgewood, New Mexico 87015

CONTACT: _____
 PHONE: 281-2444
 ZIP CODE: _____

OWNER: Llave Construction
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

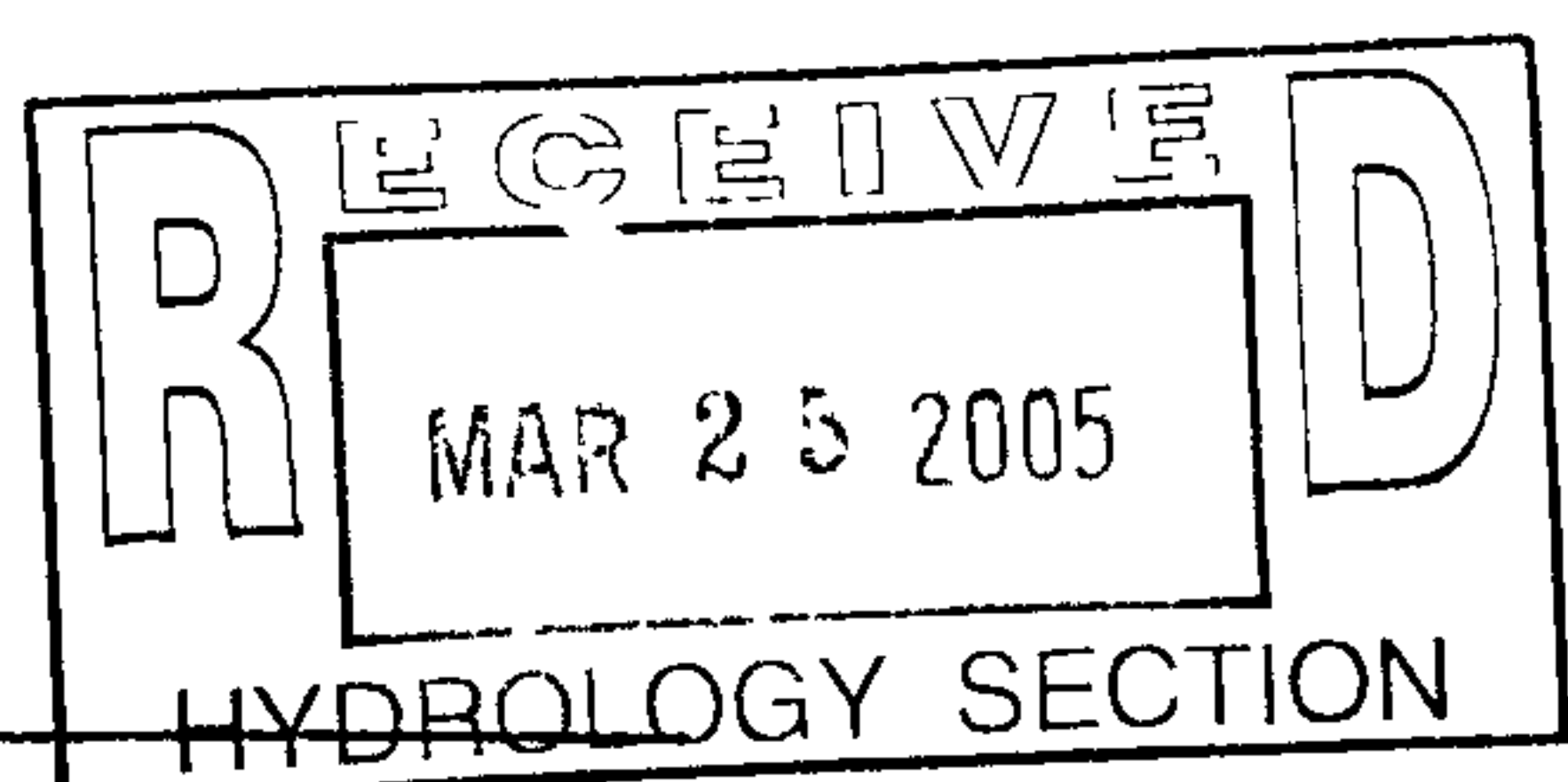
CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

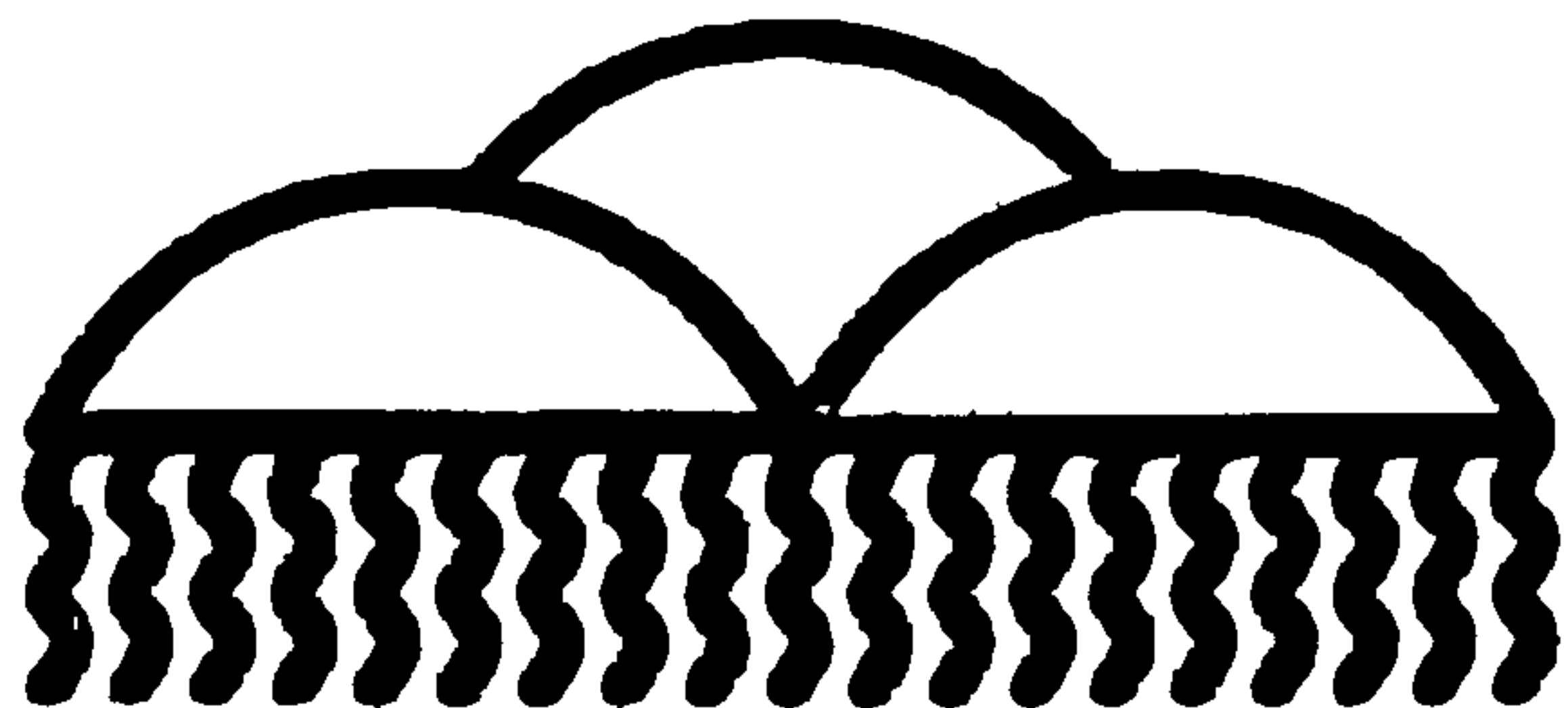
- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: _____ BY: [Signature]



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



AMAFCA
2600 Prospect Ave., NE
Albuquerque, NM 87107
(505) 884-2215
(505) 884-0214 Fax

FAX

CARLOS MONTTOYA — 924-3864
To: RON BOHANNAN From: John Kelly
Fax: 858 1118 Pages, Including cover sheet: 5
Phone: _____ Date: 8/2/03
Re: LA CUEVA ARROYO

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply

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**

2800 PROSPECT N.E. • ALBUQUERQUE, NM 87107
TELEPHONE (505) 884-2215 FAX (505) 884-0214

August 2, 2003

Mr. Ronald R. Bohannon, P.E.
Terra West, LLC
8509 Jefferson N.E.
Albuquerque, NM 87113

Via Fax 858-1118
& Regular US Mail

Re: La Cueva Arroyo

Dear Ron:

I share your concerns regarding the illegal borrow pit in the La Cueva Arroyo as detailed in your letter of July 29, 2003, received at AMAFCA on August 1, 2003.

I was notified of this by Mr. Soule on July 7, 2003, and took immediate action to notify the owner, Mr. Bob Keeran, that the work was not authorized and was to be shut down immediately.

Work was stopped on Monday, July 7th, and Mr. Keeran was notified of necessary restoration measures by City Floodplain Administrator Carlos Montoya on July 8th, copy attached.

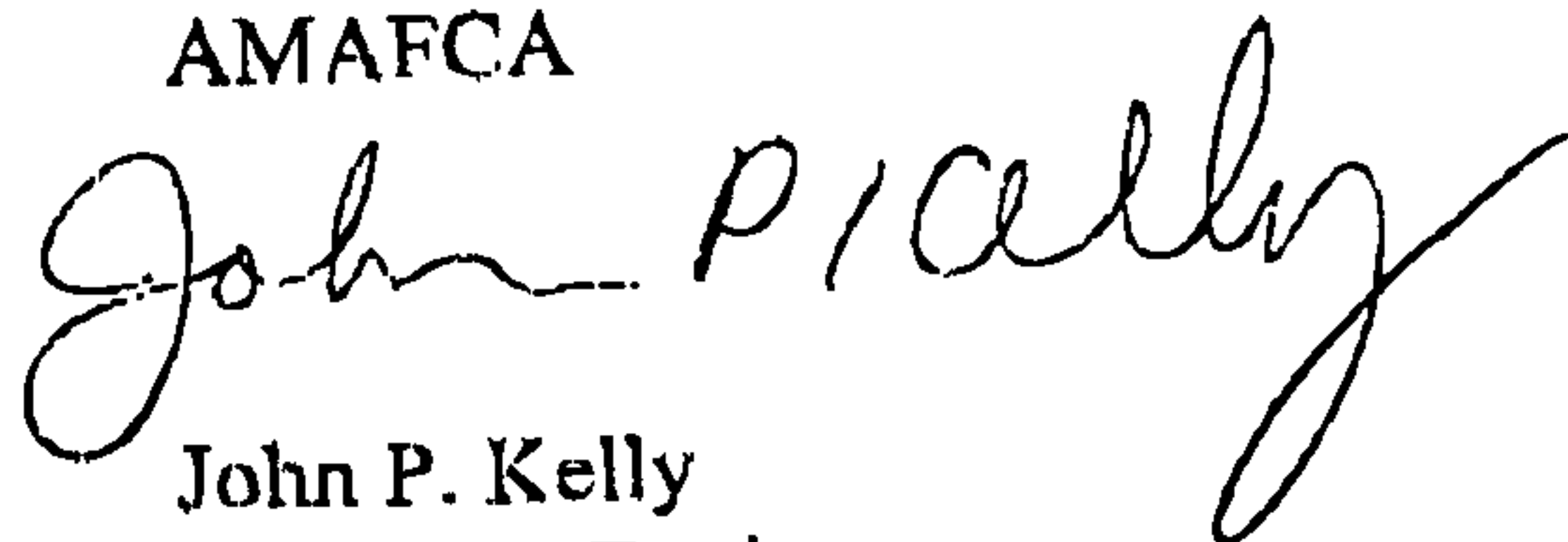
Mr. Keeran's engineer provided the restoration plan to the City on July 14, 2003. My understanding is that backfill of the borrow pit and restoration of the arroyo grades and vegetation is imminent. I will contact Mr. Montoya on Monday, August 4th to confirm schedule so that you may relay that to the Swingles.

As for the houses to the north of the Swingle home, a scour wall was approved along the limits of the floodplain, similar to other work within the City limits. There is also a private access granted for the benefit of the easternmost home, which allows access from the lot immediately to the west, instead of from the arroyo.

I did not review the Swingle file, but recall that you elected to set back from the arroyo rather than doing scour protection for the structure as has been recently done.

I hope this serves to answer your questions at this point.

Sincerely,
AMAFCA

A handwritten signature in cursive script that reads "John P. Kelly". The signature is written in black ink and is positioned above the printed name and title.

John P. Kelly
Executive Engineer

Cc Carlos Montoya, City Floodplain Administrator
Bob Keeran, Llave Construction, Inc.



SIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@sierrawestllc.com
1-800-245-3102

July 29, 2003

RECEIVED

AUG - 1 2003

Mr. John Kelly
AMAFCA
2600 Prospect Avenue NE
Albuquerque, NM 87107

**RE: La Cueva Channel North of Alameda and
Between Barstow & Ventura, NE**

Dear John:

I am writing this letter to voice my concern of recent happenings within the La Cueva Channel, east of Barstow and north of Alameda. As you know, David Soule with my office, observed Albuquerque Excavators placing dirt to fill a pond at the southeast corner of Anaheim and Ventura over the 4th of July weekend. He also observed that they were obtaining the dirt from the channel at the referenced location.

I spoke with Kathy Swingle, who lives at 8501 Alameda, and she stated that she and her husband, along with their neighbors to the east, also observed the removal of the dirt by Albuquerque Excavators. She stated they (Albuquerque Excavators) started at 5:30 AM on July 4 and worked all three days of the holiday weekend. She also stated there was no activity in the channel after the weekend.

I visited the site on Friday, July 18 and I have several concerns. First is the fact that Albuquerque Excavators removed dirt from the arroyo. This act alone is in violation of the City of Albuquerque's Subdivision Code and affects your channel. Not only did they unlawfully remove this dirt from this major arroyo, but by doing so they placed several homes, including the Swingle's, in grave danger by altering the natural course of the arroyo. Should a major event occur, the damage to the homes in this area could be catastrophic.

Another concern I have is the construction of the homes north of the Swingle home. Several of these homes are built right up to the arroyo. One of the homes' walls is built at the edge of the arroyo. In fact, in order to finish the wall around one of the homes, they are filling in part of the arroyo to have land to place the wall, which we believe should require upstream stabilization of the arroyo. Also, to access one of the homes, you have to drive into the arroyo. When the Swingles were building their home,

Mr. John Kelly
July 29, 2003
Page 2

they had to place their house 6 feet per 100 cfs away from the arroyo. To build it any closer would have required them to construct a scour wall in the channel. Now there are homes practically built in the arroyo.

I would like the opportunity to visit this site with you so that I can direct the Swingles on what they need to do to protect their home. Please call me to discuss this matter and to schedule a time that we can visit the site. In the meantime, if you have any questions, please feel free to call me.

Sincerely,



Ronald R. Bohannon, PE

cc: Kathy & Steve Swingle
David Soule

OH
RRB/db



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 8, 2003

Bob Keeran
Llave Construction, Inc.
P.O. Box 93642
Albuquerque New Mexico 87199

RE: Alteration of 100-Year Floodway on the La Cueva Arroyo

Dear Mr. Keeran:

We have received a complaint and have visited the site where the Floodway has been excavated in the La Cueva Arroyo. The site is north of Alameda Boulevard and east of Barstow Street (C-20). We visited the site where your contractor had excavated about an acre of soil material. The excavated depth measures between 3 to 7 feet. The Floodplain Ordinance is very specific that no excavation can occur in a floodway. Therefore, the excavated area needs to be filled with clean and similar material to the original existing grades.

1. Please submit a grading plan to Hydrology by a professional engineer for review and approval. This grading plan will need to include revegetation notes. Indicate on the drawing the limits of the original excavation. Certification of the final grading plan by the design engineer will be required. The owner's engineer needs to contact this office within a week of receiving this letter. At that time we will discuss the timetable for submitting the grading plan, obtaining the necessary permits, and final filling of the excavation.
2. This site requires a National Pollutant Discharge Elimination System (NPDES) permit. Please contact Charles Caruso for more details (768-3654)
3. Please contact Dan Malanchuk (342-3282) from the Corps of Engineers to determine if a 404 permit is required.
4. A Top Soil Disturbance Permit is required from Environmental Health.
5. The excavated material was taken to fill an existing detention pond at Ventura Street and Anaheim Avenue. The original drainage and grading plan for Vineyard Estates Unit 5 is now voided until the above issue is resolved.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Carlos A. Montoya', with a horizontal line extending from the end of the signature.

Carlos A. Montoya
City Floodplain Administrator

C: John Kelly, AMAFCA
Dan Malanchuk, Chief Regulatory Branch US Army Corps of Engineers
Jean Manger, Project Manager US Army Corps of Engineers
Charles Caruso, Hydrology Public Works
File C20-D40



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 21, 2003

Phil Clark
Clark Consulting Engineering
19Ryan Road
Edgewood, New Mexico 87199

**RE: Drainage Plan for La Cueva Arroyo Restoration Lot 25 & 26, Block 3, Tract 3,
Unit 3, NAA**

C-20/D44

Dear Mr. Clark:

The above drainage plan is approved for a Rough Grading Permit.

1. Please have the contractor apply for a Top Soil Disturbance Permit.
2. Please submit a timetable for the restoration of the project as soon as you can.
3. There has been some question as to the ownership of the property. Please submit documentation that Mr. Keeran owns the properties.
4. Upon completion of the Rough Grading the engineer will need to certify the project per the DPM.

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

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

C: Lynn Mazur, AMAFCA
Bob Keeran, Llave Homes



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 5, 2003

Bob Keeran
Llave Homes
P.O. Box 93642
Albuquerque, New Mexico 87199

RE: Drainage Plan for La Cueva Arroyo Restoration Lot 25 & 26, Block 3, Tract 3, Unit 3, NAA

Dear Mr. Keeran:

I have not received a timetable for the restoration of the referenced lots as request in my July 21, 2003 letter. We are receiving written complaints from downstream owners that are concerned with the impacts from your excavation of the La Cueva floodplain. Also, the Floodplain Ordinance requires that I take immediate action to correct this situation.

This office did not approve the excavation of the La Cueva Arroyo and this soil material was conveyed to fill a detention pond. This illegal excavation was used to fill Tract A of Vineyard Estates Unit 5. Therefore, we will not release the financial guarantees for Vineyard Estates Unit 5 until both the approved restoration drainage and grading plan and the Vineyard Estates Unit 5 drainage plan is accomplished and certified. We are requesting immediate attention to this problem before it escalates into a legal issue.

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

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

C: John Kelly, AMAFCA
Charles Caruso, Hydrology Public Works
Phil Clark, Clark Consulting Engineers

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

July 21, 2003

UNIT 5

C-20/D40

LEGAL DESCRIPTION TR. A, Detention Pond, Vineyard Estates, Unit IV.
CITY ADDRESS

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF APPROVAL SOUGHT

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

YES
X NO
COPY PROVIDED

RECEIVED
DEC 20 2002
HYDROLOGY SECTION

BY

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 30, 2003

Philip W Clark, PE
Clark Consulting Engineers
19 Ryan Rd.
Edgewood, NM 87015

Re: Vinyard Estates Unit 5 Subdivision Drainage Plan
Engineer's Stamp dated 12-20-02 (C20/D40)

Dear Mr. Clark,

Based upon the information provided in your submittal dated 12-20-02, the above referenced plan is approved for Preliminary Plat action by the DRB. Prior to Final Plat, Building Permit or Work Order, please address the following.

- A comprehensive report including all references or reports that addresses Ventura is required. It should also include reference to the 54" RCP storm drain (required by this development and not "by others") all the way to Carmel that allows this pond to be reclaimed.
- The Work Order for the Carmel SD project (COA# 693481) must be let.
- No grading will be allowed on this site until the AMAFCA project is constructed and accepted up to Ventura.

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

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: Terri Martin, CoA
Lynn Mazur, AMAFCA
file