



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 26, 2004

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

Re: Los Vigils Subdivision, SIA/Financial Guarantee Release
Engineer's Stamp dated 12-31-02 (C20/D41)
Certification dated 2-20-04

Dear Mr. Means,

Based upon the information provided in your submittal received 2-25-04, the above referenced certification is approved for release of SIA and Financial Guarantee.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: Arlene Portillo, COA# 708481
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

C-20/D41

PROJECT TITLE: Los Vigils ZONE ATLAS/DRNG. FILE #: C20/D41
 DRB #: 1002271 EPC #: _____ WORK ORDER #: 708481

LEGAL DESCRIPTION: Lots 1-45 and Parcel A, Los Vigils
 CITY ADDRESS: Holly Ave NE

ENGINEERING FIRM: Jeff Mortensen & Assoc., Inc. CONTACT: J. Graeme Means
 ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Hoech Real Estate Corp. CONTACT: Don Hoech
 ADDRESS: 8300 Carmel NE, Suite 601 PHONE: 821-4440
 CITY, STATE: Albuquerque, NM ZIP CODE: 87122

ARCHITECT: N/A CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: JMA CONTACT: Chuck Cala
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: J.R. Hale CONTACT: Owner
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

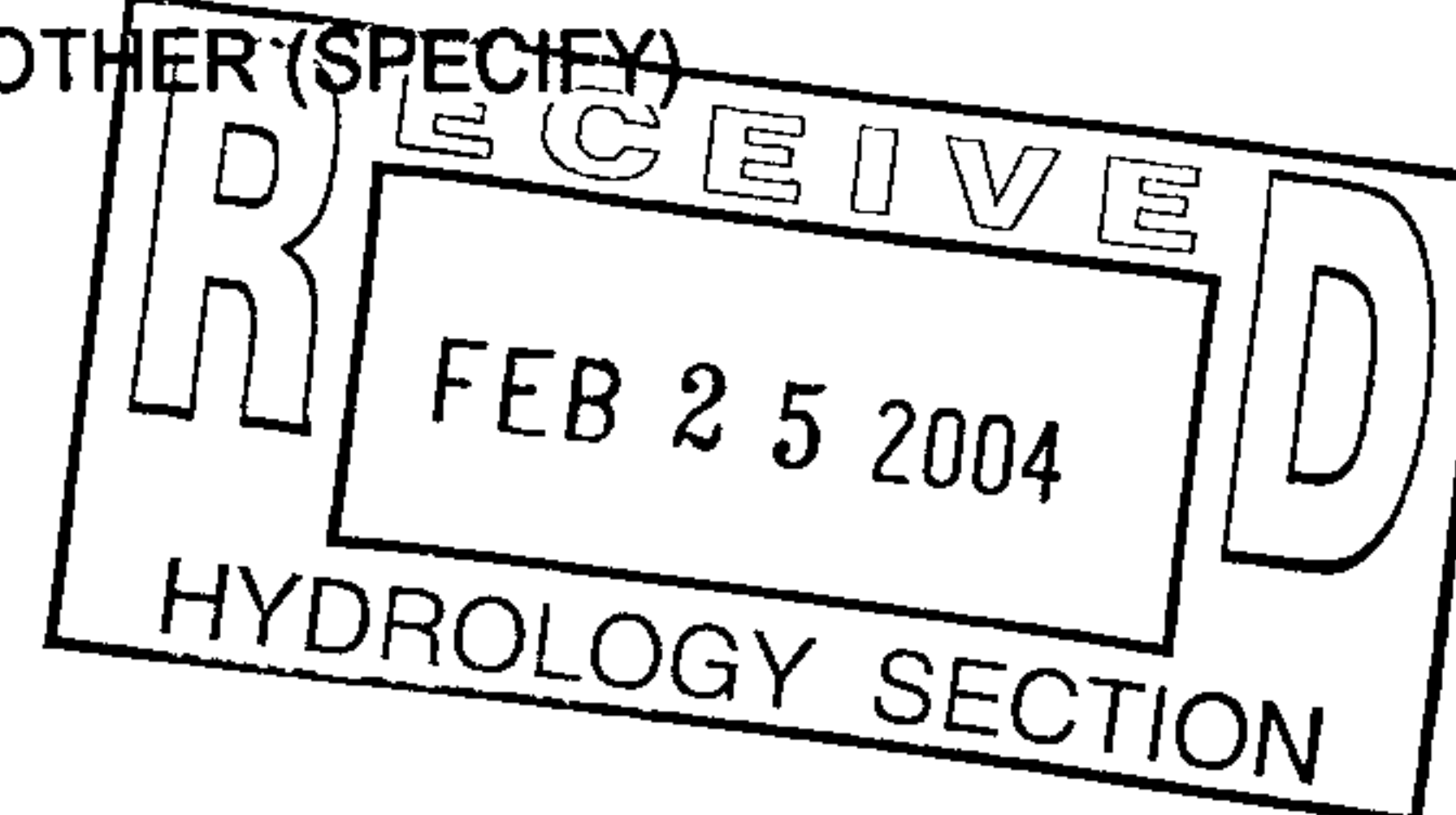
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S 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: 02/23/2004 BY: J. Graeme Means

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 upon 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.

LLAVE DEVELOPMENT, INC.
P.O. BOX 92620
ALBUQUERQUE, NM 87199
OFFICE: (505) 856-4076
FAX: (505) 858-1702
MOBILE: (505) 249-1502

*Bar's Copy
Shuts Re:
Lot #9
C20/D041*

March 12, 2009

Mr. Jerry M. Lovato, PE
Drainage Engineer
AMAFCA
2600 Prospect NE
Albuquerque, NM 87107

Re: Lot 8 Rich Ct. Subdivision adjacent to
La Cueva Project #7577.81

Dear Jerry:

Thanks for meeting with me yesterday. I'm writing this letter to follow up our conversation. I've enclosed a "rough" plan to show the proposed engineered fill and location of walls to make sure we're on the same page. I'm requesting permission to do the following:

1. Install engineered fill along the channel embankment on Lot 8.
2. Install a garden wall between Lots 8 & 9.
3. Install a perimeter wall on the south property line to keep the motorcycles, etc., from using the lot as their own play area. When I met with Kurt he said to leave the opening wide enough to allow your trucks to turn in and he would move to secure the maintenance road.

If you have any questions, please don't hesitate to call me at 249-1502.

Sincerely,
Llave Development, Inc.

Bob Keeran,
President



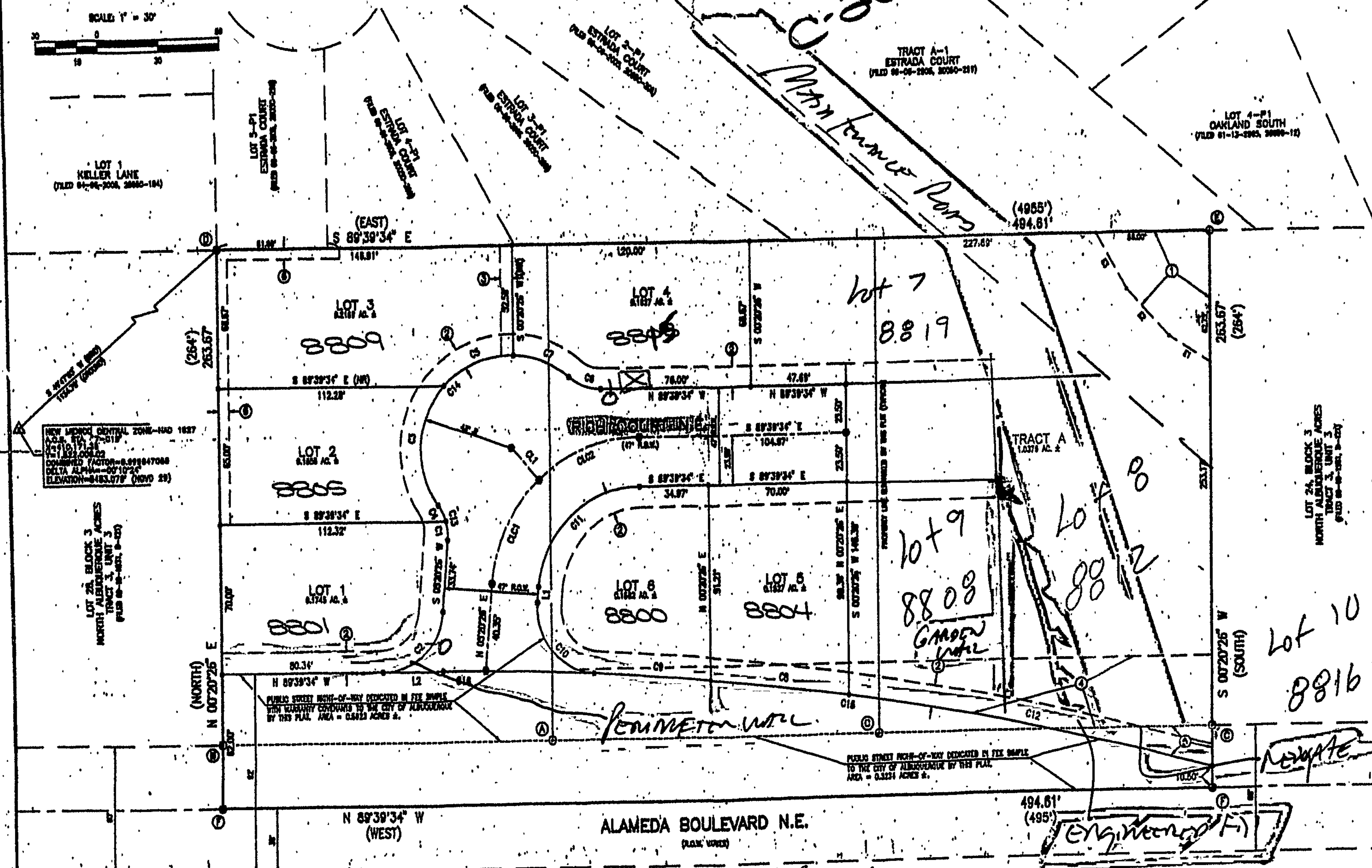
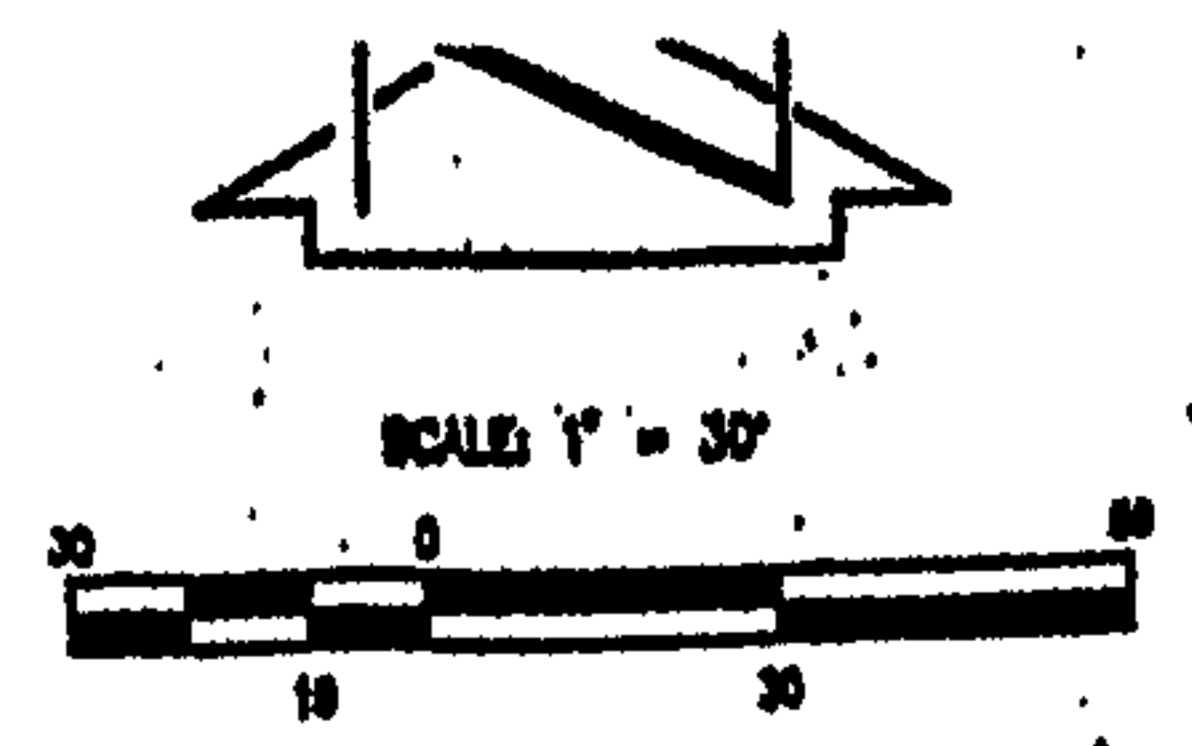
Bois Copy

7-10

LOTS 1-6 AND TRACT A, RICH COURT

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2008

COUNTY CLERK FILING DATA



NEW MEXICO CENTRAL ZONE—NAD 1983
ACR. 874.7-519
NAD 1983
COMMERCE VECTOR=0.000047088
DELTA ALPHA=00°10'24"
ELEVATION=6483.679' (NOV 29)

LOT 24, BLOCK 3
NORTH ALBUQUERQUE ACRES
TRACT 3, UNIT 3
FILED 08-08-2008, 20080-184

PUBLIC STREET RIGHT-OF-WAY DEDICATED IN THE SAMPLE
PLAN SUBMITTED TO THE CITY OF ALBUQUERQUE
BY THIS PLAN. AREA = 0.0421 ACRES &.

PUBLIC STREET RIGHT-OF-WAY DEDICATED IN THE SAMPLE
TO THE CITY OF ALBUQUERQUE BY THIS PLAN.
AREA = 0.0421 ACRES &.

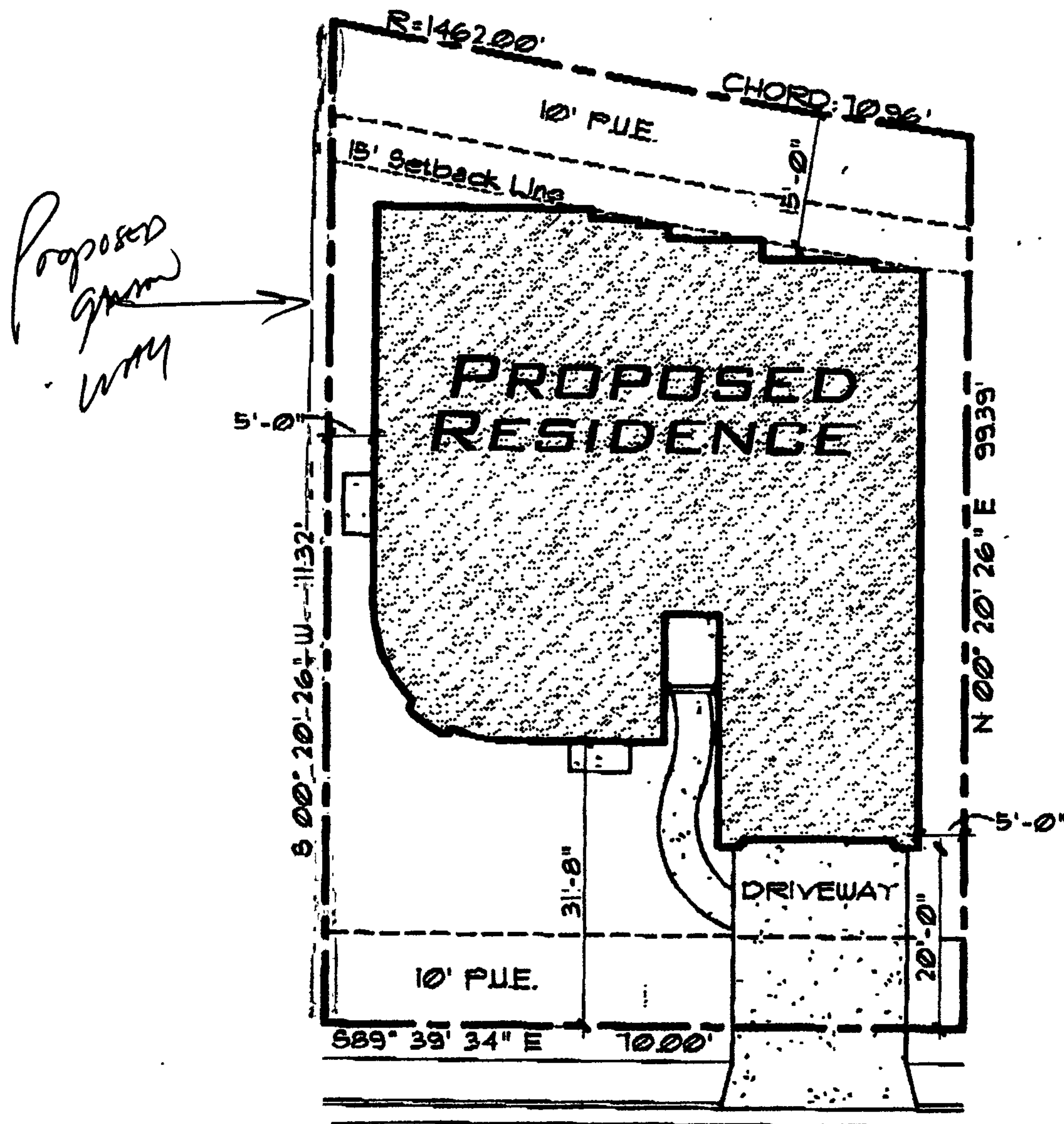
ALAMEDA BOULEVARD N.E.
(PLAN: 1000)

6 - street lights

NEED 10 BOXES
@ this location



JEFF MORTENSEN & ASSOCIATES, INC.
6918-J HIGHWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS & SURVEYORS (REG) 345-4250
JOB #2005.0703 PRELAT



8808 Rich Court N.E.
Lot #9, Rich Court Subdivision
Albuquerque, New Mexico

Site Plan

1"=20'-0"

Site Plan Notes:

1. 10' Minimum Between Structures
2. 32' Max. Curb Cut.
3. Stucco & Roof Colors Per Site Development Plan
4. Min. Drainage To Be 6" In 10' From Building
5. Separate Permit Required For Yard / Retaining Walls



ZAP C-20

**GRANT OF EASEMENT
FLOODWAY AND STORM DRAINAGE WORKS**

[Signature]
LLAVE DEVELOPMENT, INC., a New Mexico Corporation, Grantor, being the owner of the property described herein, for good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, a political subdivision of the State of New Mexico, (AMAFCA), its successors and assigns, the permanent right and easement for drainage, flood control and the conveyance and storage of storm water, and for the construction, reconstruction, operation and maintenance of, and access to, such appurtenant facilities as may be necessary on, in, under, over and across the following described real estate:

The land in which the foregoing rights and easement are granted is located within Lot 8 of the Rich Court Subdivision in Bernalillo County, New Mexico, being more particularly described as Lot 8 as shown on the Plat of Lots 7 through 9 Rich Court Subdivision, recorded on September 13, 2007 in Book 2007C on Page 260, in the Office of the Clerk of Bernalillo County, New Mexico.

Except with the written approval of AMAFCA, no fence, wall, building, or other obstruction may be placed or maintained in said easement, and there shall be no alteration of the grades or contours in said easement. The granting of this easement shall not obligate AMAFCA to maintain any arroyo, drainage channel or other facility, nor shall this easement require AMAFCA to provide for the protection of property lying outside of the easement granted. AMAFCA shall only maintain property and/or improvements that it specifically agrees, by written agreement filed for public record, to maintain. Unless AMAFCA specifically so agrees to maintain property and/or improvements, all maintenance responsibility shall remain with the Grantors. Landscaping or maintenance work by the Grantors, within the easement hereby conveyed, shall not alter the present flowline, capacity, or permeability of the present flood way area, except in an emergency. If emergency work is performed, Grantors shall notify AMAFCA as soon as practical thereafter. AMAFCA will then determine if the emergency work can remain or must be removed or modified. Safe locations for structures built on lands adjacent to the easement described herein may be substantially outside of the described area.

Grantors covenant and warrant that they are the owners in fee simple of the property and that they have a good and lawful right to grant the easement described herein. The grant and other provisions of this easement constitute covenants running with the land for the benefit of AMAFCA and its successors and assigns until terminated.

TO HAVE AND TO HOLD the said right and easement for the uses and purposes aforesaid, unto AMAFCA, its successors and assigns, to run with the land forever. However, to the extent any portion of the above granted easement area is declared unnecessary for flood control or drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority, said portion of the easement shall revert to the Grantors. Any such reversion shall be accomplished by way of a quitclaim deed to Grantors, their successors or assigns.

THERE IS RESERVED to the Grantors, their successors and assigns, the right to use said lands for open space and landscaping. Such open space and landscaping shall not interfere with the rights and easements granted to AMAFCA. Other purposes, which will not interfere with the rights and easements hereby granted, may be permitted, provided that Grantors obtain AMAFCA's written licensed approval for such use, not to be unreasonably withheld.

WITNESS my hand and seal this 22nd day of August, 2008.

GRANTOR:

(Signature)

(Print Name)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO)

)SS

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on Aug 22nd, 2008 by Robert Keeran, President, Llave Enterprises, Inc. (Grantors).

My commission expires:

Notary Public

ACKNOWLEDGMENT FOR CORPORATIONS/PARTNERSHIPS

STATE OF NEW MEXICO)

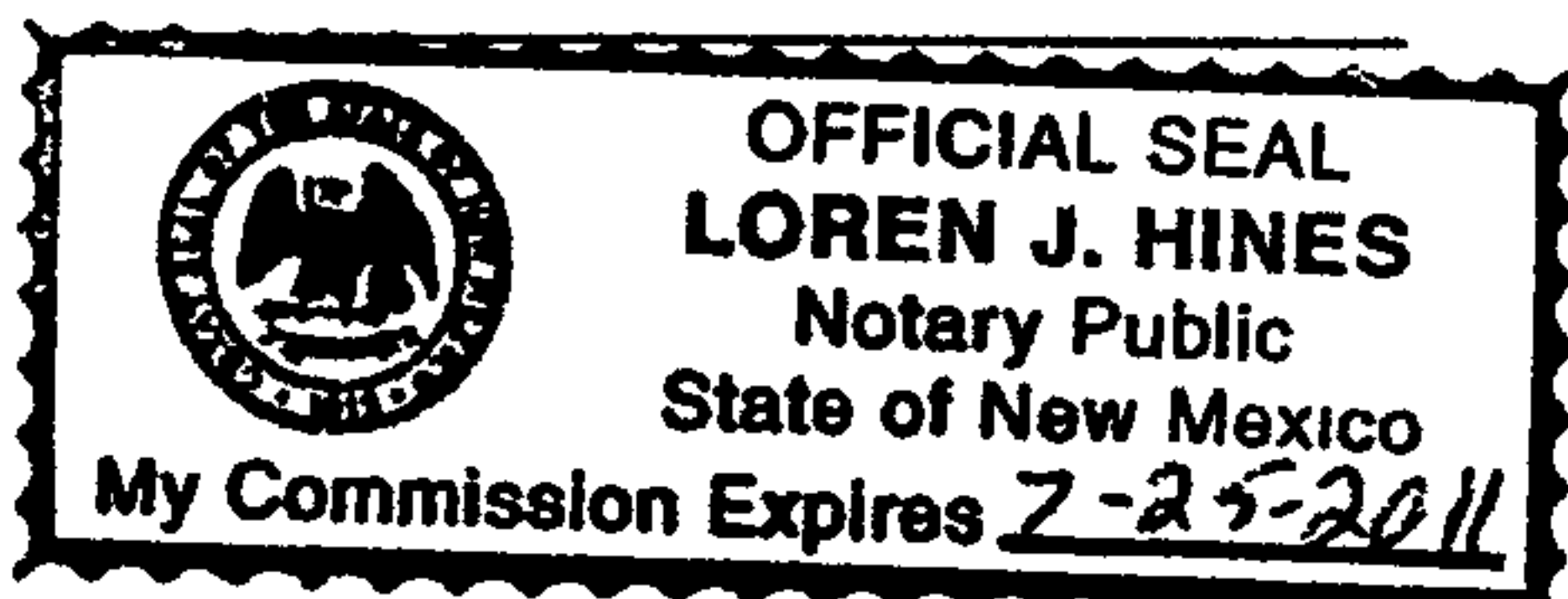
)SS

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on Aug. 22nd, 2008 by Robert Keeran, as the President of Llave Enterprises, Inc. a New Mexico Corporation

My commission expires:

Notary Public





ZAP C-20

**GRANT OF EASEMENT
FLOODWAY AND STORM DRAINAGE WORKS**

Louis Mark Groening and Charlyn Janene Groening, husband and wife, Grantors, being the owners of the property described herein, for good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, a political subdivision of the State of New Mexico, (AMAFCA), its successors and assigns, the permanent right and easement for drainage, flood control and the conveyance and storage of storm water, and for the construction, reconstruction, operation and maintenance of, and access to, such appurtenant facilities as may be necessary on, in, under, over and across the following described real estate:

The land in which the foregoing rights and easement are granted is located within Lot 7 of the Rich Court Subdivision in Bernalillo County, New Mexico, being more particularly described as the eastern Thirty-Five (35) feet of Lot 8 as shown on the Plat of Lots 7 through 9 Rich Court Subdivision, recorded on September 13, 2007 in Book 2007C on Page 260, in the Office of the Clerk of Bernalillo County, New Mexico.

Except with the written approval of AMAFCA, no fence, wall, building, or other obstruction may be placed or maintained in said easement, and there shall be no alteration of the grades or contours in said easement. The granting of this easement shall not obligate AMAFCA to maintain any arroyo, drainage channel or other facility, nor shall this easement require AMAFCA to provide for the protection of property lying outside of the easement granted. AMAFCA shall only maintain property and/or improvements that it specifically agrees, by written agreement filed for public record, to maintain. Unless AMAFCA specifically so agrees to maintain property and/or improvements, all maintenance responsibility shall remain with the Grantors. Landscaping or maintenance work by the Grantors, within the easement hereby conveyed, shall not alter the present flowline, capacity, or permeability of the present flood way area, except in an emergency. If emergency work is performed, Grantors shall notify AMAFCA as soon as practical thereafter. AMAFCA will then determine if the emergency work can remain or must be removed or modified. Safe locations for structures built on lands adjacent to the easement described herein may be substantially outside of the described area.

Grantors covenant and warrant that they are the owners in fee simple of the property and that they have a good and lawful right to grant the easement described herein. The grant and other provisions of this easement constitute covenants running with the land for the benefit of AMAFCA and its successors and assigns until terminated.

TO HAVE AND TO HOLD the said right and easement for the uses and purposes aforesaid, unto AMAFCA, its successors and assigns, to run with the land forever. However, to the extent any portion of the above granted easement area is declared unnecessary for flood control or drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority, said portion of the easement shall revert to the Grantors. Any such reversion shall be accomplished by way of a quitclaim deed to Grantors, their successors or assigns.

Notary Public



Close window

FW: Drainage Easements for track 7, 8 and C

From: **Jerry Lovato** (jlovato@amafca.org)

Sent: Wed 8/20/08 7:39 PM

To: Bob Keeran (llavehomes@hotmail.com)

Attachments: La Cueva at Alameda Aerial 082008.doc (118.5 KB)

Security scan upon download 

Good Afternoon Bob,

Can you please clarify for me who owns lot 7 and 8? I will need to get an easement from the owners as soon as possible (this week). The easement will be described as 30-40 feet southwest of the northeastern property line in a paper easement that will cover the existing flood control facilities.

When the owner of lot 7 can provide a more detailed description of the easement, then the paper easement will be replaced by the new document. I am assuming that the new easement will outline the proposed retaining wall.

Bob, can you provide the latest platting documents that you have concerning Lot C. The information Loren has indicates that lot C does not exists

Thanks

--Jerry--

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

From: Loren J. Hines [mailto:lhines@amafca.org]

Sent: Wednesday, August 20, 2008 12:01 PM

To: 'Jerry Lovato'

Subject: RE: Drainage Easements for track 7, 8 and C

Jerry:

- Issue Two: Llave Homes will need to work with the Mr. Groening to draft a new design that will include retaining walls that will allow the construction of Mr. Groening's home without affecting the hydraulics of the existing channel and will allow the installation of a free board wall required by FEMA without affecting AMAFCA's access to the channel. AMAFCA would like to maintain a 12' access road along the west side of the channel at all times. AMAFCA will use the approved engineering design (stamped plan set) as a vehicle to approve the changes to the existing flood control project. The plan set will need to address the FEMA LOMR submittal, new survey information (new easements) and the structural details for the new retaining walls.
- Issue Three Llave Homes will need to provide certified construction documents to AMAFCA after the construction is completed before AMAFCA will accept the work. This will require construction inspection and testing.

Bob, it is important that we work together to get this problem solved as soon as possible. Time is of the essence; AMAFCA has not issued a request to red tag the work on Mr. Groening's lot. If progress can not be documented on the items above, then AMAFCA will issue a stop work order and have the channel berm excavation filled in. I understand that the work identified above will take time; therefore I would like to have a draft timeline by the end of the week.

Thanks

--Jerry--

Jerry Lovato, P.E.

Drainage Engineer

Albuquerque Metropolitan Arroyo Flood Control Authority

2600 Prospect NE

Albuquerque, New Mexico 87107

Work 884-2215

Fax 884-0214

Cell 362-0020

JLovato@AMAFCA.org

I went to the County web site and attached is what I found along with your id of the Groening. All of the properties are still listed under Llave ownership. How are we going to define the drainage easement? Will Bob provide us with a survey?

Loren J. Hines

Real Estate Manager

Albuquerque Metropolitan Arroyo Flood Control Authority

2600 Prospect Avenue N.E.

Albuquerque, New Mexico 87107

Telephone: (505) 884-2215

FAX: (505) 884-0214

Cell: (505) 362-1271

E-mail: lhines@amafca.org

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

From: Jerry Lovato [mailto:jlovato@amafca.org]

Sent: Monday, August 18, 2008 11:44 AM

To: 'Elvidio Diniz'; Bob Keeran

Cc: Kurt Wagener; Loren J. Hines; Lynn Mazur

Subject: Drainage Easements for track 7, 8 and C

Good Morning All,

I had the pleasure of sitting in on a meeting with Mr. Kelly, Bob Keeran and Mark Groening concerning the encroachment of a house pad on the AMAFCA drainage channel. I also called Elvidio after the meeting to discuss the items below.

Issue One: AMAFCA needs a temporary drainage easement on Tracks 7, 8 and C for the existing diversion berm and channel. AMAFCA will draft an agreement with Llave Homes (Track 8 and C) and Mr. Louis Mark Groening and his wife Mrs. Charlyn Janene Groening for track 7.

WWW.AMAFCA.org



Print

Close window

Drainage Easements for track 7, 8 and C

From: **Jerry Lovato** (jlovato@amafca.org)

Sent: Mon 8/18/08 5:43 PM

To: 'Elvidio Diniz' (evdrti@nm.net); Bob Keeran (llavehomes@hotmail.com)

Cc: Kurt Wagener (kwagener@amafca.org); Loren J. Hines (lhines@amafca.org); Lynn Mazur (lmazur@amafca.org)

Good Morning All,

I had the pleasure of sitting in on a meeting with Mr. Kelly, Bob Keeran and Mark Groening concerning the encroachment of a house pad on the AMAFCA drainage channel. I also called Elvidio after the meeting to discuss the items below.

Issue One: AMAFCA needs a temporary drainage easement on Tracks 7, 8 and C for the existing diversion berm and channel. AMAFCA will draft an agreement with Llave Homes (Track 8 and C) and Mr. Louis Mark Groening and his wife Mrs. Charlyn Janene Groening for track 7.

Issue Two: Llave Homes will need to work with the Mr. Groening to draft a new design that will include retaining walls that will allow the construction of Mr. Groening's home without affecting the hydraulics of the existing channel and will allow the installation of a free board wall required by FEMA without affecting AMAFCA's access to the channel. AMAFCA would like to maintain a 12' access road along the west side of the channel at all times. AMAFCA will use the approved engineering design (stamped plan set) as a vehicle to approve the changes to the existing flood control project. The plan set will need to address the FEMA LOMR submittal, new survey information (new easements) and the structural details for the new retaining walls.

Issue Three Llave Homes will need to provide certified construction documents to AMAFCA after the construction is completed before AMAFCA will accept the work. This will require construction inspection and testing.

Bob, it is important that we work together to get this problem solved as soon as possible. Time is of the essence; AMAFCA has not issued a request to red tag the work on Mr. Groening's lot. If progress can not be documented on the items above, then AMAFCA will issue a stop work order and have the channel berm excavation filled in. I understand that the work identified above will take time; therefore I would like to have a draft timeline by the end of the week.

Thanks

--Jerry--

Jerry Lovato, P.E.

Drainage Engineer

Albuquerque Metropolitan Arroyo Flood Control Authority

2600 Prospect NE

Albuquerque, New Mexico 87107

Work 884-2215

Fax 884-0214

Cell 362-0020

JLovato@AMAFCA.org

WWW.AMAFCA.org

TEMPORARY PUBLIC DRAINAGE EASEMENT

THIS GRANT OF TEMPORARY EASEMENT, by and between Llave Construction, Inc. a New Mexico Corporation ("Grantor"), whose address is P. O. Box 93642, Albuquerque, New Mexico, 87199, and the City of Albuquerque, a New Mexico Corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico 87103.

1. **Grant of Temporary Public Drainage Easement.** The Grantor grants to the City an exclusive, temporary public drainage easement ("Easement"), for the LA CUEVE ARROYO ("Public Improvement"), on over, across, and through the property described below ("Property"), together with the right of the City to operate, maintain, repair, replace and construct the Public Improvement and the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement. The Property is described as follows:

**Lot 25, Block 3, Tract 3, Unit 3, North Albuquerque Acres
SEE ATTACHED EXHIBIT "A"**

2. **Warranties.** Grantor covenants and warrants that is the owner in fee simple of the Property and that it has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

3. **Binding on Grantor's Property.** The grant and other provisions of this Easement constitute covenants running with title to the Property for the benefit of the City and its successors and assigns until terminated.

4. **Temporary.** This easement will be released by the City when the City Engineer determines that the Easement is no longer required.

WITNESS my hand and seal this 23rd day of February, 2005.

APPROVED:

By:

City Engineer
Planning Department

Date

4-19-05
9/11/02

Grantor

By:

Its President

STATE OF NEW MEXICO)

) ss

COUNTY OF BERNALILLO)

This instrument was acknowledged before me this 23rd day of February, 2005 by Robert B. Keeran, its president, on behalf of Llave Construction, Inc.

By:

Notary Public

My Commission Expires:

8/21/07



Mary Herrera

Bern. Co. ERSE

R 11.00

2005053902
6200036
Page: 1 of 2
04/19/2005 04:27P
Blk-895 Pg-3821



NATIONAL FLOOD INSURANCE PROGRAM

FEMA NATIONAL SERVICE PROVIDER

Summary of Additional Data Required to Support a Letter of Map Revision

Case No.: 09-06-1608P

Requester: Mr. Elvidio V. Diniz, P.E.

Community: City of Albuquerque, NM

Community No.: 350002

- 1. Please provide plans, details and photographs of mastic seals at all of the joints of the Jersey barrier that has been installed, and provide information on the seepage control measures where it contacts the berm.**
- 2. Please submit the Operations and Maintenance plan that describes the project and its features. Summarize the organizational responsibilities, qualifications, and roles and responsibilities of all personnel. Please also include information regarding the frequency of surveys, inspections, evaluations, maintenance, flood fighting activities, vegetation management, and repair, and documentation including photographs of all activities.**

Please send the required data directly to us at the address shown at the bottom of this page. For identification purposes, please include the case number referenced above on all correspondence.

3801 Eisenhower Avenue, Alexandria, VA 22304-6125 FIC:1-877-FEMA MAP FIC: 703.800.9125

**The Mapping on Demand Team, under contract with the Federal Emergency Management Agency, is the
National Service Provider for the National Flood Insurance Program**



MEMORANDUM

AMAFCA

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

To: City Planning Department
Development & Building Services
Attention: Brad Bingham, City Hydrologist/Floodplain Admin.
From: Lynn Mazur, AMAFCA Engineer
Date: August 11, 2009
Re: La Cueva LOMR

REMARKS:

As you aware, AMAFCA has contracted RTI to perform additional analysis and drawings as necessary to obtain approval from FEMA for the La Cueva Arroyo LOMR. We have spoken to Elvidio Diniz and Kiran Palachulla over the past few weeks to determine the best approach. Elvidio spoke to the FEMA contractor, and they will require a lot of additional analysis for the existing berm and jersey barriers. Jerry Lovato said that FEMA considers the barriers a floodwall, and that is what triggers so much rectification.

RTI prepared three options for raising the berm. Jerry Lovato, Kurt Wagener and I met this morning to discuss the options. We recommend Option 1 with an 8-foot top width for most of the berm and Option 3 for the berm area that was excavated for the garage. We have a signed drainage easement (not recorded yet, but I told Jerry we need to go ahead and record it since it is an unusable lot anyway) across all of Lot 8 of Rich Court for the berm tie slope. We will have RTI submit this option to FEMA to meet the August 14 deadline.

We had previously discussed with John Kelly having the AMAFCA crew perform the construction work, and he was in favor it. However, we still need final approval from John to proceed.

Lynn Mazur

From: Kiran Pallachulla [kkp@rtiabq.com]
Sent: Monday, August 10, 2009 4:46 PM
To: jlovato@amafca.org; lmazur@amafca.org; elvidio diniz
Subject: LaCueva Arroyo Channel LOMR Options
Attachments: HEC-RAS Comaprision.pdf; BermSection_Revised- Option 1.pdf; BermSection_Revised- Option 2.pdf; BermSection_Revised- Option 3.pdf

Hi Jerry,

I was checking to see if you had a chance to look at the options for raising the berm at LaCueva Arroyo Channel. Please let us know ASAP because FEMA should have our response by 14th August.

thanks,

--

Kiran K. Pallachulla
Engineering Staff

Resource Technology, Inc.
5501 Jefferson NE, Suite 200
Albuquerque, NM 87109
(505) 243-7300 fax: (505) 243-7400

La Cueva Arroyo HEC-RAS Comparision

	RUN 1 - Existing	RUN 2		RUN 3		RUN 4	
n values Ch/OB	0.035/0.04	0.035/0.04		0.030/0.04		0.030/0.04	
Berm Slope	N/A	2:1		2:1		2:1	
Lowered Channel	N/A	No		No		Yes (Fig. 3)	
River Station	Freeboard TOB	Freeboard TOB	Change in Freeboard	Freeboard TOB	Change in Freeboard	Freeboard TOB	Change in Freeboard
	w/o Jersey Barrier Wall						
22	0.84	0.84	0.00	0.96	0.12	2.53	1.69
21	1.43	1.52	0.09	1.57	0.14	1.33	-0.10
20	1.12	1.21	0.09	1.21	0.09	1.14	0.02
19.3	1.22	1.30	0.08	1.04	-0.18	1.04	-0.18
19.2	1.23	1.31	0.08	1.04	-0.19	1.04	-0.19
19.1	1.19	1.26	0.07	0.99	-0.20	0.99	-0.20
19	0.98	1.03	0.05	1.02	0.04	1.02	0.04
18.9	1.30	1.33	0.03	1.24	-0.06	1.24	-0.06
18.8	1.32	1.34	0.02	1.34	0.02	1.34	0.02
18.7	1.44	1.32	-0.12	1.42	-0.02	1.42	-0.02
18.6	1.57	1.38	-0.19	1.58	0.01	1.58	0.01
18.5	1.88	1.59	-0.29	1.89	0.01	1.89	0.01
18.35	1.86	1.86	0.00	2.09	0.23	2.09	0.23
18.2	3.67	3.67	0.00	3.73	0.06	3.73	0.06
18.12	3.76	3.76	0.00	3.78	0.02	3.79	0.03

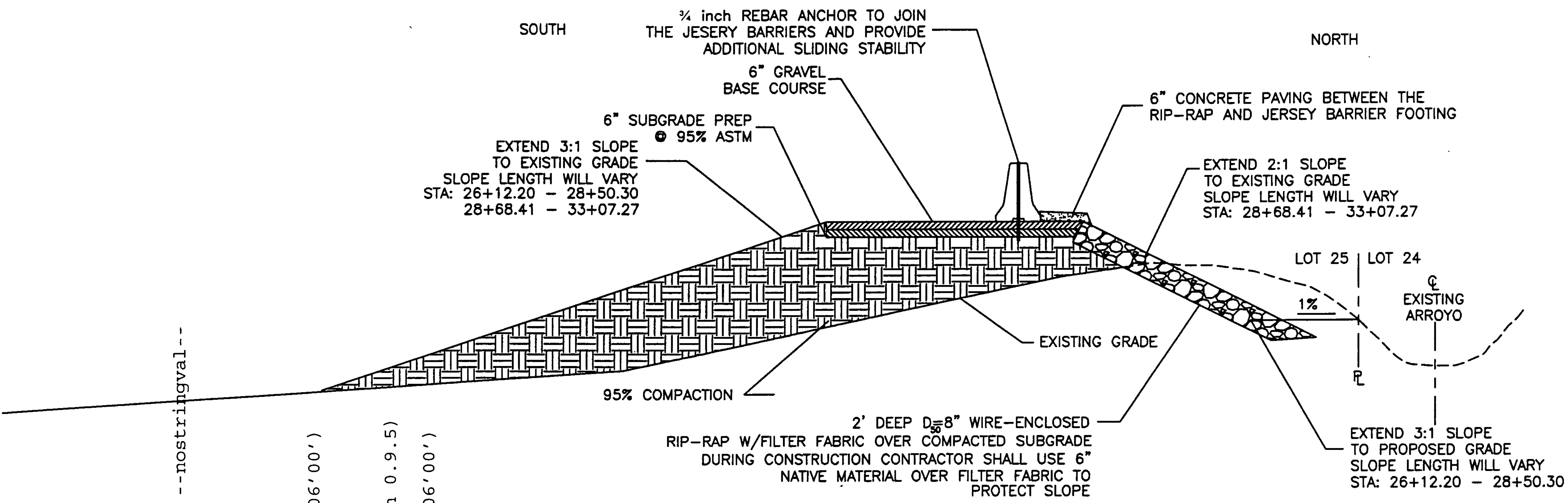
RUN 2 : The berm slope was changed to 2:1 in the model to match the existing slope

RUN 3 : The berm slope was changed to 2:1, lowered the mannings value for the channel to 0.030

RUN 4 : The berm slope was changed to 2:1, lowered the mannings value for the channel to 0.030 and lowered the channel bottom

LA CUEVA ARROYO CHANNEL

SCALE 1:5



TYPICAL BERM SECTION

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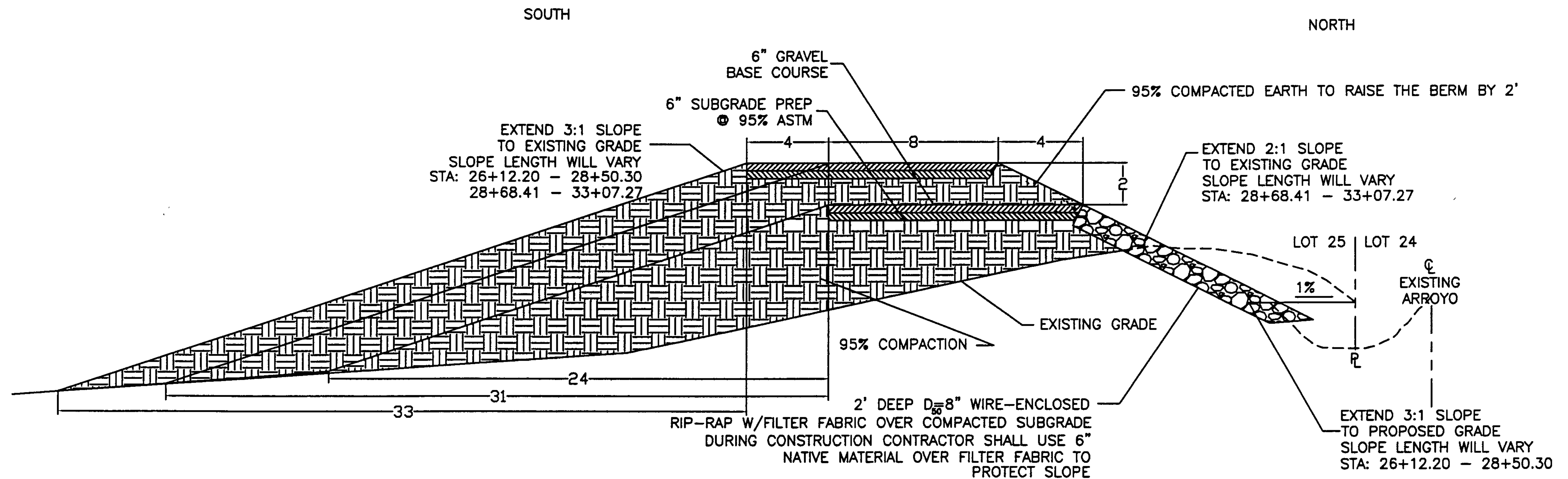
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(PDFCreator Version 0.9.5)
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(D:20090806133433-06'00')
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(Kiran)
/Author
-mark-

OPTION 1

LA CUEVA ARROYO CHANNEL

SCALE 1:5

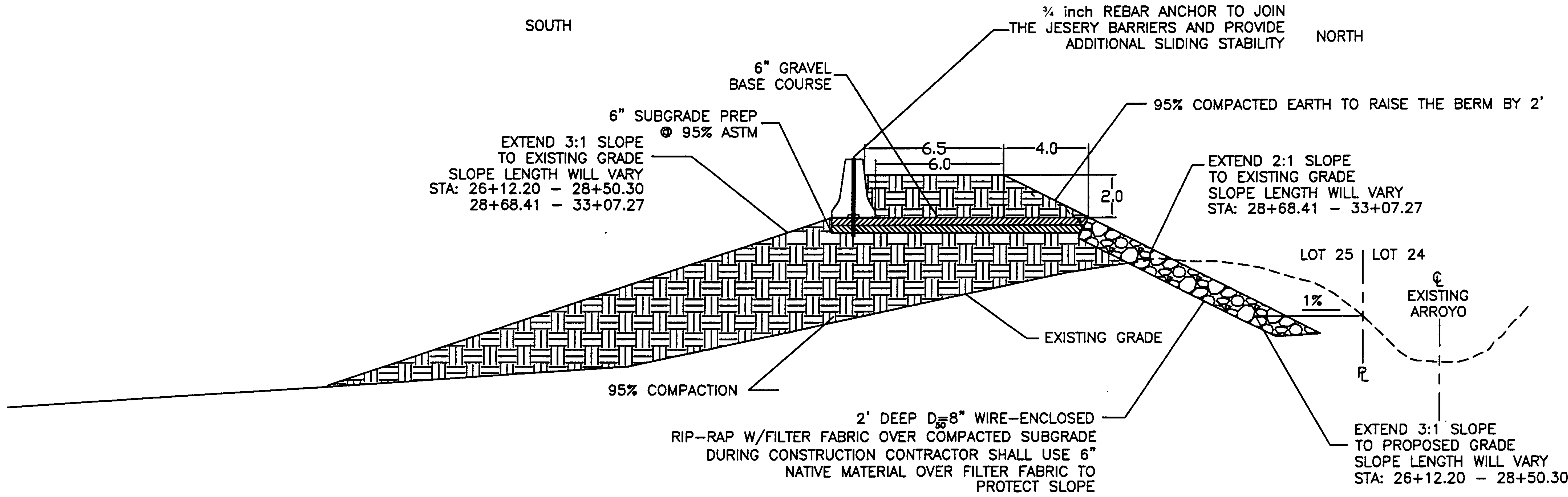


TYPICAL BERM SECTION

OPTION 2

LA CUEVA ARROYO CHANNEL

SCALE 1:5



TYPICAL BERM SECTION

OPTION 3

TEMPORARY PUBLIC DRAINAGE EASEMENT

THIS GRANT OF TEMPORARY EASEMENT, by and between Llave Construction, Inc. a New Mexico Corporation ("Grantor"), whose address is P. O. Box 93642, Albuquerque, New Mexico, 87199, and the City of Albuquerque, a New Mexico Corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico 87103.

1. **Grant of Temporary Public Drainage Easement.** The Grantor grants tot the City an exclusive, temporary public drainage easement ("Easement"), for the LA CUEVE ARROYO ("Public Improvement"), on over, across, and through the property described below ("Property"), together with the right of the City to operate, maintain, repair, replace and construct the Public Improvement and the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement. The Property is described as follows:

Lot 25, Block 3, Tract 3, Unit 3, North Albuquerque Acres
SEE ATTACHED EXHIBIT "A"

2. **Warranties.** Grantor covenants and warrants that is the owner in fee simple of the Property and that it has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

3. **Binding on Grantor's Property.** The grant and other provisions of this Easement constitute covenants running with title to the Property for the benefit of the City and its successors and assigns until terminated.

4. **Temporary.** This easement will be released by the City when the City Engineer determines that the Easement is no longer required.

WITNESS my hand and seal this 23rd day of February, 2005.

APPROVED:

By: [Signature] 4-14-05
City Engineer Date 9/11/05
Planning Department

Grantor
By: [Signature]
Its President

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

This instrument was acknowledged before me this 23rd day of February, 2005 by Robert B. Keeran, its president, on behalf of Llave Construction, Inc.

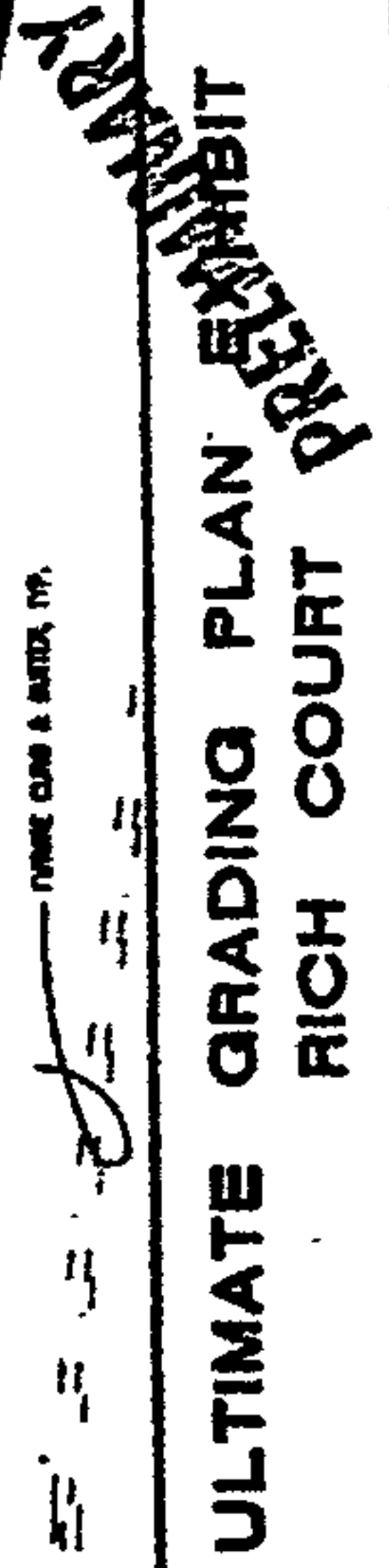
By: [Signature]
Notary Public

My Commission Expires: 8/2/07



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Page: 1 of 2
04/19/2005 04:27P
Blk-A95 Pg-3821

Earthworks.



WILLIAMS

Janet Sifers, Chair
Danny Hernandez, Vice Chair
Ronald D. Brown, Secretary-Treasurer
Tim Eichenberg, Assistant Secretary-Treasurer
Daniel F. Lyon, Director

Jerry M. Lovato, 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
Website: www.amafca.org

September 13, 2010

Mr. Richard Dourte, P.E., City Engineer
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87102

Re: LOMR for La Cueva Arroyo East of Barstow

Dear Mr. Dourte:

In accordance with the July 6, 2009 letter from former AMAFCA Executive Engineer John Kelly to you (copy attached) please consider this letter as invoice for reimbursement of AMAFCA's consultant costs in attempting to secure FEMA's approval of the subject FEMA LOMR submittal. Given the FEMA Review Contractor's September 10th communication with Mr. David Cooper of Weston Solutions, Inc., (f.k.a Resource Technology, Inc.) stating that they are now treating this as a completely new case, (copy also attached), I have suspended all work with Weston Solutions, Inc.

AMAFCA now requests reimbursement in the amount of \$25,327.77, for these outside consultant costs incurred to date, to be paid from the remaining financial guarantees held by the City for the various subdivisions done in association with the La Cueva Arroyo project.

Payment shall be made: To: AMAFCA
2600 Prospect, N.E.
Albuquerque, New Mexico 87107

Amount due: \$25,327.77

Attached are copies of all authorizations the Weston and RTI, as well as the relevant invoices and copies of the AMAFCA checks, which total \$25,327.77.

AMAFCA further requests that the City and AMAFCA meet in the near future to discuss our next best course of action on this LOMR, to include an assessment of the remaining financial guarantee amounts.

If you have any questions regarding this invoice or supporting documentation, please contact Ms. Lynn Mazur, P.E., AMAFCA's Development Review Engineer.

Sincerely,
AMAFCA

Jerry M. Lovato, P.E.
Executive Engineer

Cc Ms. Lynn Mazur, Irene Jeffries, AMAFCA
Mr. Elvidio Diniz, Weston Solutions, Inc.
Mr. Bob Keeran, Llave Homes



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 21, 2003

J. Graeme Means, PE
Jeff Mortensen & Associates, Inc
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: Las Vigils Subdivision Grading and Drainage Plan
Engineer's Stamp dated 12-31-02 (C20/D41)

Dear Mr. Means,

Based upon the information provided in your submittal dated 1-2-03, the above referenced plan is approved for Preliminary Plat action by the DRB. It is also approved for Rough Grading for Phase 1 (the south half) only.

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: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: Las Vigils ZONE ATLAS/DRNG. FILE #: C-20/R41
 DRB #: 1002271 EPC #: _____ WORK ORDER #: C20

LEGAL DESCRIPTION: Lots 6-8, and 24-27, Block 19, North Albuquerque Acres Tract 3, Unit 3
 CITY ADDRESS: Holly Avenue NE Between Ventura St NE and Holbrook St NE

ENGINEERING FIRM:	<u>Jeff Mortensen & Assoc., Inc.</u>	CONTACT:	<u>J. Graeme Means</u>
ADDRESS:	<u>6010-B Midway Park Blvd. NE</u>	PHONE:	<u>(505) 345-4250</u>
CITY, STATE:	<u>Albuquerque, NM</u>	ZIP CODE:	<u>87109</u>
OWNER:	<u>Hoech Real Estate Corp.</u>	CONTACT:	<u>Don Hoech</u>
ADDRESS:	<u>8300 Carmel Ave N.E., Suite 601</u>	PHONE:	<u>(505) 821-4440</u>
CITY, STATE:	<u>Albuquerque, NM</u>	ZIP CODE:	<u>87122</u>
ARCHITECT:	<u>N/A</u>	CONTACT:	_____
ADDRESS:	_____	PHONE:	_____
CITY, STATE:	_____	ZIP CODE:	_____
SURVEYOR:	<u>Jeff Mortensen & Assoc. Inc.</u>	CONTACT:	<u>Charles G. Cala</u>
ADDRESS:	<u>6010-B Midway Park Blvd. NE</u>	PHONE:	<u>(505) 345-4250</u>
CITY, STATE:	<u>Albuquerque, NM</u>	ZIP CODE:	<u>87109</u>
CONTRACTOR:	<u>Not Yet Selected</u>	CONTACT:	_____
ADDRESS:	_____	PHONE:	_____
CITY, STATE:	_____	ZIP CODE:	_____

TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☒ OTHER – *Infrastructure List*

CHECK TYPE OF APPROVAL SOUGHT:

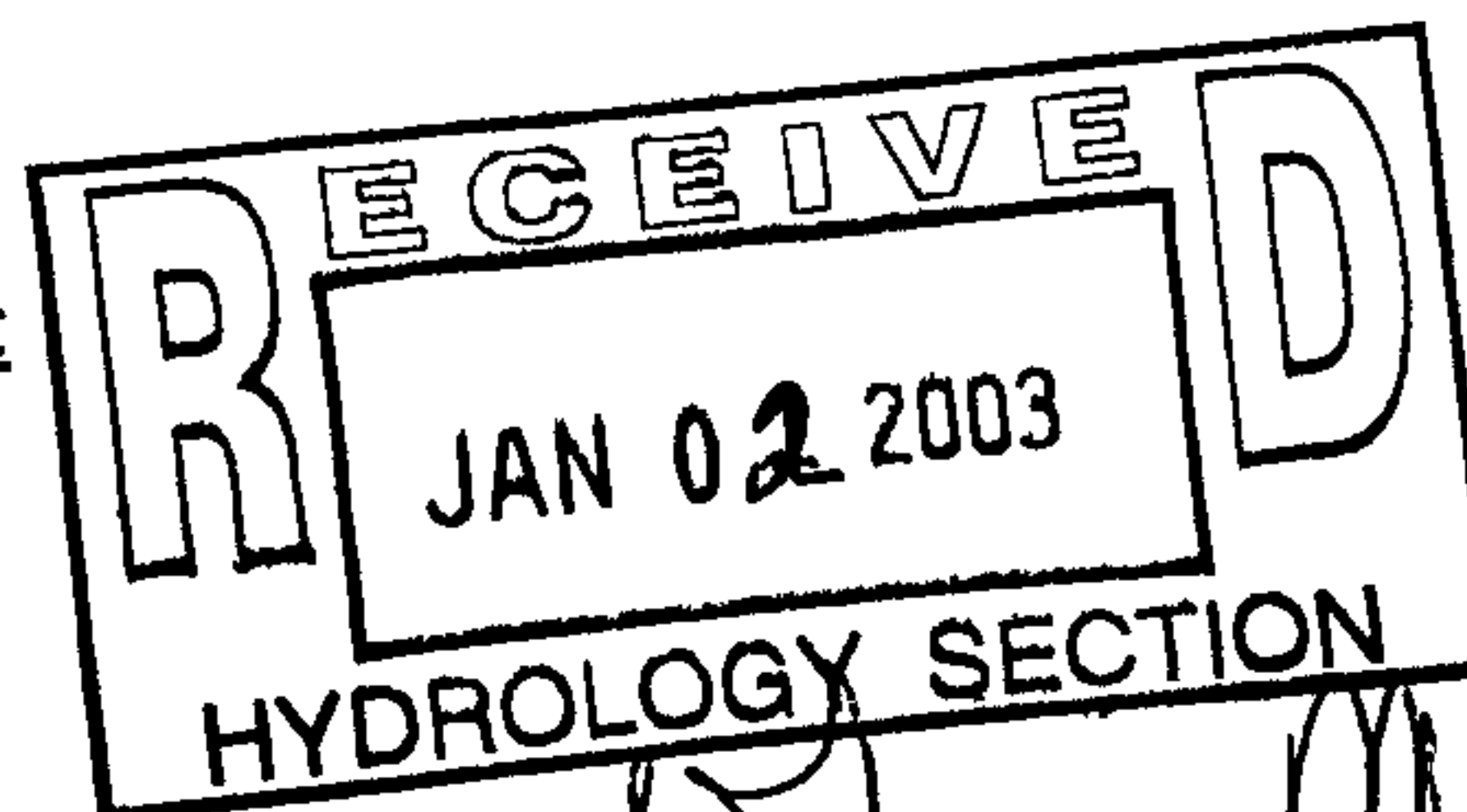
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☒ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☒ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY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

Xc: Lynn Mazur @ AMAFCA

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 01/01/2003 BY: J. Graeme Means



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 upon 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.

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) -
 INPUT FILE = C:\PROGRA~1\AHYMO 97\200204~1.3\LCPLACE.PPC

RUN DATE (MON/DAY/YR) =12/12/2002
USER NO.= AHYMO-I-9702C0100021U-SH

ADD HYD	912.95	3& 2	1	1.26093	1309.07	96.237	1.43104	2.100	1.622		
RAINFALL TYPE= 2										RAIN24=	3.330
COMPUTE NM HYD	912.21	-	2	.19600	321.78	11.549	1.10477	1.550	2.565	PER IMP=	10.00
ADD HYD	912.98	1& 2	15	1.45693	1344.33	107.786	1.38715	2.100	1.442		
RAINFALL TYPE= 2										RAIN24=	3.350
COMPUTE NM HYD	402.50	-	4	.02800	82.16	3.763	2.51978	1.500	4.585	PER IMP=	70.00
RAINFALL TYPE= 2										RAIN24=	3.330
COMPUTE NM HYD	402.60	-	5	.02430	70.94	3.243	2.50242	1.500	4.561	PER IMP=	70.00
*S COMBINE 402.5 AND 402.6 AS 402.9 (AT BROWNING)											

```

*S ROUTE 402.9 AS 402.8 IN 42-INCH SD TO END OF 915.2
ROUTE          402.80  11   6      .05230      150.80      7.006      2.51171      1.500      4.505
RAINFALL TYPE= 2
COMPUTE NM HYD      915.20  -   2      .03700      57.51      1.949      .98762      1.500      2.429
COMPUTE NM HYD      915.10  -  29      .03430      53.31      1.807      .98763      1.500      2.429
ADD HYD            915.90  6& 2  11      .08930      208.31      8.955      1.88022      1.500      3.645
*S ROUTE 915.9 AS 915.8 TO NDB DAM IN 54-INCH PIPE
ROUTE          915.80  11   7      .08930      200.74      8.955      1.88023      1.550      3.512
*S COMBINE HYD'S 912.98 AND 915.8 AS 912.99 (FLOW TO NDB DAM FROM PDN DRAIN)
ADD HYD          912.99 15& 7  15      1.54623      1380.02     116.741     1.41563      2.100      1.395
*S*****
*S AP 105.9 IS FROM "LA CUEVA, EL CAMINO & NORTH CAMINO ARROYOS - DRAINAGE
MANAGEMENT PLAN" (RESOURCE TECHNOLOGY, INC., 1996).
*S FILENAME: LCDV100B.EXT
*S*****
*S AP 105.9 IS FROM LA CUEVA TRIBUTARY (DIVERTED TO UPPER N. D. B. DAM
THROUGH LA CUEVA DIVERSION CHANNEL)
RECALL HYD        105.90  -   17      1.17410      1245.48     79.791      1.27423      1.750      1.657
ROUTE MCUNGE       105.80  17   2      1.17410      1244.01     79.812      1.27458      1.750      1.656
RAINFALL TYPE= 2
COMPUTE NM HYD      911.00  -   3      .05800      83.52      3.530      1.14108      1.550      2.250
*S TOTAL INFLOW HYDROGRAPH INTO UPPER N.D.B. DAM. FROM LA CUEVA DIVERSION
CHANNEL (HYD NO. 911.99) - UNBULKED
ADD HYD           911.99 2& 3   1      1.23210      1288.01     83.342      1.26829      1.750      1.633
*S TOTAL INFLOW HYDROGRAPH INTO UPPER N.D.B. DAM. (HYD NO. 914.79)
(BULKED)
ADD HYD           914.79 15& 1   1      2.77833      2122.33     200.083     1.35029      2.050      1.194
*S ROUTING THROUGH UPPER NORTH DOMINGO BACA DAM
*S
*S THIS STORAGE OUTFLOW DATA WAS BASED ON TOPOGRAPHY IN JUNE 1994.
*S OUTFLOW IS TAKEN FROM "DESIGN ANALYSIS REPORT FOR LA CUEVA DIVERSION
CHANNEL" (RESOURCE TECHNOLOGY, INC., 1994). STORAGE INFORMATION WAS
CALCULATED AT RTI. THE ELEVATION OF EMERGENCY SPILLWAY
IS AT 5749.
ROUTE RESERVOIR    914.99   1   2      2.77833      157.25     199.947      1.34937      3.150      .088
*S UPPER N.D.B. DAM OUTFLOW HYDROGRAPH AT EUBANK. (HYD NO. 914.99)
AP 914.99 IS THROUGH THE PRINCIPAL SPILLWAY
AP NDB.SPILL IS THROUGH THE EMERGENCY SPILLWAY
DIVIDE HYD         914.99   2   2      2.77833      157.25     199.947      1.34937      3.150      .088
NDB.SPILL and 20      .00000      .00      .000      .00000      -.050      .000
ROUTE MCUNGE       914.68   2   3      2.77833      157.25     199.933      1.34928      3.200      .088
ROUTE SPILL.ROU    20  19      .00000      .00      .000      .00000      -.050      .000
RAINFALL TYPE= 2
COMPUTE NM HYD      914.20  -   1      .03500      66.39      2.212      1.18478      1.500      2.964
*S UNDBD DAM SPILL AT EUBANK (AP 914.29)
ADD HYD           914.29 1&19   1      .03500      66.39      2.212      1.18477      1.500      2.964
ROUTE MCUNGE       914.28   1   2      .03500      65.94      2.208      1.18264      1.700      2.944
RAINFALL TYPE= 2
COMPUTE NM HYD      919.11  -   1      .04100      81.69      2.620      1.19798      1.500      3.113
ADD HYD           914.80 2& 1   1      .07600      106.39     4.827      1.19090      1.650      2.187
*S TOTAL FLOW AT EAST END OF CARMEL
S (AP 914.78)
ADD HYD           914.78 3& 1   2      2.85433      212.78     204.760      1.34506      1.700      .116
*S ROUTE IN CARMEL SD TO HOLBROOK IN 54" SD (919.80)
ROUTE            919.80   2   3      2.85433      212.04     204.754      1.34502      1.750      .116
*S ROUTE PIPE FLOW IN CARMEL TO POND OUTLET AT MIDBLOCK
BETWEEN HOLBROOK AND VENTURA
ROUTE            919.81   3  28      2.85433      213.29     204.749      1.34499      1.750      .117
RAINFALL TYPE= 2
COMPUTE NM HYD      919.12  -   1      .03800      60.72      1.922      .94836      1.500      2.497
*S BETWEEN HOLBROOK AND VENTURA (AP 919.18) - NOT FINAL

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□□□

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 3 NOTATION
ROUTE MCUNGE	919.18	1	5	.03800	60.26	1.917	.94579	1.700	2.478	CCODE = .1
RAINFALL TYPE= 2										RAIN24= 3.150
COMPUTE NM HYD	919.20	-	1	.04200	72.29	2.285	1.02018	1.500	2.689	PER IMP= 5.00
*S HOLBROOK (HYD NO. 919.28)-FINAL										
*S ROUTE AP 919.2 TO RP 919.27										
ROUTE MCUNGE	919.27	1	2	.04200	71.97	2.285	1.02021	1.600	2.677	CCODE = .2
ROUTE MCUNGE	919.28	2	1	.04200	70.39	2.276	1.01622	1.750	2.619	CCODE = .1
RAINFALL TYPE= 2										RAIN24= 3.070
COMPUTE NM HYD	921.21	-	27	.03200	48.61	1.616	.94707	1.500	2.373	PER IMP= 10.00
*S ARROYO FLOW UP TO POINT BETWEEN HOLBROOK AND VENTURA. (AP 919.37) - NOT FIN										
*S THIS IS SURFACE FLOW AT THIS POINT BEFORE COMBINING WITH SOUTH TRIB AND PON										
ADD HYD	919.37	27& 5	27	.07000	83.11	3.533	.94636	1.700	1.855	
ADD HYD	919.38	1&27	6	.11200	152.79	5.809	.97255	1.700	2.132	
RAINFALL TYPE= 2										RAIN24= 3.070
COMPUTE NM HYD	921.22	-	1	.01180	17.94	.596	.94707	1.500	2.375	PER IMP= 10.00
*S N D B ARROYO SURFACE FLOW AT LAS VIGILS PLACE (AP 921.9) - NOT FINAL										
ADD HYD	921.99	6& 1	26	.12380	161.22	6.405	.97012	1.700	2.035	
*S TOTAL FLOW ENTERING POND										
*S ROUTE HYDROGRAPH THRU POND NDB1										
ROUTE RESERVOIR	921.89	26	2	.12380	88.57	6.405	.97012	1.900	1.118	AC-FT= 2.460
FINISH										

□(s0p10h4099T□&16D□□

2001.056.4

**City of Albuquerque**

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 2, 2002

Mr. Donald G. Hoech, President
Hoech Real Estate Corporation
8300 Carmel Ave. NE, Suite 601
Albuquerque, New Mexico 87122

RE: La Cueva Sector Development Plan

Dear Mr. Hoech:

In reference to your letter of June 10, 2002, you question whether or not your subdivision plat will be required to be reviewed by the EPC per the SU-2 Zoning Requirements of the La Cueva Sector Plan. The intention of EPC review of SU-2 zoned sites is to "ensure compatibility of higher density land uses." Since you are proposing low-density residential development on lots greater than 5,000 square feet, the intent of EPC review becomes moot.

If you are planning to develop single family detached homes under this zoning, your only requirement will be to submit a Subdivision Plat for DRB review and approval. If you have any further questions, please do not hesitate to contact Carmen Marrone at 924-3814.

Sincerely,

Victor Chavez, Director
Planning Department

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 01/29/2003
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1002271
DRB Application No.: 03DRB-

LAS VIGILS

LOTS 6-9, 24-27, BLOCK 19, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		16'	Permanent Pavement (1/2 Width) w/Std C&G (South Side Only)	Carmel Ave N.E.	NW Corner Tract A	NE Corner Lot 12-P1	/	/	/
		4'	Sidewalk (South Side)	Carmel Ave N E	NW Corner Tract A	NE Corner Lot 12-P1	/	/	/
		8'	Temporary Pavement	Carmel Ave N E.	NW Corner Tract A	NE Corner Lot 12-P1	/	/	/
		8"	Water Line	Carmel Ave N E	NW Corner Tract A	NE Corner Lot 9-P1	/	/	/
		8"	Sanitary Sewer	Carmel Ave N.E.	NW Corner Tract A	NE Corner Lot 12-P1	/	/	/
		78" to 54"	RCP Public Storm Drain (GUARANTEED BY AMAFCA AGRMT)	Carmel Ave N E.	NW Corner Tract A	NE Cor Lot 10, Blk 18, Tr 3, Unit 1, N.A.A	/	/	/
		18'	Permanent Pavement (1/2 Width) w/Std C&G (North Side Only)	Holly Ave N E.	SW Corner Tract A	SE Corner Lot 35-P1	/	/	/
		4'	Sidewalk (North Side)	Holly Ave N E.	SW Corner Tract A	SE Corner Lot 35-P1	/	/	/
		6'	Temporary Pavement	Holly Ave N E.	SW Corner Tract A	SE Corner Lot 35-P1	/	/	/
		8"	Water Line	Holly Ave N.E.	SW Corner Tract A	SE Corner Lot 35-P1	/	/	/
		8"	Sanitary Sewer	Holly Ave N.E.	SW Corner Tract A	SE Corner Lot 35-P1	/	/	/
		36"	RCP Public Storm Drain	Holly Ave N E.	SW Corner Tract A	SE Corner Lot 35-P1	/	/	/
		50' f-f	Residential Pavement (Private) w/ mountable C&G and 6' median with median C&G	Copperleaf Tr N.E. (Entry Street)	Holly Ave N E.	Bluewood Ln N.E.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		5'	Sidewalk (Both Sides)	Copperleaf Tr N.E. (Entry Street)	Holly Ave N.E	Bluewood Ln N.E.	/	/	/
		8"	Water Line	Copperleaf Tr N.E. (Entry Street)	Holly Ave N.E.	Bluewood Ln N.E	/	/	/
		8"	Sanitary Sewer	Copperleaf Tr N.E. (Entry Street)	Holly Ave N.E.	Bluewood Ln N.E.	/	/	/
		26' f-f	Residential Pavement (Private) w/ mountable C&G	Bluewood Ln N.E.	Apache Pine Way NE	Copperleaf Tr N.E. (Eastern Street)	/	/	/
		5'	Sidewalk (Both Sides)	Bluewood Ln N.E.	Apache Pine Way NE	Copperleaf Tr N.E. (Eastern Street)	/	/	/
		22' f-f	Residential Pavement (Private) w/ mountable C&G	Bluewood Ln N.E.	Copperleaf Tr N.E (Eastern Street)	NE Corner Lot 35-P1	/	/	/
		5'	Sidewalk (South Side Only)	Bluewood Ln N.E.	Copperleaf Tr N.E (Eastern Street)	NE Corner Lot 35-P1	/	/	/
		8"	Sanitary Sewer	Bluewood Ln N.E.	Apache Pine Way NE	Lot 35-P1	/	/	/
		6"	Public Water Line	Bluewood Ln N.E.	Apache Pine Way NE	Copperleaf Tr N.E. (Entry Street)	/	/	/
		8"	Public Water Line	Bluewood Ln N.E.	Copperleaf Tr N.E. (Entry Street)	Copperleaf Tr N.E. (Eastern Street)	/	/	/
		4"	Public Water Line	Bluewood Ln N.E.	Copperleaf Tr N.E. (Eastern Street)	Lot 35-P1	/	/	/
		18"	RCP Private Storm Drain	Bluewood Ln N.E	Apache Pine Way NE	SE Corner Lot 27-P1	/	/	/
		24"	RCP Private Storm Drain	Tract A (easement)	Camel Ave NE	Bluewood Ln N.E.	/	/	/
		26' f-f	Residential Pavement (Private) w/ mountable C&G	Copperleaf Tr N.E (Eastern Street)	Bluewood Ln N.E.	Apache Pine Way NE	/	/	/
		5'	Sidewalk (Both Sides)	Copperleaf Tr N.E. (Eastern Street)	Bluewood Ln N.E.	Apache Pine Way NE	/	/	/
		8"	Water Line	Copperleaf Tr N.E. (Eastern Street)	Bluewood Ln N.E.	Apache Pine Way NE	/	/	/
		8"	Sanitary Sewer	Copperleaf Tr N.E. (Eastern Street)	Bluewood Ln N.E.	Lot 14-P1	/	/	/
		26' f-f	Residential Pavement (Private) w/ mountable C&G	Apache Pine Way NE	Bluewood Ln N.E.	Copperleaf Tr N.E. (Eastern Street)	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		5'	Sidewalk (Both Sides)	Apache Pine Way NE	Bluewood Ln N.E.	Copperleaf Tr N.E. (Eastern Street)	/	/	/
		22' f-f	Residential Pavement (Private) w/ mountable C&G	Apache Pine Way NE	Copperleaf Tr N.E. (Eastern Street)	NE Corner Lot 13-P1	/	/	/
		5'	Sidewalk (North Side Only)	Apache Pine Way NE	Copperleaf Tr N.E. (Eastern Street)	NE Corner Lot 13-P1	/	/	/
		8"	Public Water Line	Apache Pine Way NE	Bluewood Ln N.E.	Copperleaf Tr N.E. (Eastern Street)	/	/	/
		8"	Sanitary Sewer	Apache Pine Way NE	Bluewood Ln N.E.	Lot 12-P1	/	/	/
		4"	Public Water Line	Apache Pine Way NE	Copperleaf Tr N.E. (Eastern Street)	Lot 12-P1	/	/	/
		18"	RCP Private Storm Drain	Apache Pine Way NE	SE Corner Lot 2-P1	SW Corner Lot 1-P1	/	/	/
		8"	Sanitary Sewer	Tract A (Easement)	NW Corner Lot 45-P1	Holly Ave NE	/	/	/
		2.5 ac-ft	Public Temporary Detention Pond w/ 42" RCP outlet and Emergency Spillway	Lots 10&23, Blk 19			/	/	/

NOTES

- 1 _____ Engineer's Certification per D P M is required for Financial Guarantee Release
- 2 _____ A Letter of Map Revision (LOMR) from FEMA is required for Financial Guaranty Release. This LOMR is Guaranteed by the AFAMCA Agreement
- 3 _____ Temporary Public Drainage Easement and Private Facility Drainage Covenant is required for Temporary Detention Pond on Lots 10 and 23.
- 4 _____ Street Lights are required per D.P.M. Requirements and subject to DRC Review and Approval

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
----------------------	--

J. Graeme Means
NAME (print)

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

Jeff Mortensen & Assoc.

FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

J. Graeme Means 12/31/2022
SIGNATURE - date

UTILITY DEVELOPMENT - date

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB

CITY ENGINEER - date

- date

EXTENSION: _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



JEFF MORTENSEN AND ASSOCIATES, INC.
☐ 6010-B MIDWAY PARK BLVD. N.E.
☐ ALBUQUERQUE ☐ NEW MEXICO 87109
☐ ENGINEERS ☐ SURVEYORS (505) 345-4250
☐ FAX (505) 345-4254 ☐ e-mail: jmainc@swcp.com

TRANSMITTAL

TO: Brad Bingham

DATE: February 19, 2003

City of Albuquerque Hydrology

PROJECT: Las Vigils Subdivision

JMA JOB NO: 2002.045.3

XC:

VIA: ☒ Delivery ☐ Pickup ☐ US Mail ☐ Overnight Delivery

WE ARE SENDING:

QTY.	DESCRIPTION	FOR
2	Las Vigils Subdivision G&D w/Phasing	Rough Grading Approval

REMARKS:

Transmitted herewith for your review are 2 prints of the above listed plan upon which I have identified the proposed rough grading phase limits. One copy id for you to keep. Phase 1 is the south half which is out of the arroyo flow path, and does not impact the AMAFCA Temporary Construction Easement. Based upon this information and our previous discussions, we request that you approve Phase 1 for rough grading purposes. We are aware that the offsite pond and Phase 2 area can not be graded until a City and AMAFCA approved downstream capacity exists.

Please call if you should have any questions or comments.

J. Graeme Means, P.E.

County of Bernalillo

State of New Mexico



PUBLIC WORKS

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

BOARD OF COUNTY COMMISSIONERS

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MARY HERERRA, CLERK

MERRI RUDD, PROBATE JUDGE

JOE BOWDICH, SHERIFF

ALEX A. ABEYTA, JR., TREASURER

January 17, 2003

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

C-20/D41

**RE: Grading and Drainage Plan for Las Vigils Subdivision, PWDN 30005, ZAP
C-20, Engineer's Stamp Dated 12/31/02.**

Dear Mr. Means:

Based on the information provided, the Bernalillo County approves the above referenced Grading and Drainage plan.

Since the off-site temporary pond is located within the County, please provide us with a copy of the pond covenant prior to construction.

If you have any questions, or if I may be of further assistance to you, please call me at 848-1514.

Sincerely,

A handwritten signature in cursive script, appearing to read "Susan Calongne".

Susan M. Calongne, P. E.
Bernalillo County Floodplain Administrator

c: Lynn Mazur, P. E., AMAFCA
Brad Bingham, P. E., City Hydrology
File

RONALD D. BROWN, CHAIR
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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

Post-it [®] Fax Note 7671		Date 1-15	# of pages 1
To BRAD BINGHAM		From LYNN MAZUR	
Co./Dept. HYDROLOGY		Co. AMAFCA	
Phone #		Phone #	
Fax #		Fax #	

January 15, 2002

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

Re: Drainage Report & Grading Plan for Las Vigils Subdivision, ZAP C-20
Engineer's Stamp Dated December 31, 2002
City DRB # 1002271, County PWDN 30005

Dear Mr. Means:

AMAFCA has no objection to the referenced Drainage Report & Grading Plan. AMAFCA also notes that the Corps of Engineers 404 Permit for work in the FEMA floodplain has been approved. If you have any questions, please call me at 884-2215.

Sincerely,
AMAFCA

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

Cc: Brad Bingham, City Hydrology
Susan Calongne, County Floodplain Administrator