

3-1-05

Russ Reece
VP Construction
Stillbrooke Homes

Dear Mr. Reece,

After receipt of your letter dated 2-7-05 I spoke with Eugene Castillo, CID, City of Alb., who referred me to Brad Bingham, Hydrologist, City of Alb.

While meeting with Mr. Bingham I learned that Stillbrooke Homes was issued a Certificate of Occupancy when it was determined water would not collect along any wall of the house. The City assumes the remaining drainage of the lot is in accordance with the approved drain plan for the community. The drainage on our lot is not in accordance.

Your assumption that our landscaping contributed to the drainage problem is wrong. The drainage problem we have occurred before we did any landscaping to our back yard.

The first thing we had done was the patio cover. I asked the workers to drill a hole through our SE block wall, for drainage, when they built the porch in April 2004. They told me they couldn't because the ground behind the wall was higher than our yard.

I have learned that other neighbors are also having drainage problems on their lots as well. I also know several owners in this community have retained attorneys to assist with their complaints.

I'm extremely surprised to run into so much resistance in correcting this problem! I assumed Stillbrooke Homes would value customer satisfaction. The more I hear from neighbors the more I wonder about the reputation of Stillbrooke Homes.

We believe your company did not grade our lot

properly. We are prepared to
file a - complaint with the
Better Business Bureau and
with the New Mexico Construction
Industries Division if you
continue to deny responsibility
of this problem.

Sincerely,

Paula Hill

Paula Still

John M. Dominguez
Carlos M. Dominguez
13316 Ledestone Tr SE
Alb., NM 87123

cc:

Scott Henry, President, Stillbrooke Homes
Eugene Castillo, CTD, City of Alb.
Brad Bingham, Hydrologist, City of Alb.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Lots 30, 31, 32

September 25, 2003

James D. Hughes
Mark Goodwin & Associates, P.A.
P.O. Box 90606
Albuquerque New Mexico 87119

RE: Grading and Drainage Plan for El Vallado (Hidden Valley) Subdivision (L22-D14A)
Dated January 16, 2003

Dear Mr. Hughes:

The above referenced revised drainage and grading plan is approved. Please certify this plan for release of financial guaranty. Please remember to release the drainage paper easements for the lots.

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

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

DRAINAGE INFORMATION SHEET

PROJECT TITLE: El Vallado Subdivision ZONE ATLAS/DRNG, FILE#: L-22
DRB #: 1000313 EPC #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: Lots 30, 31, & 32
CITY ADDRESS: _____

ENGINEERING FIRM: Mark Goodwin & Assoc. CONTACT: Doug Hughes
ADDRESS: PO Box 70606 Albuquerque NM 87199 PHONE: 828-2200
OWNER: Clearbrook Investments CONTACT: Chris
ADDRESS: 8901 Addams NE PHONE: 858-1800
ARCHITECT: Still Brook Homes CONTACT: Chris
ADDRESS: 8901 Addams PHONE: 858-1800
SURVEYOR: Aldrich Land Surveying CONTACT: Tim Aldrich
ADDRESS: _____ PHONE: 884-1906
CONTRACTOR: Franklin's Earthmoving CONTACT: 884-6947
ADDRESS: _____ PHONE: John Ellis

TYPE OF SUBMITTAL:

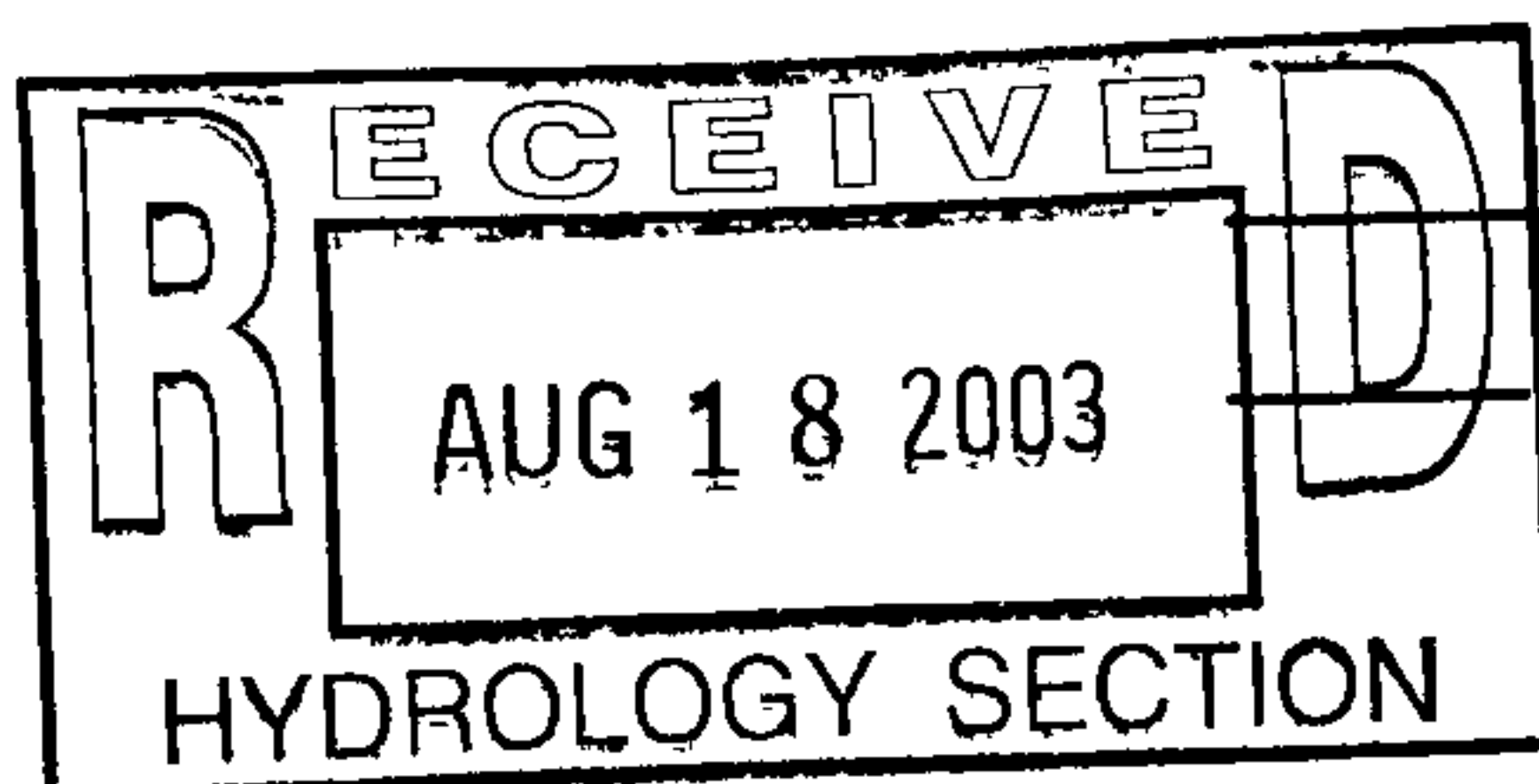
____ DRAINAGE REPORT
____ DRAINAGE PLAN
____ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN (Revised)
____ EROSION CONTROL PLAN
____ ENGINEER'S CERTIFICATION
____ OTHER

PRE-DESIGN MEETING:

____ YES
____ NO
____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

____ SKETCH PLAT APPROVAL
☒ PRELIMINARY PLAT APPROVAL (Amended)
____ 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
____ CERTIFICATION OF OCCUPANCY APPROVAL
☒ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ S.A.D. DRAINAGE REPORT
____ DRAINAGE REQUIREMENTS
____ OTHER _____ (Specify)



DATE SUBMITTED: 8-16-03

BY: James D. Hughes

Please approve this administrative amendment. Doug



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 19, 2002

James D. Hughes
Mark Goodwin & Associates, P.A.
P.O. Box 90606
Albuquerque New Mexico 87119

RE: El Vallado (Hidden Valley) Subdivision (L22-D14A) Dated July 17, 2001

Dear Mr. Hughes:

I wanted to remind you of a previous conversation on the Engineer's Certification for the referenced subdivision. The DPM certification should be followed, however, there are two areas that need special attention. The east floodwall and the levee along the Tijeras Arroyo need to be certified that they are built according to the approved drainage plan.

Second, Mr. Veretto has complained that there was a three-foot strip of land parallel to the old east levee where runoff was conveyed to the Tijeras Arroyo. Now with the new floodwall this swale was eliminated. Could you please contact Mr. Veretto to discuss this matter.

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

Sincerely,

Carlos A. Montoya
City/County Floodplain Administrator

C: Fred Aguirre, City Engineer
Don Veretto, 1314 Wyoming NE, 87112



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 11, 2003

James D. Hughes
Mark Goodwin & Associates, P.A.
P.O. Box 90606
Albuquerque New Mexico 87119

RE: El Vallado (Hidden Valley) Subdivision Release of Financial Guaranty (L22-D14A)
Dated January 8, 2003

Dear Mr. Hughes:

According to our conversation and with the information I had obtained you had decided to extend the financial guaranty. With this extension you will be able to construct the walls and submit to FEMA for the LOMR-F. We will expect this construction of the walls and the approval from FEMA for the LOMR-F prior to our release of the financial guaranty. Please contact me if you have received different information.

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

Sincerely,

Carlos A. Montoya
City Floodplain Administrator



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

January 31, 2003

Mr. Jerry Lovato
AMAFCA
2600 Prospect NE
Albuquerque, NM 87107

Re: El Vallado Subdivision

Dear Mr. Lovato:

The slope paving along the Tijeras Arroyo and other grading, drainage, pipes, rip-rap and walls have been constructed in substantial compliance with the approved plan. Attached, please find the Engineer's Certification, dated 1/31/03, and test results showing that the project was completed according to plan. Please provide a Letter of Acceptance.

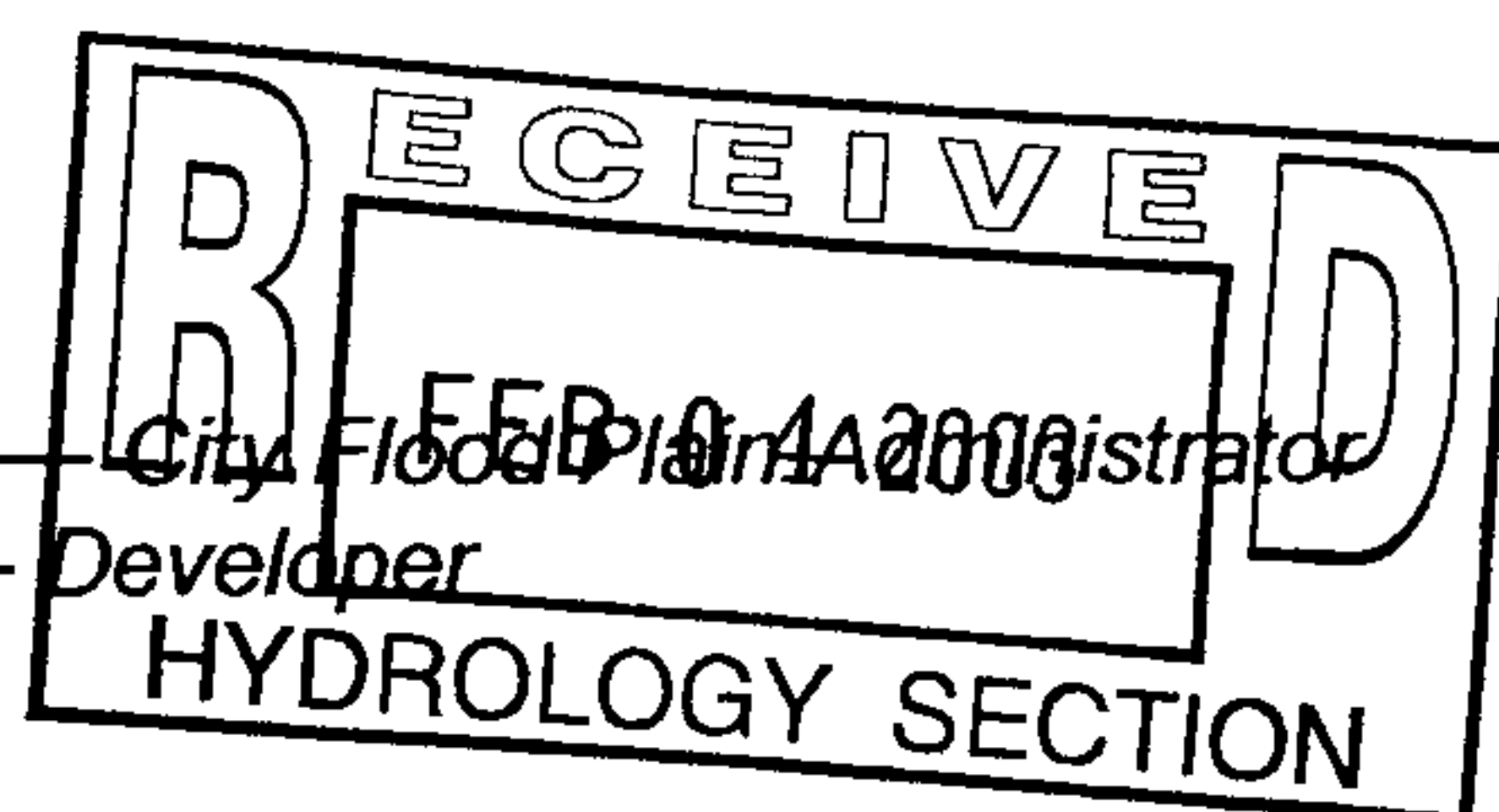
Sincerely

MARK GOODWIN & ASSOCIATES, PA

James D. Hughes, PE
Senior Engineer

JDH/sr

xc: Carlos Montoya — City Floodplain Administrator
Tim McNaney — Developer





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 18, 2001

James D. Hughes
Mark Goodwin & Associates, P.A.
P.O. Box 90606
Albuquerque New Mexico 87119

RE: Grading and Drainage Plan for El Vallado (Hidden Valley) Subdivision (L22-D14A)
Dated July 17, 2001

Dear Mr. Hughes:

The above referenced drainage and grading plan received July 17, 2001 is approved for Preliminary Plat for DRB action. Rough grading is also approved, however, grading cannot start until Preliminary Plat is approved by DRB.

Please be advised that lot 11 and 12 may have to pay flood insurance until the LOMR-F is approved by FEMA.

Please add a note to the plans that does not allow roof runoff to enter adjoining properties.

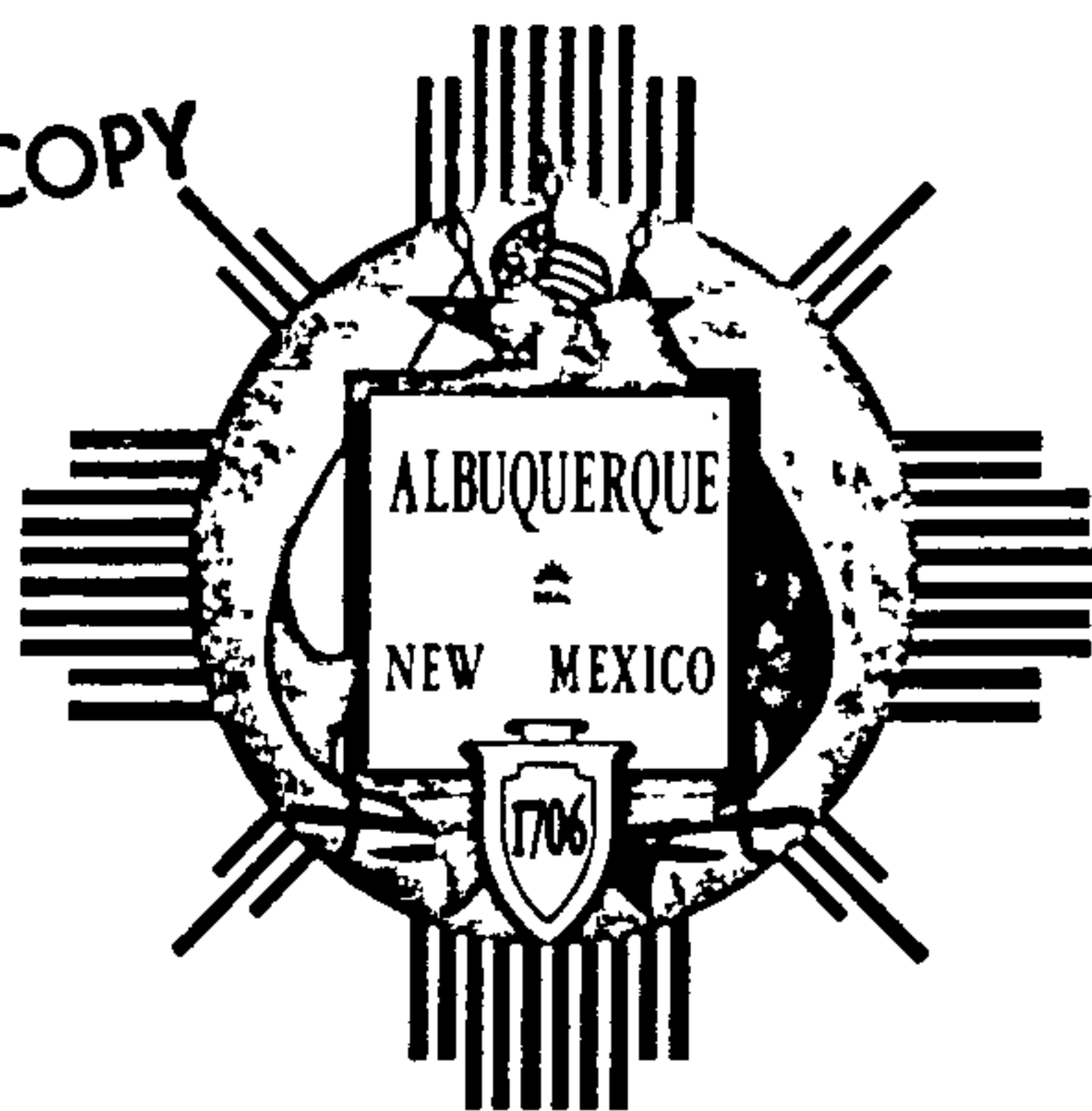
If you have any questions please call me a 924-3982.

Sincerely,

Carlos A. Montoya

City/County Floodplain Administrator

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

May 13, 1986

Richard Dourte
Denney-Tibljias-McLean & Associates
2400 Comanche Road, NE
Albuquerque, New Mexico 87107

RE: CONCEPTUAL DRAINAGE PLAN FOR HIDDEN VALLEY V
RECEIVED MAY 6, 1986 (L-22/D14A)

Dear Mr. Dourte:

The above referenced plan dated March 27, 1986, is approved for Site Development Plan. Preliminary Plat approval will require a detailed drainage plan.

If you have any questions, call me at 766-7644.

Cordially,

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

CAM/bsj

RECEIVED MAY 13 1986

ALBUQUERQUE, NEW MEXICO

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Hidden Valley II ZONE ATLAS/DRNG. FILE #: L-22

LEGAL DESCRIPTION: Hidden Valley II

CITY ADDRESS: _____

ENGINEERING FIRM: Denny-Tibljias McLEARN Assoc CONTACT: R. Dourte

ADDRESS: 2400 Comanche NE PHONE: 884-0696

OWNER: Gerhard Muller CONTACT: G. Muller

ADDRESS: 601 Hidden Valley Dr PHONE: _____

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: Denny-Tibljias - McLEARN Assoc CONTACT: S. YOUTSEY

ADDRESS: 2400 Comanche NE PHONE: 884-0696

CONTRACTOR: _____ CONTACT: _____

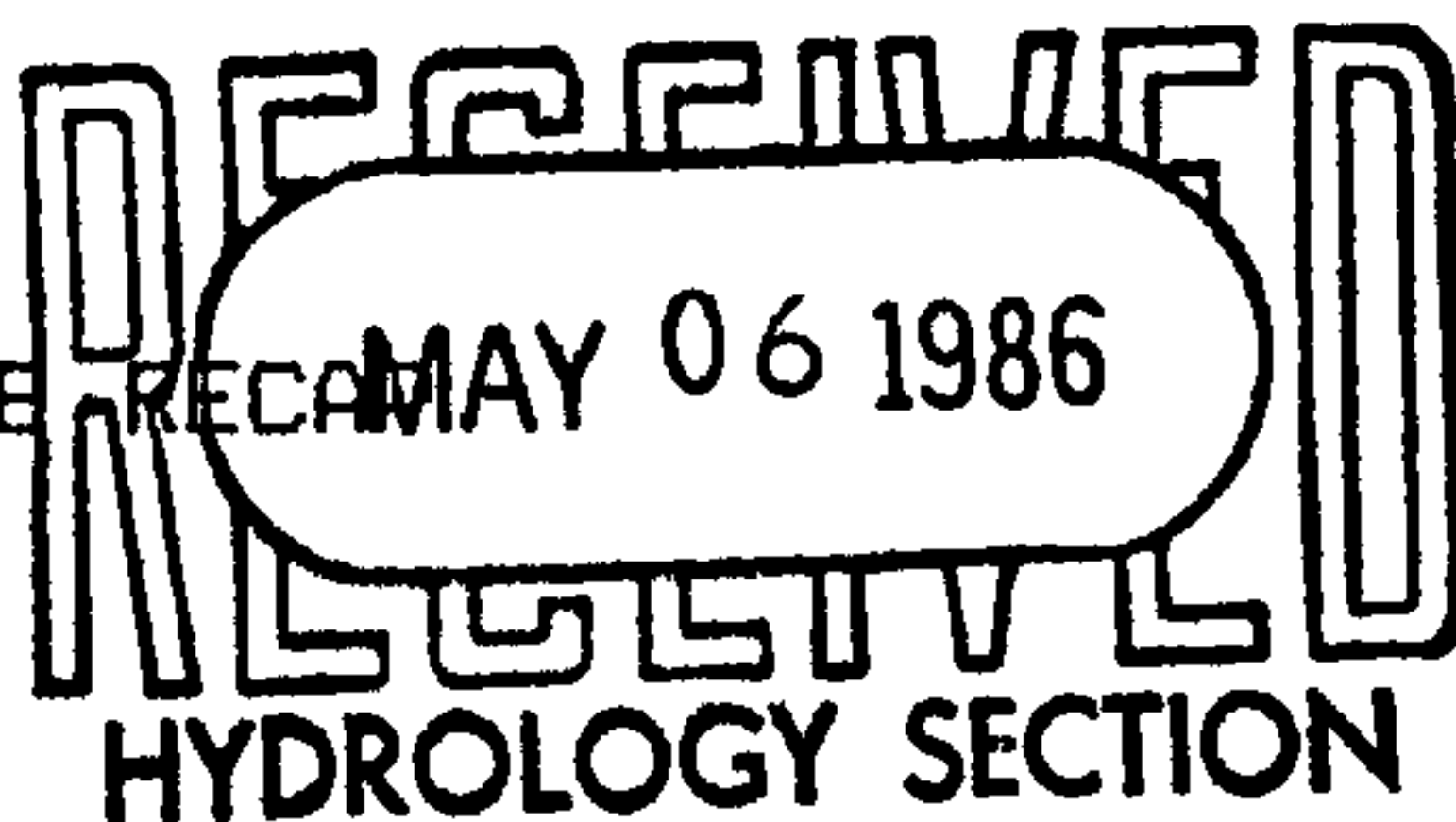
ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES

☐ NO

☐ COPY OF CONFERENCE RECORD SHEET PROVIDED



DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☐ DRAINAGE PLAN

☒ CONCEPTUAL GRADING & DRAINAGE PLAN

☐ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☒ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☐ BUILDING PERMIT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 5-6-86

BY: R. Dourte

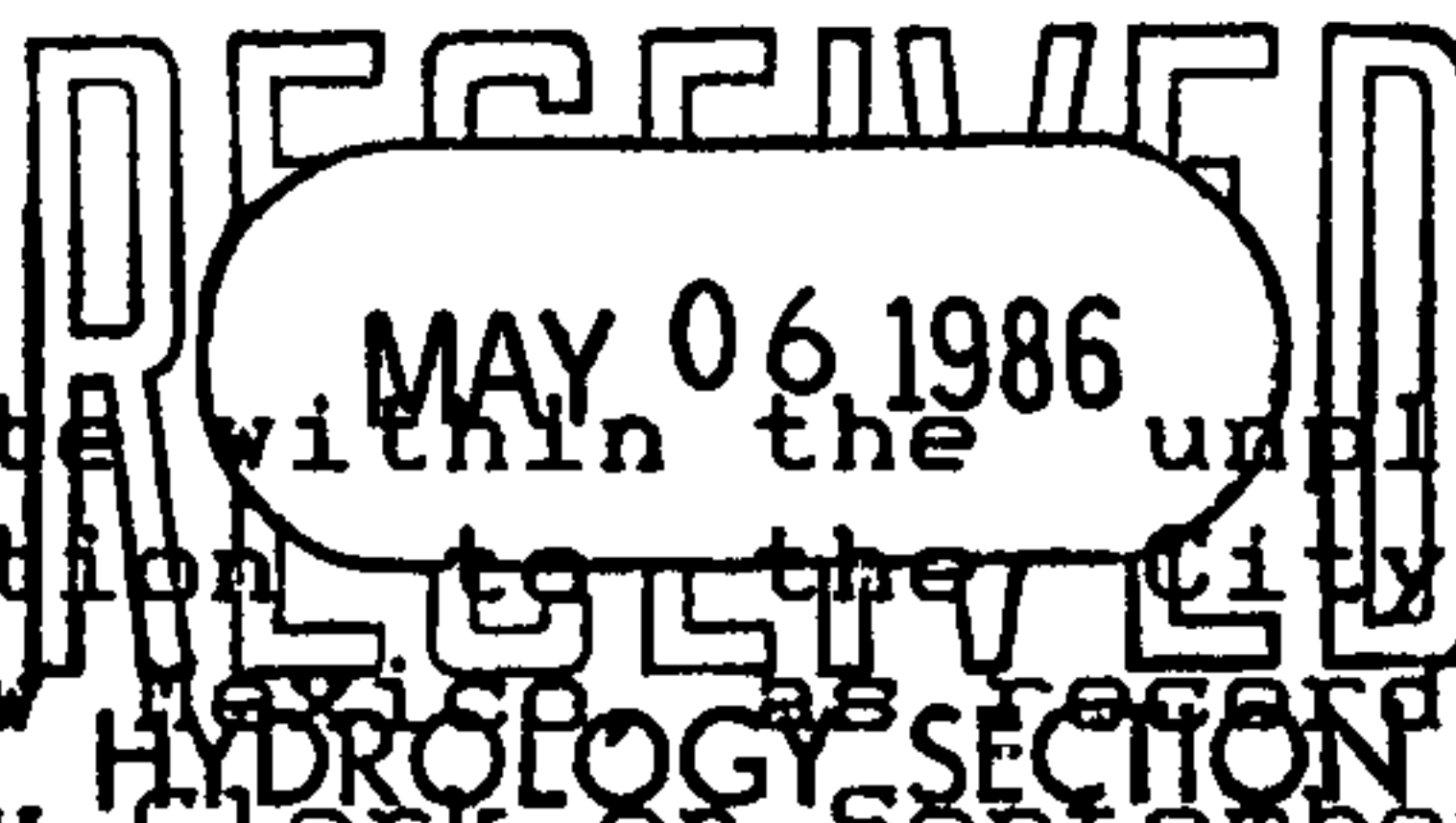
86 39541

Quitclaim Deed
HIDDEN VALLEY ADDITION

The ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, a political subdivision of the State of New Mexico, for consideration, quitclaims to WESTERN DEVELOPMENT COMPANY, the following described real estate in Bernalillo County, New Mexico:

Description:

That certain parcel of land situated within the unplatted portion of Hidden Valley Addition to the City of Albuquerque, Bernalillo County, New Mexico, as recorded in the office of the Bernalillo County Clerk on September 13, 1974, in Volume D6, Folio 84 and being more particularly described as follows:



Beginning at the southeast corner of Tract P, Hidden Valley Phase I, an addition to the City of Albuquerque, Bernalillo County, New Mexico, as filed in the Office of the Bernalillo County Clerk on February 11, 1975, in Volume D6, Folio 120, said corner being on the north line of Hidden Valley Drive; thence N 80 deg. 55 min. 15 sec. E, 105.37 feet along said north line to a Point on Curve (POC); thence N 89 deg. 13 min. 13 sec. E, 50.52 feet along the chord of a curve to the right to a point on said north line of Hidden Valley Drive; thence N 07 deg. 13 min. 24 sec. E, 50.31 feet along the eastern line of a drainage easement to the TRUE POINT OF BEGINNING of the parcel of land herein described;

Thence N 12 deg. 55 min. 34 sec. W, 651.80 feet to the southerly line of Hidden Valley Unit 2, Addition to the City of Albuquerque, Bernalillo County, New Mexico, as filed in the Office of the Bernalillo County Clerk on February 11, 1975, in Volume D6, Folio 119;

Thence N 77 deg. 56 min. 27 sec. E, 65.00 feet along said southerly line of Hidden Valley Unit 2;

Thence S 07 deg. 13 min. 24 sec. E, 654.06 feet to the TRUE POINT OF BEGINNING of the parcel of land herein described.

The above delineated parcel of land contains 0.4863 acres, more or less.

WITNESS _____ our _____ hand s _____ and seal _____ this 1st

day of _____ May _____, 1986

Attest:

Rex Funk
Rex Funk, Assistant
Secretary-Treasurer

B. H. Swinburne
B. H. Swinburne, Chairman
Board of Directors

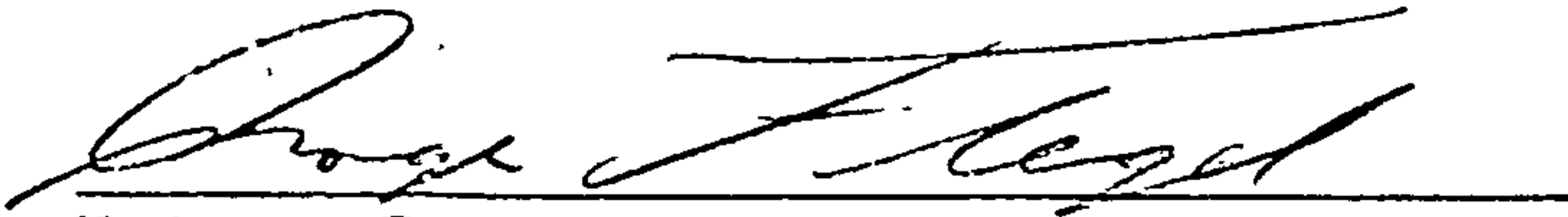
(Seal)

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO)
) SS.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this
First day of May, 1986 by B. H. Swinburne,
Chairman, Board of Directors of Albuquerque Metropolitan
Arroyo Flood Control Authority, a New Mexico municipal
corporation, on behalf of said corporation.

My commission expires: 24 May 1988 (Seal)


Notary Public

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1986 MAY -5 PM 4:10

-2- D-269A PG 846-847
DOLORES C. WALLER
CO. CLERK & RECORDER
BB DEPUTY

L 22-D14

LAND PLANNING
CIVIL ENGINEERING
SURVEYING



McINTIRE
&
QUIROS
SOUTHWEST

**DRAINAGE STUDY
HIDDEN VALLEY
ALBUQUERQUE, NEW MEXICO
JANUARY, 1975**

**Prepared By:
McINTIRE & QUIROS/SOUTHWEST**

I. GENERAL

The proposed development lies in a delta plain formed by the Tijeras Arroyo and a natural drainage from the South. Presently, the area is utilized for stables and riding areas. The normal summer storms infrequently affect the proposed development area.

II. LOCATION

Hidden Valley is located in the City of Albuquerque, New Mexico more specifically in South East quarter of Section 27, Township 10 North, Range 4 East. The proposed development is South of the Tijeras Arroyo and West of the Four Hills entrance road.

III. EXISTING DRAINAGE

The evident channel of the Tijeras Arroyo is located three to four hundred feet North of the proposed development. An arroyo enters the property at the Southeast corner, in a northerly direction, crosses half the property and disappears in an alluvial fan. Several minor drainages intrude from the East and South but soon disappear.

PROPOSED DRAINAGE PATTERNS

The alluvial plain will be raised well above the computed water surface in the Tijeras Arroyo. The unnamed arroyo at the Southeast corner will be channelized to obtain uniform velocity and reduce silting. The remaining off-site contributing runoff will be intercepted by ditches and conveyed to suitable discharge points.

TIJERAS ARROYO

A flood plain analysis was prepared by Bohannon Westman Huston & Associates, Inc., dated January 1975. This report indicated that with the construction of a 400 foot wide graded earth channel with 3:1 side slopes, the project can be graded as planned above the water surface of the standard project flood.

CONCLUSION

The proposed drainage plan will convey the off-site drainage through the proposed subdivision with a limited increase in quantity of runoff.

Wm J. McDermott

William J. McDermott
P.E. & L.S.



EXHIBIT

Enclosed is a "Flood Plain" Alterations, Army Corps of Engineers, Albuquerque Arroyos, Part IV Flood Plain Study, Area 2, Tijeras Canyon. Dated January, 1975.

RUNOFF COMPUTATIONS

Sheet No. _____

Job No. _____

Drainage Area No. 1

Area = 65.6 acres

Maximum Overland Flow: L = 2800 S = 7%

Maximum Channel Flow:

Channel No. 1 L = 950 S = 16%

Channel No. 2 L = _____ S = _____

Channel No. 3 L = _____ S = _____

Accumulation Time

Overland Flow: 25 min.

Channel No. 1 Flow:

Velocity = 6 ft/sec; Time = $\frac{950}{6 \times 60} = \underline{3}$ min.

Channel No. 2 Flow:

Velocity = _____ ft/sec; Time = _____ $\times 60$ = _____ min.

Channel No. 3 Flow:

Velocity = _____ ft/sec; Time = _____ $\times 60$ = _____ min.

Total Accumulation Time: T = 28 min.

$$I = \frac{189}{T + 25} = \underline{\quad} = \underline{3.57}$$

$$Q = CIA = (.40)(3.57)(65.0) = \underline{94} \text{ c.f.s.}$$

Date: _____

Comp. by: _____

Checked by: _____

$$I = 2.60(2.11) = 5.50'' \text{ MAX}$$

RUNOFF COMPUTATIONS

Sheet No. _____

Job No. _____

Drainage Area No. B

Area = 29 acres

Maximum Overland Flow:

L = 500' S = 4%

Maximum Channel Flow:

Channel No. 1

L = 1200 S = 3%

Channel No. 2

L = 1200 S = 4%

Channel No. 3

L = _____ S = _____

Accumulation Time

Overland Flow:

5 min.

Channel No. 1 Flow:

Velocity = _____ ft/sec; Time = $\frac{1200}{4 \times 60} = \underline{5}$ min.

Channel No. 2 Flow:

Velocity = _____ ft/sec; Time = $\frac{1200}{6 \times 60} = \underline{3}$ min.

Channel No. 3 Flow:

Velocity = _____ ft/sec; Time = _____ min.

Total Accumulation Time:

T = 13 min.

$$1 = \frac{1.49}{T + 25} = \underline{\underline{4.97}}$$

$$Q = CIA = (.40)(4.97)(29) = \underline{\underline{58}} \text{ c.f.s.}$$

Date: _____

Comp. by: _____

Checked by: _____

RUNOFF COMPUTATIONS

Sheet No. _____

Job No. _____

Drainage Area No. C

Area = 9.8 acres

Maximum Overland Flow: L = 1000 S = 8%

Maximum Channel Flow:

Channel No. 1 L = _____ S = _____

Channel No. 2 L = _____ S = _____

Channel No. 3 L = _____ S = _____

Accumulation Time

Overland Flow: _____ min.

Channel No. 1 Flow:

Velocity = _____ ft/sec; Time = _____ min.
X 60

Channel No. 2 Flow:

Velocity = _____ ft/sec; Time = _____ min.
X 60

Channel No. 3 Flow:

Velocity = _____ ft/sec; Time = _____ min.
X 60

Total Accumulation Time: T = 10 min.

$$1 = \frac{109}{T + 25} = \frac{109}{10 + 25} = 5.4$$

$$Q = CIA = (.40)(5.4)(9.8) = 21 \text{ c.f.s.}$$

Date: _____

Comp. by: _____

Checked by: _____

L 22-D 14

DEPARTMENT OF THE AR
ALBUQUERQUE DISTRICT OFFICE OF ENGINEERS
P. O. BOX 1500
ALBUQUERQUE, NEW MEXICO 87107

SWAED-P

Mr. Michial M. Emery
Chief Design Engineer
Bohannon Westman Easton & Associates, Inc.
4125 Carlisle Blvd. N.E.
Albuquerque, NM 87107

Hidden Valley
Subdiv
28 January 1975
Shelton
Fin
RECEIVED
JAN 2 1975
CITY ENGINEER'S

Dear Mr. Emery

We have completed an engineering review of the computer output and plans on flood plain modifications in Tijeras Canyon below the Four Hills crossing as requested in your letter dated 9 January 1975.

Our review indicates the suggested planned improvement will not create greater depths of flooding throughout the reach.

If we may have a letter of intent from the Western Development Company and approval from the Albuquerque Metropolitan Arroya Flood Control Authority (AMAFCA) and the city, we will approve the new designated flood plain for incorporation in our report.

Sincerely yours,

BRYCE C. ROWEN, P.E.
Acting Chief, Flood Plain
Management Services Branch

Copy furnished:

✓ Mr. V.M. Kimmick, City Engr
Mr. John B. Robert, Exec Dir, AMAFCA

RICHARD E. LEONARD
EXECUTIVE ENGINEER

B. N. SWINBURNE, CHAIRMAN
R. WARD MUNNICUTT, VICE-CHAIRMAN
FRANCES MCCOY, SECRETARY-TREASURER
VERNON BOAK, DIRECTOR
KLESTON LAWS, DIRECTOR



**Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority**

3000 PROSPECT AVE., N.E.
P. O. BOX 25851 - ALBUQUERQUE, N. M. 87125
TELEPHONE 864-2215

L 22-014

RECEIVED
NOV 17 1981
CITY ENGINEER

November 13, 1981

Mr. Gerhard Muller
Western Holding Co.
1224 Pennsylvania, NE
Albuquerque, NM 87110

Dear Mr. Muller:

A year ago this month I released a hold on Hidden Valley building permits. In turn, you agreed to reconstruct the dike and make other flood-protection improvements. To date you have not done so.

Please advise me in writing no later than December 1, 1981, when you will fulfill your part of the contract.

Sincerely,

Richard E. Leonard

Richard E. Leonard
Executive Engineer

ic
Encls. (related correspondence)

cc: City Engineer ✓

RMH	ADM
HRD	SUR
CDS	COUN
DES	SEC
INSP	FILE
HYDRO	RETURN

Hidden Valley

July 16, 1981

Western Holding Co.
1224 Pennsylvania, NE
Albuquerque, NM 87110
Att.: Gerhard Muller

Subject: Dike Repair abutting Hidden Valley

Dear Sir:

On November 13, 1980, a letter of agreement was executed between Western Holding Company and AMAFCA concerning improvements to the dike at Hidden Valley. Subsequently on February 13, 1981 plans prepared by your consulting engineer were approved for construction.

During a recent field trip it was noticed that repairs to the dike had not been made.

A part of the agreement was that new buildings would not be occupied until dike improvements were constructed and accepted by AMAFCA.

Please let us know if improvements are still planned and when the plan might be implemented.

Sincerely,

Dan Sabo
Drainage Engineer

1c

CC: Andre Houle, Trinity Enterprises, Inc.
Richard S. Haller, City Engineer

February 13, 1981

Mr. Andre Houle, Vice President
Trinity Enterprises, Inc.
3107 Eubank, NE Ste 3
Albuquerque, NM 87111

Re: Dike Repair Tijeras Arroyo at Hidden Valley

Dear Sir:

Mr. Leonard has asked that I reply to your letter of February 11.

We offer the following comments regarding the construction drawings:

1. The weir section should be 6" of 3000 p.s.i. concrete rather than cement treated base. A 20 foot wide by one foot deep riprap blanket will be required on the Tijeras Arroyo side of the weir.
2. The typical berm detail shows a slope of 1:1 for the dyke. This should be not steeper than 3:1.

With these additions you may proceed with the improvements.

Sincerely,

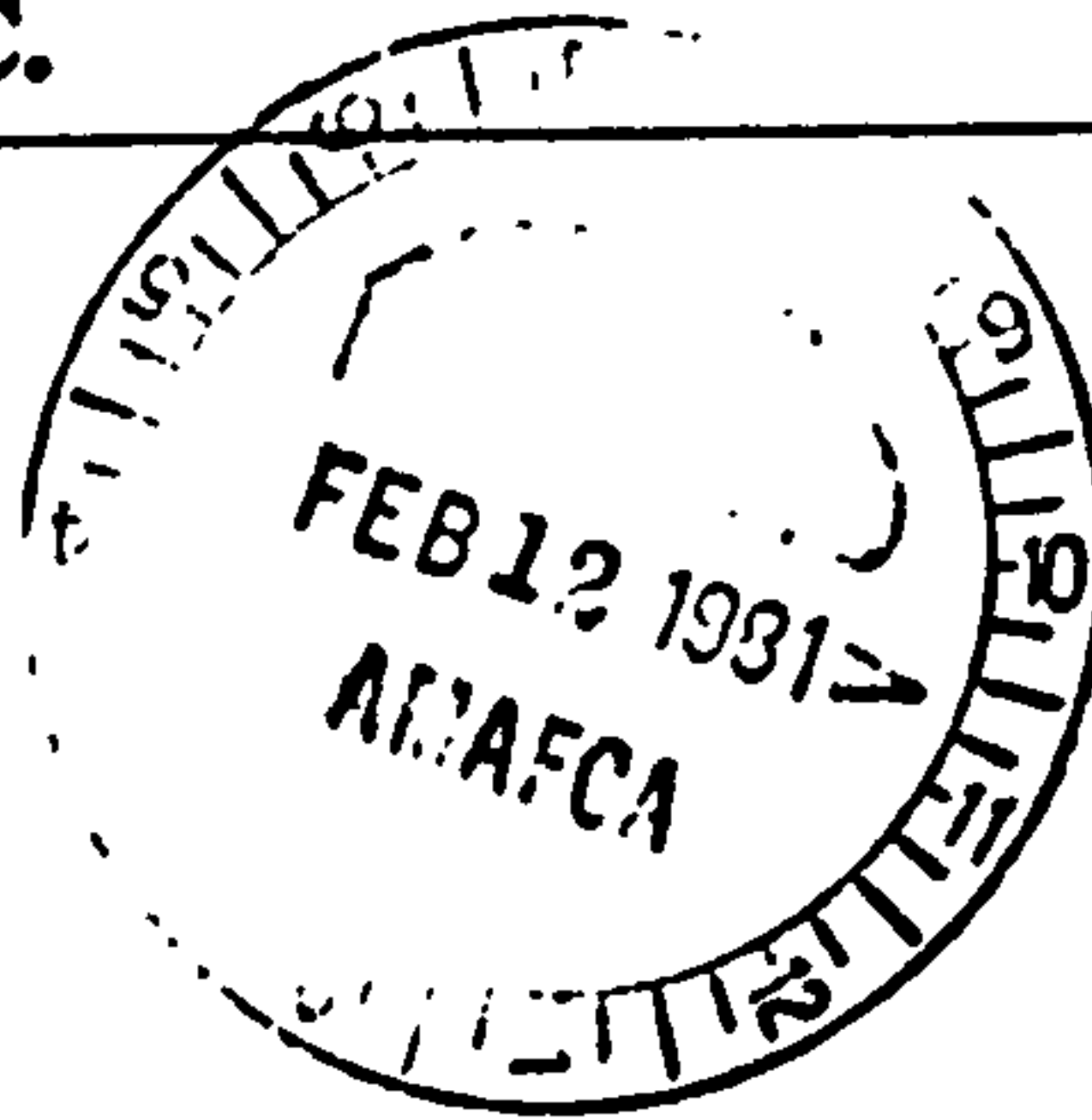
Dan Sabo
Engineer

cc: Richard Haller, City Engineer

Don please check. Shouldn't overflow been be 3000 psc concrete
Tijeras from CTB?

TRINITY ENTERPRISES, INC.

Civil Engineers
Land Planners
Developers



8107 Eubank, N.E.
Suite 8
Albuquerque, New Mexico 87111
(505) 292-7666

REI
Ex. Engr. _____
Asst. Engr. _____
Engineer *REI* _____
Admin. Asst. _____
Rel. Est. Off. _____
Secretary _____
Foreman _____
Return to _____
File # _____

February 11, 1981

Mr. Richard E. Leonard
Executive Engineer
A.M.A.F.C.A.
P.O. Box 25851
Albuquerque, NM 87125

Re: Dike Repair Abutting Hidden Valley
Tijeras Arroyo.

Dear Mr. Leonard,

On the behalf of Western Holding Company, enclosed please find a copy of the construction drawing for the Hidden Valley Dike Repair. Consider this a request for a letter of authorization to Western Holding Company giving permission to proceed with said improvements.

Upon completion of construction the condition in the November 13, 1980 letter will have been completed.

Your reply will be considered authorization to proceed.

Sincerely,

Andre Houle
Andre Houle,
Vice President

AH/dd

enclosures

cc: Gerhard Muller - Western Holding Company

candlelight homes, inc.
western development company, inc.

Western Holding Company

Gerhard Muller
president

November 13, 1980

Mr. Richard E. Leonard
Executive Engineer
A.M.A.F.C.A.
P.O. Box 25851
Albuquerque, NM 87125

Reference: Letter of Agreement for Tijeras Arroyo
Dike Repair abutting Hidden Valley

Dear Mr. Leonard:

This letter is to address the conditions required by AMAFCA to release the moratorium placed on building permits in the Hidden Valley Development.

The following are the conditions as I understand them:

1. Western Holding Company will reconstruct the Berm to it's original condition and place a 6" thick concrete treated base material (300-600 psi range) on the arroyo side of the Berm for a vertical height of 5 feet with a three foot header wall at the toe of the slope as designated in exhibit One.
2. Western Holding Company will also place a 36" diameter pipe through the Berm to handle flows from the arroyo running from the south into the Tijeras Arroyo. An overflow weir will be placed at the Berm to handle 150% of the 100 year flow as calculated in the MSM Drainage Report for Hidden Valley Phase IV (dated June, 1978). See Exhibit Two.
3. Western Holding Company further guarantees that the new buildings constructed will not be occupied until the Berm improvements are constructed and accepted by AMAFCA.
4. Western Holding Company will retain an engineer of it's choice to design said improvement and inspect these improvements to certify that they have been constructed as per the approved construction drawings.

If these four conditions are in agreement with you, I would appreciate your signature endorsing this proposal and releasing the building permits currently in the City Building Department.

Very truly yours,

Gerhard Muller
Gerhard Muller,
Western Holding Company

ACCEPTED AND APPROVED:

Richard E. Leonard
Richard E. Leonard Date
Executive Engineer, AMAFCA 11/14/80

RICHARD E. LEONARD
EXECUTIVE ENGINEER

B. M. SWINBURNE, CHAIRMAN
WILLIAM V. HENEFORD, VICE-CHAIRMAN
FRANCIS HOSBY, SECRETARY-TREASURER
VERNON OSAGE, DIRECTOR
ELEVEN LAWS, DIRECTOR



Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority

3400 PROSPECT AVE. N.E.

P. O. BOX 25061 - ALBUQUERQUE, N. M. 87124

TELEPHONE 344-3516

July 21, 1980

Memo For: R. Heller
C. Volz, Chief Building Officer
B. Conegliano ✓
F. Aguirre
Western Development

From: R. Leonard

Subject: Hidden Valley

Recommend no building permits be issued for the Hidden Valley
Subdivision until the dike on Tijeras Arroyo is repaired and
upgraded.

L22-014

Richard E Leonard

TRINITY ENTERPRISES, INC.

401 Coors Road, N.W.
Suite 202
Albuquerque, New Mexico 87106
(505) 831-2012

RECEIVED

JUN 19 1980

CITY ENGINEER

City Engineer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

June 13, 1980

Re: Partial replat, Hidden Valley Phase I
SP 5-80-323, Zone Atlas L-22

Dear Sir:

Please review the accompanying summary plat and advise of the conditions necessary for your approval.

The private streets were not named on the original recorded plat, but the location, the most westerly portion, is apparent, and defined within the legal description.

The lettered tracts on both the original plat and the replat are common grounds and serve as utility easements; however, the geometry has changed. Due care has been taken to ensure that the existing facilities are not infringed upon as a result of the redesign.

Your prompt attention would be appreciated.

Yours very truly,


Gordon J. Douglas

Gas Co. of N.M.
PNM
Mt. Bell
City Engr.
Planning Dept.

RSH <u>PSA</u>	ADM <u>MT</u>
HRO _____	SUR <u>MT</u>
CDS _____	COUN _____
DFS <u>JK</u>	SEC _____
INSP _____	FILE _____
HYDRO _____	RETURN _____

Comments
ASAP

REQUEST FOR SURVEY

DATE: 12/20/76

FROM: CITY ENGINEER ☐
 WATER DIVISION ☐
 SEWERAGE DIVISION ☐

ASSISTANT CITY ENGINEER-DESIGN ☐
 ASSISTANT CITY ENGINEER-FIELD ☐
 TRAFFIC ENGINEERING DIVISION ☐

SUBJECT: REQUEST FOR SURVEYING

Cope Angel

- | | |
|---|---|
| 1. Invert elevations, length of out-let lines, M.H. to drops: <input type="checkbox"/> | 5. Blue Tops. <input type="checkbox"/> |
| 2. <u>Profile</u> Cross-section at <u>100</u> ft. interval. Include elev. of <input checked="" type="checkbox"/> | 6. Curb & Gutter Staking <input type="checkbox"/> |
| 3. Topographic survey, flow lines, road crowns: <input type="checkbox"/> | OTHER: _____ |
| 4. Right-of-way staking or checking: <input type="checkbox"/> | <input type="checkbox"/> |

LOCATION DATA: TWELAS ALLOY LOCATED AT INTERSECTION
VALLEY W. ROAD HILLS SUBD.

SURVEYOR INSTRUCTIONS: SEE ACK W/ STATION ELEV AND CENTERLINE
AT 100 FT INTERVALS.

Purpose of Survey | Street Design ☐ | Storm or Sanitary Sewer Design ☐
 Public Complaint ☐ | R/W Check ☐
 Other: _____

V.M. Kimmick
 REQUESTOR SIGNATURE

Completion Date: 12/20/76

Approved: Asst. City Engineer-Field
 or City Engineer

Completed By _____

WORK DATA:
 Curb & Gutter Survey ☐ Const. ☐ | Sanitary Sewer Survey ☐ Const. ☐
 R/W Acres ☐ Profiles L.F. ☐ | Topographic Acres ☐ Bench Marks L.F. ☐
 Assessments Sewer ☐ Sidewalk ☐ | Water ☐ Sewer Loc. Hrs. ☐
 Restaking Curb & Gutter L.F. ☐ | Sewer L.F. ☐ Regrading C & G, L.F. ☐

Miscellaneous: _____

Numerical Work Data: _____

16 July 1976

Atty C. Ratchner
1209 Palomar NE
Albany, N.Y. 12208

Re: Hidden Valley Subdivision

Dear Mr. Ratchner:

Enclosed are plans and a letter from Bohanan, Westman, Huston and Associates which states the Tramway Diversion Channel along Four Hill Road will not affect the maximum water surface elevation in Tigras Arroyo.

Tigras also enclosed are certifications from registered land surveyors about the grading of Hidden Valley although the no spot comment about the grading of Tigras Canyon Arroyo.

Very truly yours,

Kleaton H. Lewis

cc James L. Sutton

Big envelope

July 9, 1976

Mr. Kleston H. Laws
Assistant City Engineer, Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Tramway Diversion and Hidden Valley Subdivision

Dear Mr. Laws:

Late in 1974, we did a short hydraulic study for the developers of the Hidden Valley Subdivision. At the conclusion of that study, we supplied the developer with the enclosed drawing.


This drawing shows that the subdivision must be raised 9 to 10 feet and the channel in the Tijeras Arroyo regraded in order to prevent flooding in the subdivision. That was our last contact with the project, and we have no way of knowing if our recommendations were followed or not.

If our recommendations were followed, the Hidden Valley Subdivision will be safe from flooding for floods up to the Standard Project Flood magnitude. If our recommendations were not followed, we can make no comment on the flood hazard in Hidden Valley.

The peaks are sufficiently shifted in time for the Tijeras Arroyo and the Tramway channel so that water coming from the Tramway channel will have no effect on the maximum water surface elevation in the Tijeras Arroyo.

If we can be of further assistance, please feel free to contact us.

Sincerely yours,


James L. Sutton
Engineering Manager

RHG/sh
Job Number E74-223

BOHANNAN WESTMAN & SUTTON & ASSOCIATES INC.

4125 CARLISLE BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87107
PHONE 505 881-2000
881-2000

**CITY OF ALBUQUERQUE, NEW MEXICO
CITY ENGINEER'S OFFICE**

MEMORANDUM - May 20, 1975

TO: Mr. Charles W. Vols, Supt. Building Inspection Division
FROM: Kleston H. Lane, Assistant City Engineer, Hydrology
SUBJECT: BUILDING PERMITS, HIDDEN VALLEY SUBDIVISION

In accordance with the attached two certifications building permits may be issued at the following addresses:

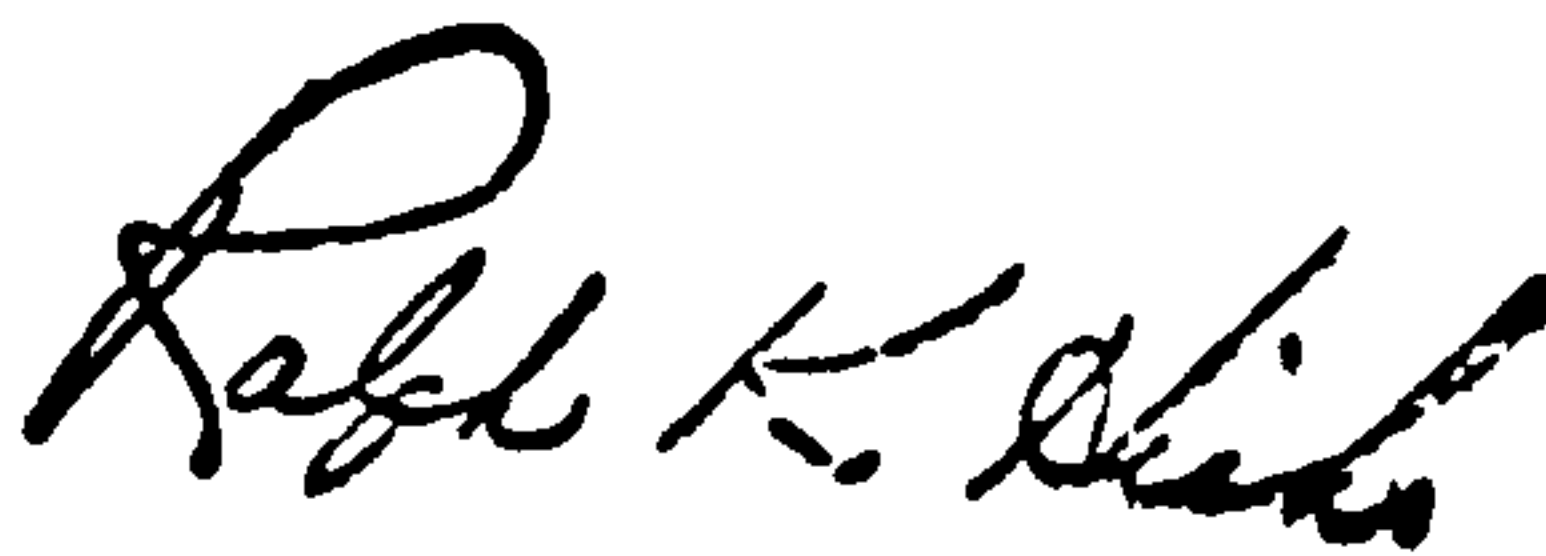
601, 603, 605, 606, 608 Green Valley Drive, SE
601, 603, 605, 607 Cottonwood Court, SE

KHL/cg

MURRAY-McCORMICK, INC.
ENVIRONMENTAL DESIGN
ARCHITECTURE · ENGINEERING · PLANNING · SURVEYING

May 19, 1975

I certify that I have checked the embankment along the north limit of development for Hidden Valley Subdivision, and have found that the finish grades are in substantial accordance with the grades required by the Drainage Plan prepared by Bohannon, Westman, Huston and Assoc., Inc., to supply adequate protection from storm drainage.



RALPH K. HICKS
N.M.L.S. No. 3307

SHIVER CONSTRUCTION CO.

GENERAL CONTRACTOR

P.O. BOX 14379

ALBUQUERQUE, NEW MEXICO 87111

TELEPHONE 505/296-0750

HOME BUILDING
ASPHALT PAVING

UTILITIES
DIRT WORK

May 16, 1975

I certify that I have checked the finished grade on Lots 8, 9, 46, 47, 48, 49, 50, 51, and Tract C-R of Phase I, Hidden Valley Subdivision, and find that these lots are within 0.5 feet of the grade as shown on the grading plans.

Kenneth L. Miller

KENNETH L. MILLER

Registered Land Surveyor

No. 4330

May 16, 1975

SUBDIVISION DEVELOPMENT

JOHN B. ROBERT
EXECUTIVE ENGINEER

B. H. SWINBURNE, CHAIRMAN
FRED LUTHY, JR., VICE CHAIRMAN
RICHARD W. CLOUD, SEC. TREAS.
WILLIAM V. HERFORD, DIRECTOR
FRANCES MCCOY, DIRECTOR



**Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority**

3113 BIRARD N.E.
P. O. BOX 35061 • ALBUQUERQUE, N. M. 87126
TELEPHONE 268-4519

*Bob -
I requested Bldg.
& Insp. check with
you before issuing
Bldg. permit.*

February 13, 1975

*Also
possibly for file
if the
grading is completed.*

Mr. Bryce C. Rowen
Corps of Engineers
Post Office Box 1580
Albuquerque, New Mexico 87103

Dear Mr. Rowen:

Recently, Mr. Mike Emery of Bohannon, Westman, Huston & Associates, prepared a study which indicated that the Tijeras Arroyo could be modified through the Hidden Valley Subdivision so that a major portion of the land could be developed for housing and still pass the Standard Project Storm runoff. During our recent telephone conversation, you stated that if the Corps of Engineers had assurance from the developer that the plans as prepared by Mr. Emery for handling the Tijeras Arroyo flood would be carried out, the Corps of Engineers would modify its flood limits through the reach of the study.

Attached are copies of the supporting data which, in my opinion, will permit you to proceed with your revision of the flood limit boundaries.

The Authority will require that the grading plan and channel, recommended by Mr. Emery, will be carried out prior to the issuance of any building permits in the area.

If you have any further questions, please advise as the developer is most anxious to proceed with the construction.

Sincerely yours,

John B. Robert
Executive Engineer

cc:
Encls.

cc: Mr. Michial Emery
Mr. Vern Kinnick
Environmental Planning Commission

Murray McCormick, Inc.
Western Development Company

76S18

CORRECTION OF

GRANT OF EASEMENT
FOR
WATER, SEWER AND PUBLIC UTILITIES

Hidden Valley

THIS INDENTURE made and executed this 29th day of July, 1975, by and between
Western Development Company, a New Mexico Corp.

_____ in the County of Bernalillo and State of
New Mexico hereinafter called the Grantors and THE CITY OF ALBUQUERQUE, NEW MEXICO, a
municipal corporation, hereinafter called Grantee.

WITNESSETH, that for good and valuable consideration the receipt of which is
hereby acknowledged the Grantors have this day bargained and sold and by these presents
do sell, convey and deliver unto the City of Albuquerque a permanent easement as right-
of-way including the permanent right to enter upon the real estate described at any
time that it may see fit and construct, maintain and repair, water lines, sanitary
sewer lines and public utilities across, through, and under the lands hereinafter de-
scribed and the further right to remove trees, bushes, undergrowth and obstructions
interfering with the location, construction and maintenance of said utilities.

The land affected by the grant of this easement and right-of-way is located
in the County of Bernalillo and State of New Mexico and is more particularly described
as follows:

A 20 foot wide water easement within Hidden Valley, an
Addition to the City of Albuquerque, Sections 26 & 27,
T.10N., R.4E., N. M. P. M., Bernalillo County, New
Mexico as the same is shown and designated on the plat of
said addition filed in the office of the County Clerk
of Bernalillo County, New Mexico on September 15, 1974
and being herein more particularly described as follows:

Beginning at the southwest corner of the easement herein
set forth, said southwest corner being identical to the
southwest corner of said Hidden Valley Addition; thence
S89 degree 14' 10" E 202.38 feet to the southeast corner
of the easement herein set forth; thence N45 degree 55'
05" E 28.36 feet to the northeast corner of the easement
herein set forth; thence N89 degree 14' 10" W 227.27 feet
to the northwest corner of the easement herein set forth;
thence S12 degree 41' 10" E 20.56 feet to the southwest
and beginning corner of the easement herein set forth,
containing 0.099 acres, more or less.

TO HAVE AND TO HOLD the said right and easement for the uses and purposes
aforesaid, unto Grantee its successors and assigns for so long as said easement shall
not be abandoned for use as a right-of-way for aforesaid utilities.

The Grantors do hereby covenant with Grantee that they are lawfully seized
and possessed of the real estate above described and that they have a good and lawful
right to convey it or any part thereof, that it is free from all encumbrances except
those of record and taxes due and owing the Treasurer of Bernalillo County and that
they will forever warrant and defend the title thereto against the lawful claims of
all persons whomsoever.

Grant of Easement

As a part of the consideration for this grant, the Grantors do hereby release any and all claims for damages for whatsoever cause incidental to the exercise of the rights herein granted provided, however, that the Grantee agrees to save Grantors harmless from any and all liability that may arise as a result of the construction and use of the easement for the purposes set forth.

IN WITNESS WHEREOF, the parties have set their hands and seals this 29th day of JULY, 1975.

WILSTIAM DICKER CC.
[Signature]

STATE OF NEW MEXICO)
County of Bernalillo) ss.

The foregoing instrument was acknowledged before me this 29th day of July, 1975, by _____

[Signature]
Notary Public

My Commission expires:
My Commission Expires Feb. 25, 1979

APPROVED AS TO DESCRIPTION
Date July 28-75
[Signature]
V. M. KIMMICK CITY ENGINEER

Approved as to Form:

[Signature]
Asst. City Attorney

Date: July 29-75

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on

JUL 29 1975
At 10 o'clock AM, Recorded in Vol. 432
of records of said County Folio 269-270
[Signature] Clerk & Recorder
Deputy Clerk

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on

JUL 30 1975
At 3:38 o'clock PM, Recorded in Vol. 432
of records of said County Folio 269-270
[Signature] Clerk & Recorder
Deputy Clerk

1 ORDINANCE 58-1974 (AX-74-8, Z-74-33)
2 ANNEXING HIDDEN VALLEY SUBDIVISION TO THE CITY OF
3 ALBUQUERQUE, NEW MEXICO; AND AMENDING THE ZONE
4 MAP OF THE CITY OF ALBUQUERQUE AS SHOWN IN
5 ORDINANCE NO. 2726, AS AMENDED.

6 WHEREAS, the owner of the area to be annexed and herein-
7 below described in this Ordinance, which land is contiguous to the
8 boundaries of the City of Albuquerque, New Mexico has heretofore
9 presented a petition properly signed, accompanied by a map of
10 said contiguous territory, petitioning the governing body of the
11 City of Albuquerque, New Mexico to pass and adopt an Ordinance
12 annexing said land to the City;

13 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL,
14 THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

15 Section 1. The following described territory is hereby
16 annexed to and made a part of the City of Albuquerque for all
17 purposes upon filing of a copy of this Ordinance and a map of the
18 territory so annexed in the office of the County Clerk of Bernalillo
19 County, New Mexico, and publication of this Ordinance according
20 to law;

21 All of Hidden Valley Subdivision as filed in the office of
22 the County Clerk of Bernalillo County, New Mexico on September 13,
23 1974.

24 Section 2. The zone map referred to in Ordinance No. 2726,
25 as amended, is hereby amended as follows:

26 Establishment of SU-1 zoning (Special Use For A Planned
27 Residential Development) for the area described in Section 1
28 above.

29
30
31
32
33

RUNOFF COMPUTATIONS

Sheet No. _____

Job No. _____

Drainage Area No. D

Area = 90.3 acres

Maximum Overland Flow: L = 2800 S = 4%

Maximum Channel Flow:

Channel No. 1 L = 950 S = 16%

Channel No. 2 L = 1500 S = 4%

Channel No. 3 L = _____ S = _____

Accumulation Time

Overland Flow: 23 min.

Channel No. 1 Flow:

Velocity = 6 ft/sec; Time = $\frac{2450}{6 \times 60} = \underline{7}$ min.

Channel No. 2 Flow:

Velocity = _____ ft/sec; Time = _____ min.

Channel No. 3 Flow:

Velocity = _____ ft/sec; Time = _____ min.

Total Accumulation Time:

T = 32 min.

$$1 = \frac{189}{T+25} = \underline{\underline{3.32}}$$

$$Q = CIA = (.40)(3.32)(90.3) = \underline{120} \text{ c.f.s.}$$

Date: _____

Comp. by: _____

Checked by: _____

EXHIBIT

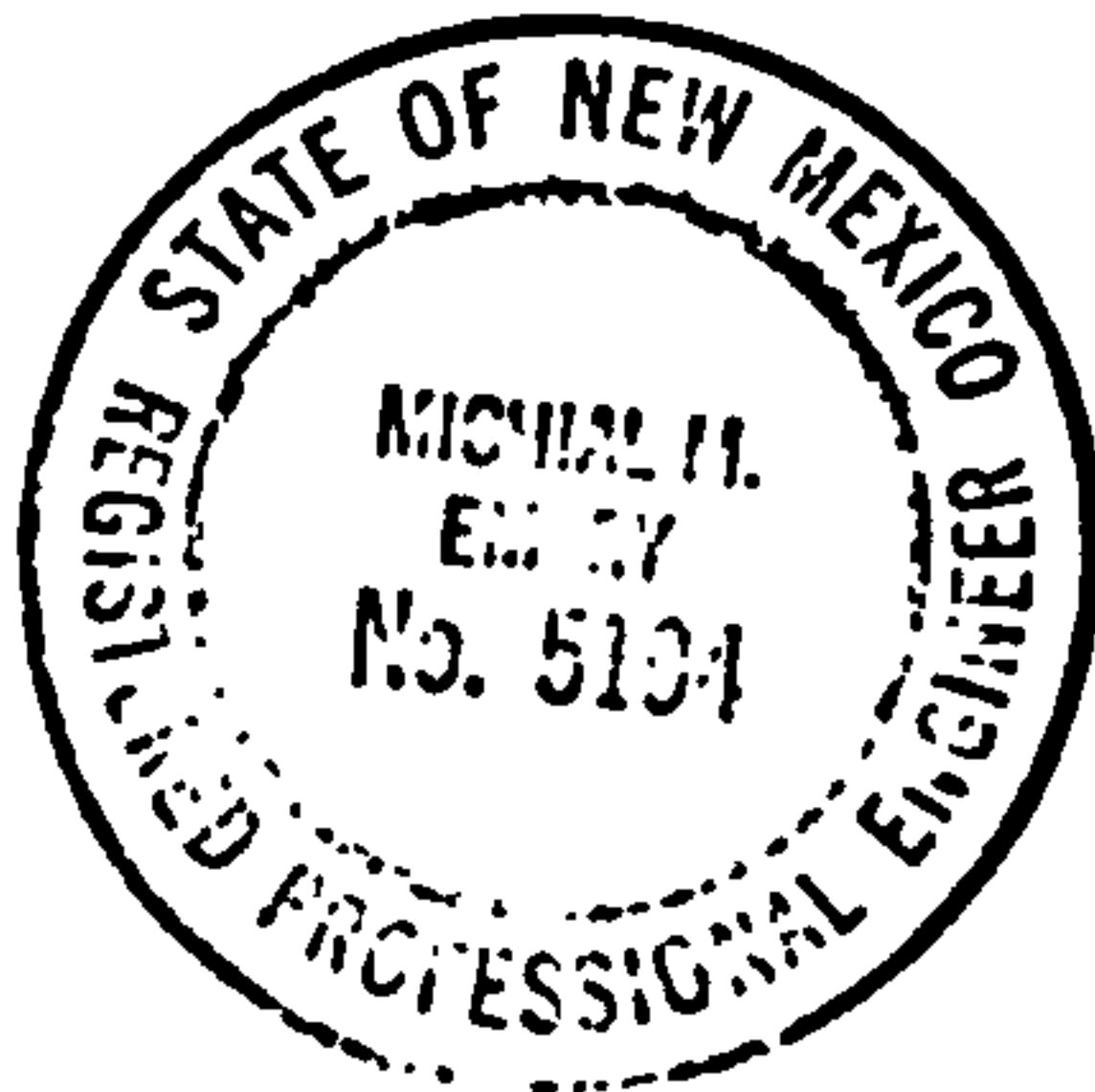
Enclosed is a "Flood Plain" Alterations, Army Corps of Engineers, Albuquerque Arroyos, Part IV Flood Plain Study, Area 2, Tijeras Canyon. Dated January, 1975.

FLOOD PLAIN ALTERATIONS
ARMY CORPS OF ENGINEERS
ALBUQUERQUE ARROYOS, PART IV
FLOOD PLAIN STUDY

AREA 2 - TIJERAS CANYON
FOR
WESTERN DEVELOPMENT COMPANY
ALBUQUERQUE, NEW MEXICO

PREPARED BY:

BOHANNAN WESTMAN HUSTON & ASSOCIATES, INC.
4125 Carlisle Blvd., NE
Albuquerque, New Mexico 87107



Michael M. Emery
Michael M. Emery
Chief Design Engineer
N.M.P.E. No. 5194

FLOOD PLAIN ALTERATIONS
ARMY CORPS OF ENGINEERS
ALBUQUERQUE ARROYOS, PART IV
FLOOD PLAIN STUDY

SCOPE:

Late in 1974, personnel at the Army Corps of Engineers were making the final preparations for the publishing of their Albuquerque Arroyos, Part IV, Flood Plain Study. This study includes determination of flood plain limits for both the Intermediate Regional Flood and the Standard Project Flood along the entire length of Tijeras Canyon. At that time, Western Development Company had begun site work on their Planned Unit Development in the Four Hills area adjacent to Tijeras Canyon. Western Development then learned that the flood plains depicted in the Corps study encroached on their property placing serious doubt on the feasibility of the project. As a result, Western Development requested this firm to establish what course of action, if any, could be taken to alter the present flood plain patterns so that they will not encroach upon the subject property.

HYDRAULIC ANALYSIS:

All hydraulic analysis was done using the Corps of Engineers' HEC-2 Water Surface Profiles computer program. Western Development Company plans to create an embankment along the northern property line of the parcel by excavating into the hill on the south side and using the excavated material as fill on the north side. Spot elevations of the

proposed embankment as well as an outline of the property itself are shown on Plate I which is attached. As a first step in analysis, this proposed embankment was programmed into the computer so that an exact determination of its effects on the flood plains could be established. With only this embankment installed, the SPF flood plain would rise above the top of the embankment by more than one foot in some areas.

It therefore became obvious that some sort of channel improvement would be necessary to insure that the flood plains will remain below the embankment elevations. Since earth grading is the most economical approach to channel improvement, this concept was adopted. A 400' wide "template" with 3:1 sideslopes was superimposed upon the existing streambed between sections 12.2 and 12.51 at the alignment shown on Plate I. Between sections 12.31 and 12.38 the template was assumed to be transversely level at an invert elevation equal to that of the existing stream thalweg. The resulting improved earth channel was extended to sections 12.2 and 12.51 and was blended back into natural ground at these sections. The process of blending back into existing ground was assumed to take place over the entire distances between sections 12.2 and 12.31, and sections 12.38 and 12.51. This concept proved to be hydraulically feasible when analyzed by the HEC-2 computer program. With such regrading, the SPF would pass by the subject property

with no less than one-half foot of freeboard between the water surface and the top of the proposed embankment.

SUMMATION OF RECOMMENDATIONS:

In order to safely pass floods as great as the Standard Project Flood past the subject property owned by Western Development Company, the following course of action is recommended:

1) Acquisition of actual field surveyed channel cross sections in the vicinity of the property to verify the accuracy of the topo maps.

2) Construction of the earth fill embankments as planned. This embankment must continue at or above the proposed elevations all the way back into existing ground. It cannot consist merely of a berm with low ground on either side. Therefore, the embankment should match into existing ground at elevations 5544 or higher on the east side and at elevation 5522 or higher on the west side. Since the actual difference in elevation between the embankment edge and the channel invert is the most important factor here, any discrepancies between actual surveyed elevations and those shown on the topo maps should result in an adjustment of the final embankment elevations. These elevations should be adjusted so that the actual difference between channel invert elevations and embankment elevations will be equal to that shown on Plate I.

3) Construction of the 400' wide improved graded earth channel with 3:1 sideslopes in the location and at the alignment shown on Plate I. Construction should take place according to detailed plans prepared by a duly licensed consulting engineer following the acquisition of the field survey.