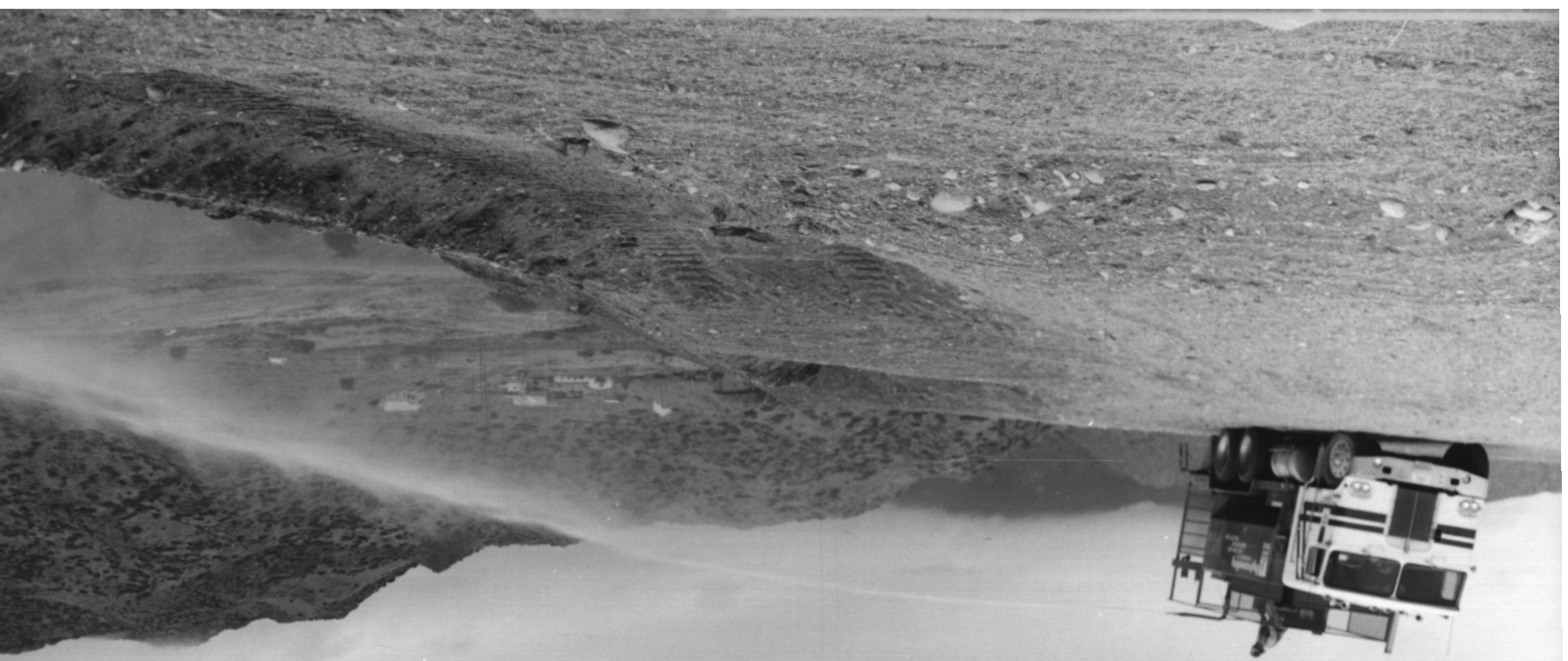




















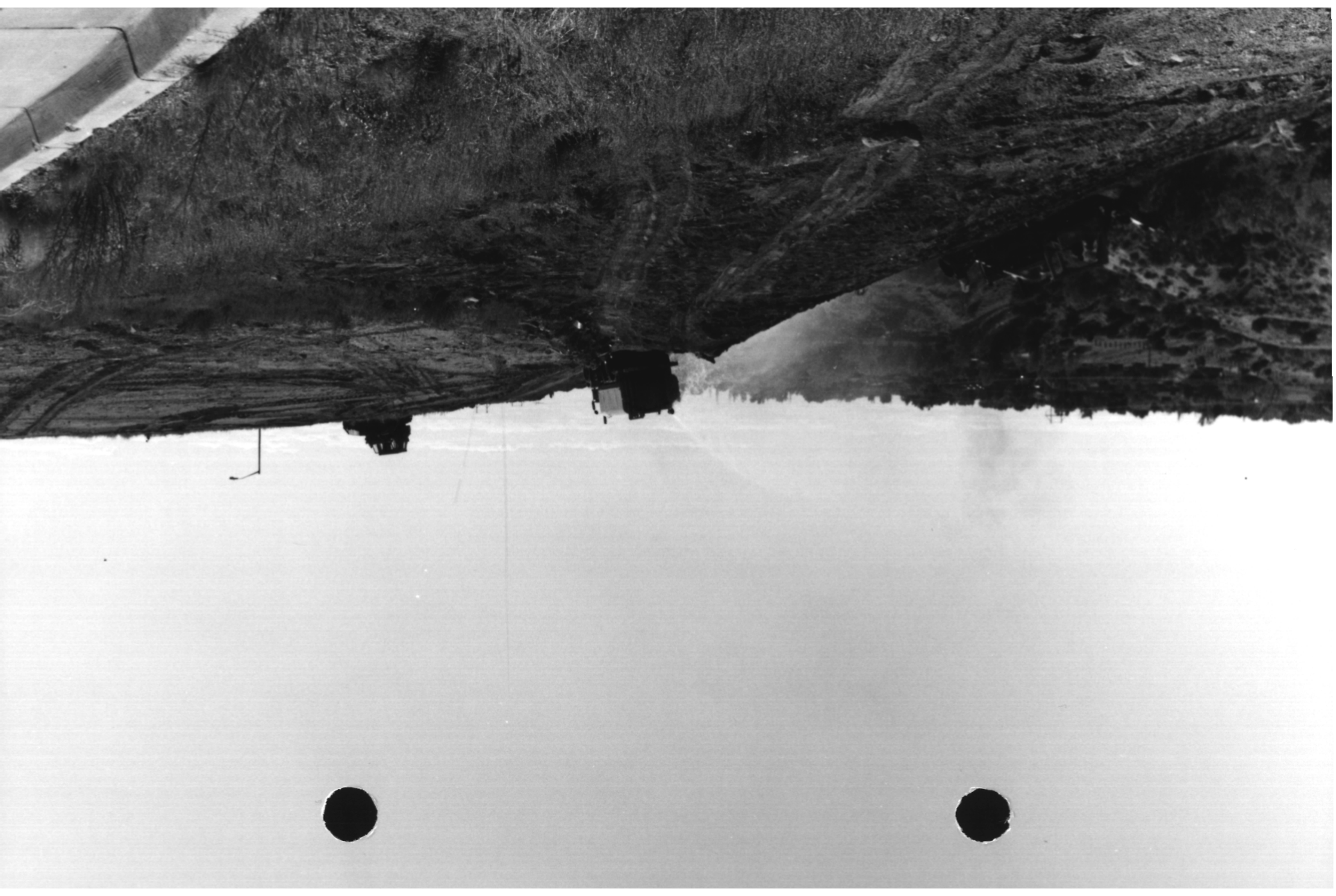


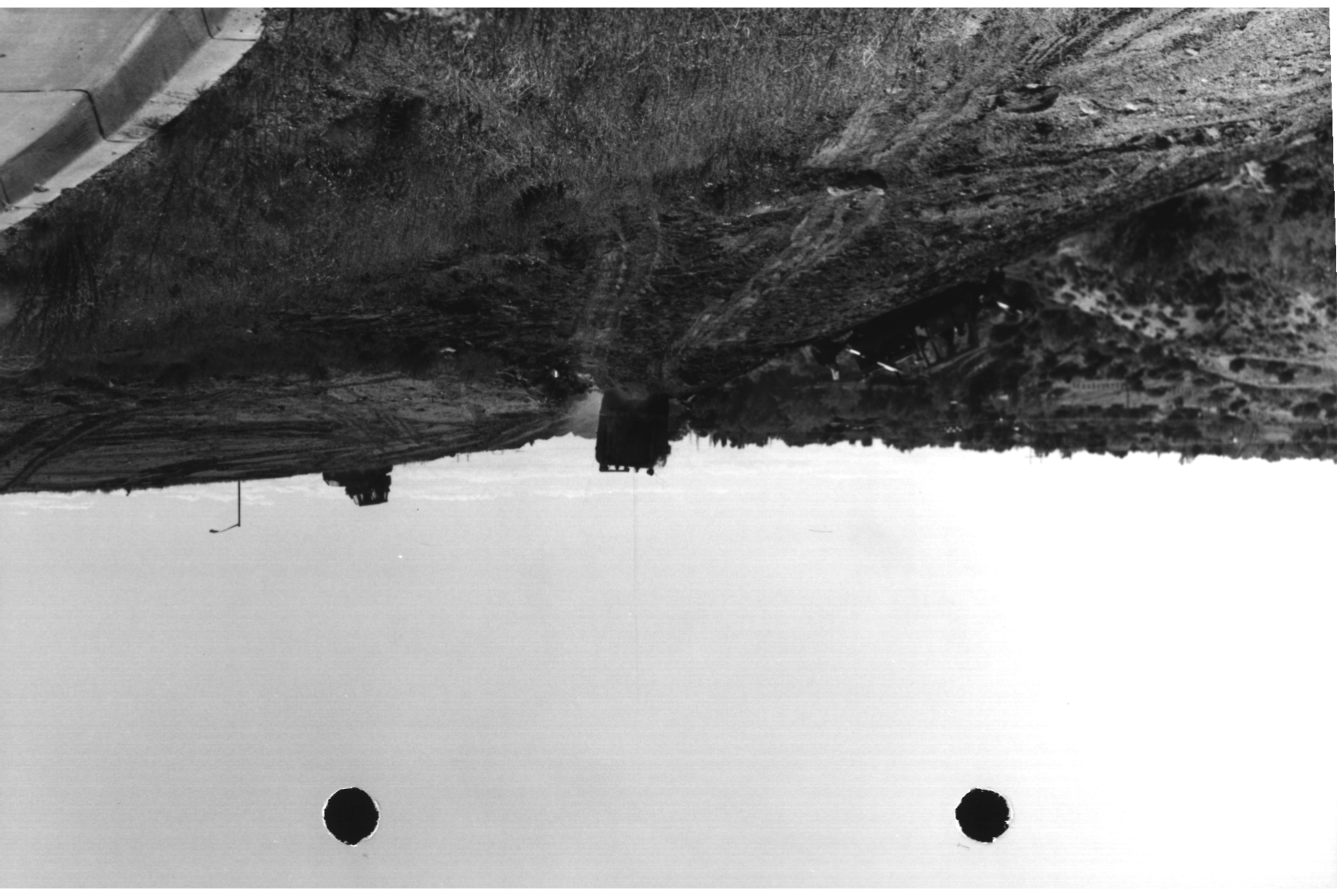

7

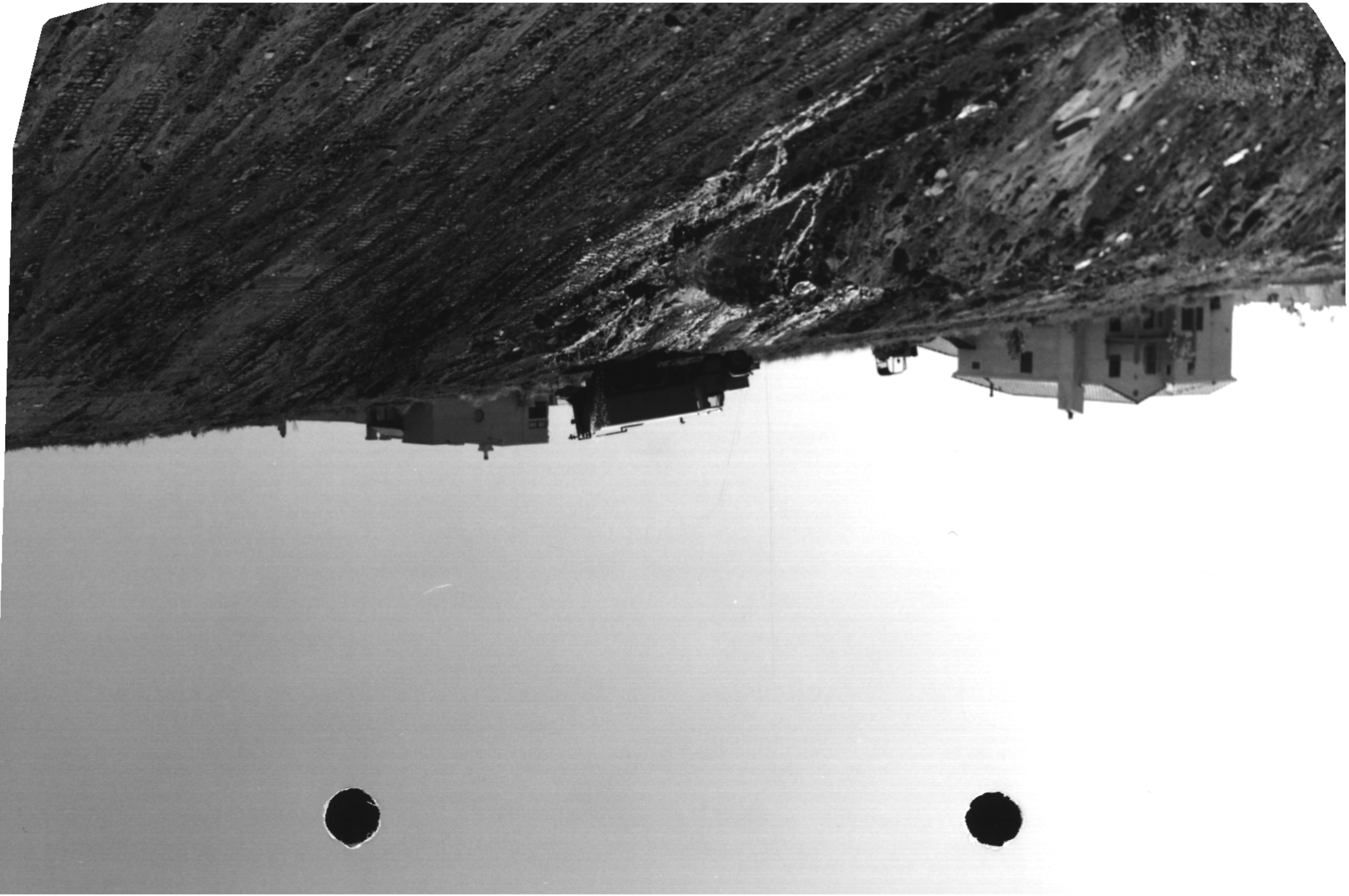








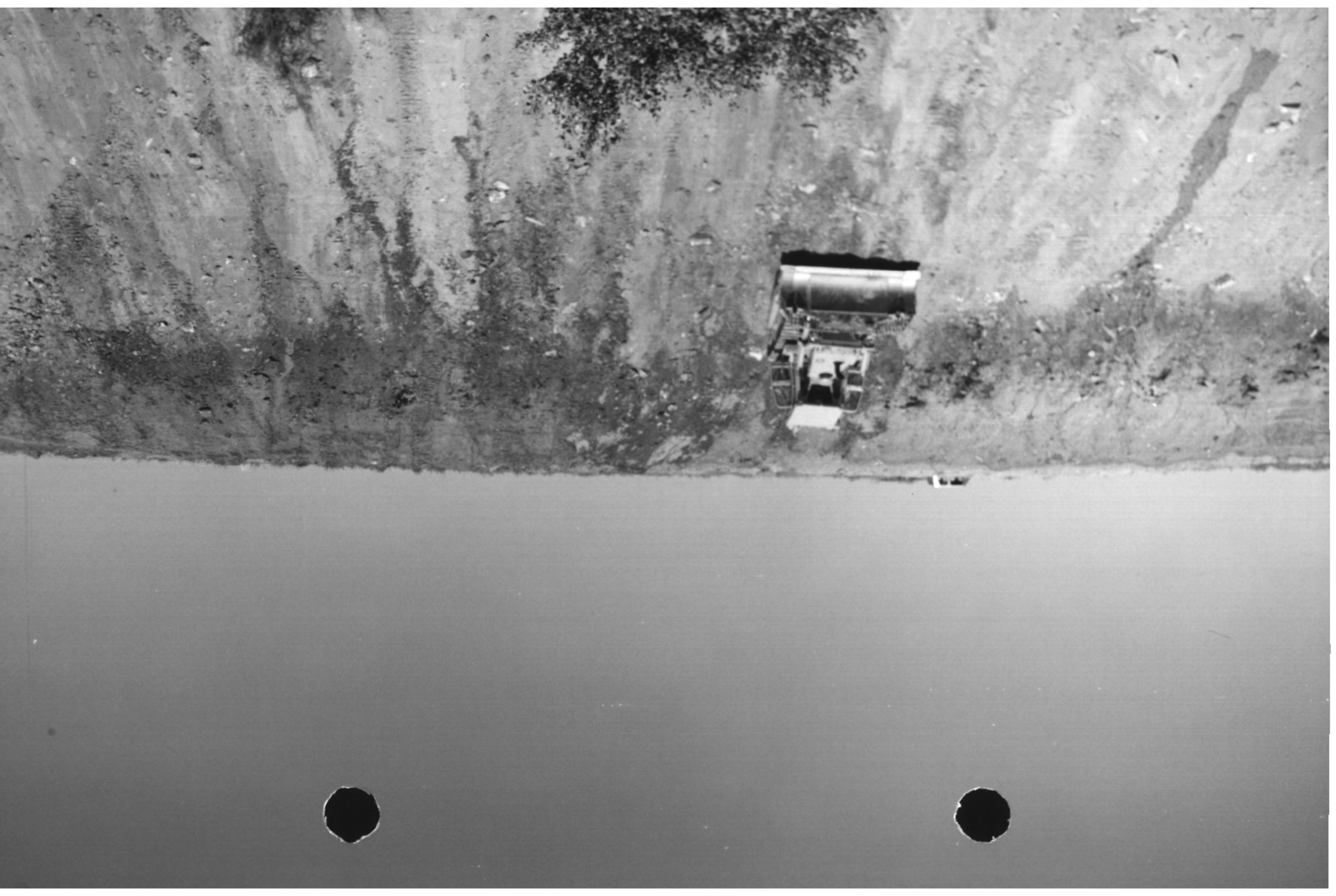


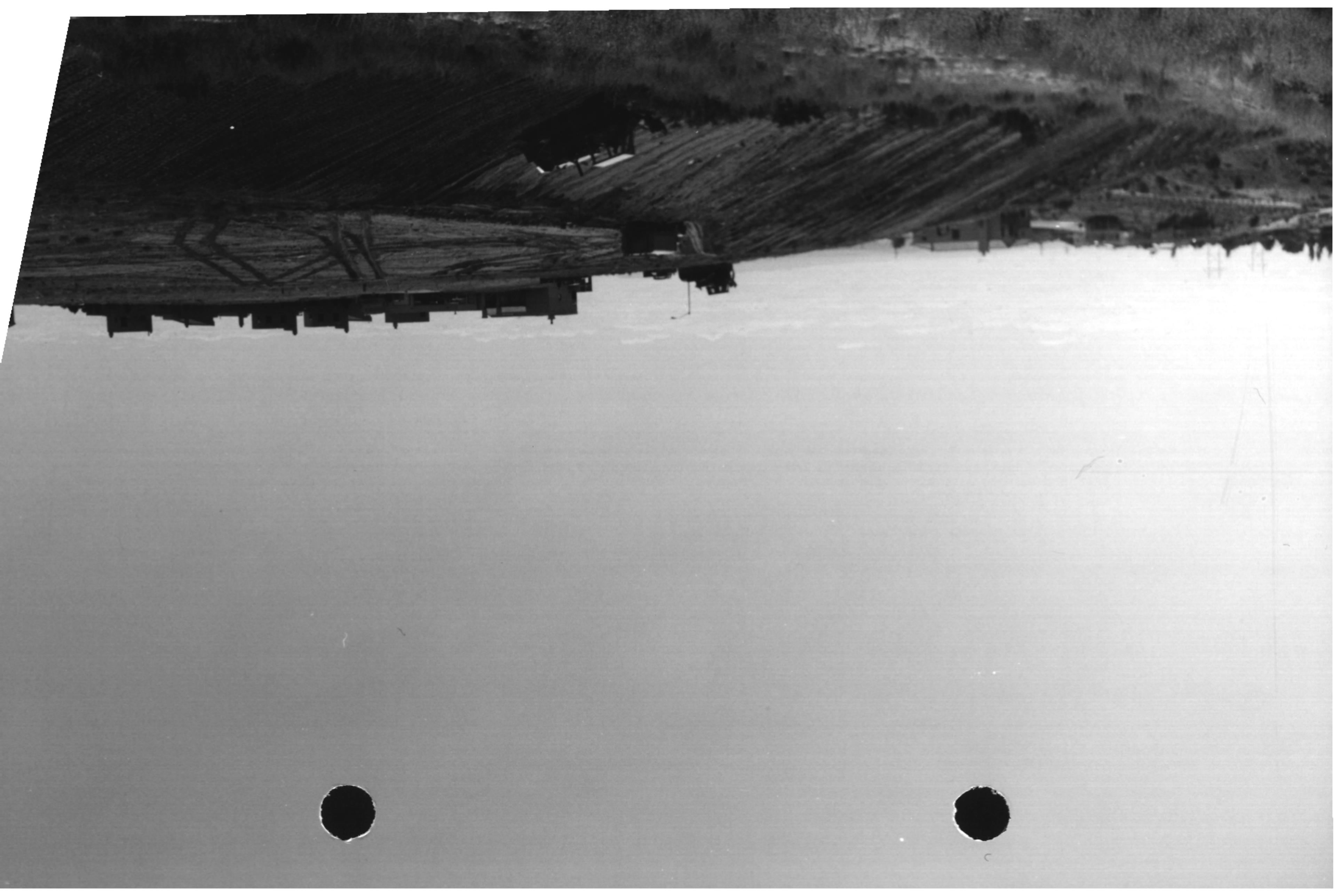














DRAINAGE INFORMATION SHEET

PROJECT TITLE: North Four Hills Reclamation ZONE ATLAS/DRNG.FILE#: L-23/D1

LEGAL DESCRIPTION: North Four Hills Subdivision

CITY ADDRESS: n/a

ENGINEERING FIRM: D. Mark Goodwin & Assoc. PA CONTACT: Mark Goodwin PE

ADDRESS: P.O. Box 90606 PHONE: 828-2200

OWNER: MJB Enterprises CONTACT: Morteza Jafari

ADDRESS: 10832 Prospect NE #F PHONE: 294-2048

ARCHITECT: n/a CONTACT:

ADDRESS: PHONE:

SURVEYOR: D. Mark Goodwin & Assoc. PA CONTACT: Richard Borgel

ADDRESS: P.O. Box 90606 PHONE: 828-2200

CONTRACTOR: MJB Enterprises CONTACT: Morteza Jafari

ADDRESS: 10832 Prospect, NE #F PHONE: 294-2048

PRE-DESIGN MEETING

X YES

____ NO

____ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ NO. _____

TYPE OF SUBMITTAL

____ DRAINAGE REPORT

X DRAINAGE PLAN

____ CONCEPTUAL GRADING & DRAINAGE PLAN

X GRADING PLAN

____ EROSION PLAN

X ENGINEER'S CERTIFICATION

TYPE OF APPROVAL SOUGHT

____ SKETCH PLAT APPROVAL

____ PRELIMINARY PLAT APPROVAL

____ SITE DEVELOPMENT PLAN APPROVAL

____ FINAL PLAT APPROVAL

____ BUILDING PERMIT APPROVAL

____ FOUNDATION PERMIT APPROVAL

____ CERTIFICATION OF OCCUPANCY APPROVAL

____ ROUGH GRADING PERMIT APPROVAL

____ GRADING / PAVING PERMIT APPROVAL

X OTHER Reclamation Certification

RECEIVED
MAR - 1 1993
HYDROLOGY DIVISION

DATE SUBMITTED: March 1, 1993

BY: Mark Goodwin
Mark Goodwin, P.E.

D. Mark Goodwin & Associates, P.A.
Consulting Engineers and Surveyors
P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200

March 1, 1993

Mr. Gilbert Aldaz
City of Albuquerque
Hydrology Department
P.O. Box 1293
Albuquerque, NM 87199

Re: North Four Hills Reclamation Plan; (L-23/D1)

Dear Mr. Aldaz:

Attached, please find "As Constructed" drawings for the referenced project. This certification includes that portion adjacent to the Tijeras Arroyo as well as the area adjacent to Tract "I". The reclamation performed was done such that no debris remains on City property nor was the existing stand of trees within Tract "I" damaged.

Some deviation from the original plan did occur and we wish to discuss them:

- The original plan called for removal of the debris. This was not possible without severe damage to the existing vegetation. The grasses could have been reseeded but several large trees would have been lost. The owner elected to save the trees considering the publicity this site was attracting.

- The owner had the reclamation areas (2) hydro-seeded. We witnessed this process and pictures are available. The seeding contractor, James Ranch Revegetation, recommended to the owner that mulching would be a wasted effort given the winds in the canyon and the slopes. No mulching was performed. We are attaching a copy of the seed tag our inspector received.

While the reclamation effort took considerable time, we feel that the overall results that the City and adjacent neighborhoods desired have been accomplished. As always, if you disagree, please contact our office.

Sincerely,

D. MARK GOODWIN AND ASSOCIATES, P.A.

Mark Goodwin

Mark Goodwin, P.E.

DMG:smr

RECEIVED
MAR - 1 1993
HYDROLOGY DIVISION

Granite Seed Company 1697 W. 2100 N.
Lehi, UT 84043

MIX #: 6221 * 2 ACRE BAGS

% PURE			GERM + HARD	ORIGIN
3.50	SAND DROPSEED	VNS	70.00 +14.00 -	NM
6.25	BLUE GRAMA	HACHITA	94.00 + 0.00 -	TX
6.84	GALLETA GRASS	VIVA	86.00 + 0.00 -	TX
10.14	FOURWING SALTBUSH	LOW ELEV.	58.00 + 0.00 -	NM
19.82	SIDEOATS GRAMA	EL RENO	89.00 + 0.00 -	TX
34.18	INDIAN RICEGRASS	PALOMA	86.00 + 0.00 -	CO

0.11 Other Crop
18.74 Inert Matter
0.42 Weed Seed
NET WEIGHT: 34.03 LBS. BULK
23.01 LBS. PLS

Date Tested: 12/20/91
Restricted Weed: None
% Hard Seed: 0.51

GUARANTEE: Granite Seed guarantees its seed to be of promised quality and true to name as specified. Should seed prove to be other than labeled, liability shall be limited to replacement or refund of purchase price.

RECEIVED
MAR - 1 1993
HYDROLOGY

March 01, 1993

Mr. Michael Brasher
District 9 Councilman
One Civic Plaza, N.W.
Albuquerque, NM 87102

Dear Councilman Brasher:

Last year, I invited your attention to the unsightly landfill north of my residence. Since that time, the land owners have covered and graded the area. Hopefully, it will return to a more natural-looking state. Therefore, please consider my complaints in that regard resolved.

Our neighborhood is continuing to experience the remaining problems I addressed previously--dumping, camping (homeless), littering, discharging of firearms (two homes, mine included, have had windows shot), and destruction of the pristine terrain and environment by motorized recreational vehicles. I understand from Mr. Jafari that the above-mentioned landowners are planning to discuss these issues with you. I would appreciate being informed of these discussions and any intended resolutions.

Respectfully,

John H. Klafke
601 Autumnwood Place, S.E.
Albuquerque, NM 87123-4348
Telephone: (Home) 292-5349
(Work) 845-5316

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 14, 1992

D. Mark Goodwin, P.E.
D. Mark Goodwin and Associates, P.A.
Post Office Box 90606
Albuquerque, New Mexico

RE: NORTH FOUR HILLS SUBDIVISION RECLAMATION PLAN TO REMOVE DEBRIS ADJACENT TO CITY PARK (L-23/D1) ENGINEER'S STAMP DATED APRIL 2, 1992

Dear Mr. Goodwin:

Based on the information provided on the referenced plan received April 6, 1992, the reclamation plan is acceptable to proceed correcting the drainage violations encumbering this property. The construction reclamation should begin within 15 days from the date of this letter and be completed within 60 days.

Upon completion of the Reclamation, an Engineer's Certification should be submitted by the engineer assuring substantial compliance with this plan.

The portion of work done adjacent to the Tijeras Arroyo was never certified as required per our letter dated October 19, 1990. This work needs to be certified as part of this package.

As soon as the stakes are set and flagged at the bottom of the slope embankment in the park area, please contact our office for review in the field. It is extremely important that the contractor stay out of this flagged area in order to protect the existing vegetation in this park area.

Please be advised that a top soil disturbance permit is also required prior to beginning the reclamation project.

If you should have any questions, please do not hesitate to call me at 768-2650.

Cordially,

Gilbert Aldaz, P.E. & L.S.
City/County Floodplain Administrator

xc: Mori Jafari, Property Owner
Larry Caudill, Environmental Health
Dan Hogan, Hydrology Division Manager
Fred Aguirre, City Hydrologist
Clifford E. Anderson, AMAFCA
Mickey Pitschke, Zoning Enforcement

GA
wp+576

LETTER TRANSMITTAL

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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200

DATE 4/2/92 JOB NO.

ATTENTION Gilbert Aldaz

RE: N. 4 Hills

TO City of Albuquerque
Hydrology
3rd Floor

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			Set of Revised Dwgs.
1			" " Mark-ups
1			Original Information Sht.

RECEIVED
APR 6 1992

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit_____copies for approval
☐ For your use ☐ Approved as noted ☐ Submit_____copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return_____corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19_____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS I think this covers everything if not call me
Thanks

COPY TO_____

SIGNED: D. Mark Goodwin

If enclosures are not as noted, kindly notify us at once.

DRAINAGE INFORMATION SHEET

PROJECT TITLE: N. 4-Hills Reclamation ZONE ATLAS/DRNG. FILE #: L-23 / D18

LEGAL DESCRIPTION: N. 4-Hills Subdivision

CITY ADDRESS: 4-Hills Road and I-40

ENGINEERING FIRM: Mark Goodwin & Associates CONTACT: Mark Goodwin, P.E.

ADDRESS: P.O. Box 90606 87199 PHONE: 828-2200

OWNER: N. 4-Hills Partnership CONTACT: Morteza Jafari

ADDRESS: 10832 Prospect NE, Suite F 87112 PHONE: 294-2048

• ARCHITECT: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: Mark Goodwin & Associates CONTACT: Richard Borgel, P.S.

ADDRESS: P.O. Box 90606 87199 PHONE: 828-2200

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING

__X__ YES

_____ NO

_____ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

_____ DRAINAGE REPORT

__X__ DRAINAGE PLAN

_____ CONCEPTUAL GRADING & DRAINAGE PLAN

__X__ 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

__X__ ROUGH GRADING PERMIT APPROVAL

MAR 16 1992 _____ GRADING/PAVING PERMIT APPROVAL

_____ OTHER _____ SPECIFY

DATE SUBMITTED: 3/16/92

BY: Mark Goodwin

Mark Goodwin, P.E.

D. Mark Goodwin & Associates, P.A.
Consulting Engineers and Surveyors
P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200

MAR 16 1992

March 13, 1992

Mr. Gilbert Aldaz
Hydrology Division
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: N. Four Hills Subdivision

Dear Mr. Aldaz:

Attached, please find our Reclamation Plan for the referenced project. As you are well aware, this project has quite a history.

To prepare this plan, we had seven cross sections performed across the area of steep slopes from the curb line on Poinsettia to the curb line on Narcissus. The topography, as shown on our plan, is accurate. We then utilized this topography to develop five design cross sections. We utilized the same design concepts as the previous plan in order to arrive at this reclamation plan.

In addition to the reclamation plan, something had to be done concerning stormwater discharges across lot lines and over the steep slopes. Our proposed solution to this is to construct rear yard ponds adjacent to the newly constructed brink. Our plan calls for these ponds to be constructed at this time.

Other provisions we discussed such as seeding of slopes, damage to trees, etc., have been addressed in this plan. We have also attached a notarized statement by the owner concerning schedules and completion.

Thank you for your patience in this matter. We sincerely hope that with completion of this project, neither the City nor our firm will have to deal with this location again.

Sincerely,

D. MARK GOODWIN AND ASSOCIATES, P.A.

Mark Goodwin, P.E.

DMG:kaw

Attachment

March 12, 1992

Mr. Gilbert Aldaz
Hydrology Division
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: North Four Hills Subdivision

Dear Mr. Aldaz:

As Managing Partner for the owners of the referenced project, I hereby agree to commence the reclamation effort as detailed on plans prepared by D. Mark Goodwin & Associates entitled "N. Four Hills Subdivision, Reclamation Plan," sheets 1-4, within 15 days of City approval. I further agree to construct within strict accordance with these plans and to complete the construction within 60 days. I also agree to complete the reclamation project adjacent to the Tijeras Arroyo.

Sincerely,

M. Jafari

Morteza Jafari

DMG:kw

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 13 day of March 1992, by Morteza Jafari and _____.

Barbara Goodwin
Notary Public

My Commission Expires: 10-1-94

OFFICIAL SEAL
BARBARA GOODWIN
NOTARY PUBLIC - NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 10-1-94

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

MAR 16 1992

JOB [redacted] Hills
SUBJECT Drainage
JOB NO. _____ SHEET 1 OF _____
BY MG DATE 3/10/92
CHECKED _____ DATE _____

We are going to design rear yard ponds for the lots adjacent to the 2 arroyos. The purpose of this is two-fold:

1. Cuts slope to arroyos
2. Need to prevent runoff from going over slopes into arroyo: erosion control

To be conservative, we will take the largest lot & figure that back ½ will drain to pond. Front ½ will drain to Street.

Total Lot Area (largest lot) = 0.4544 Ac.

Area contributing to Pond = $\frac{.4544}{2}$ = 0.227 Ac.

P(100-6) = 2.5 in.

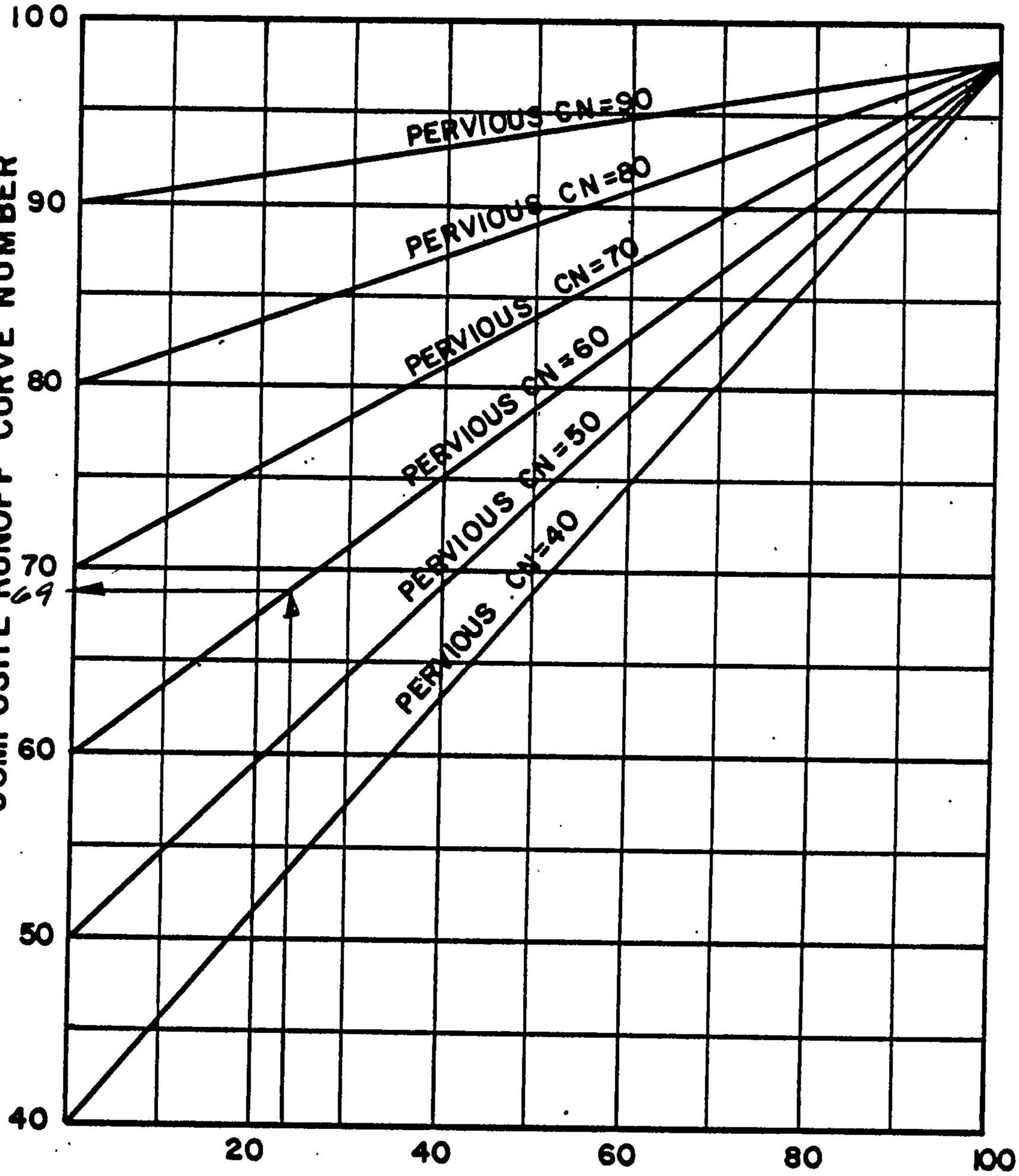
Per SCS, Soil Type = Tc = Type "A" "B" Compacted Soils

Given 3000# house: ½ drains to Pond = 1500#
Patio = 30x15 = 450#

Impervious Area = 1950 x 1.1 = 2145

% Impervious = $\frac{2145}{9888}$ = 22%

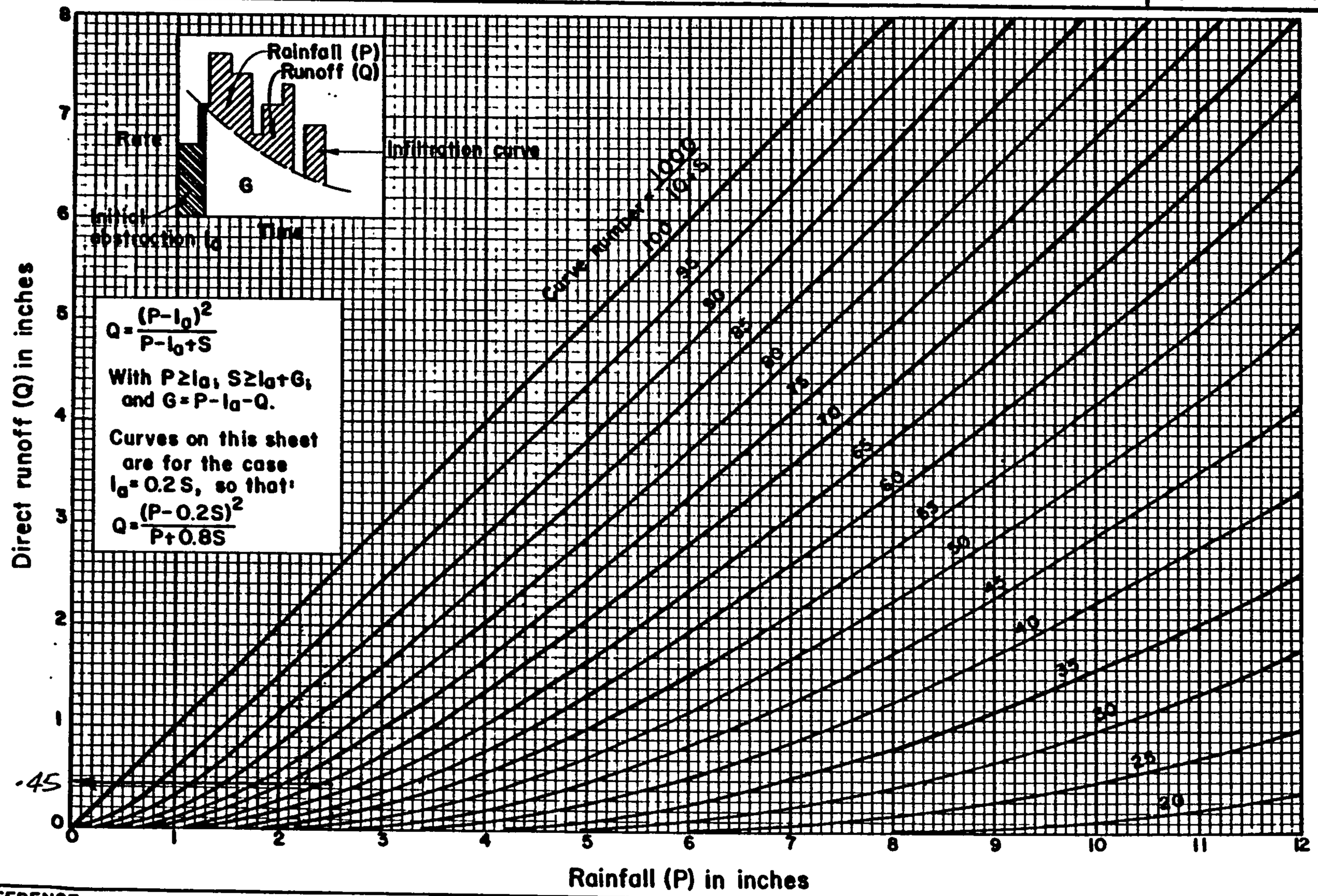
PERCENTAGE OF IMPERVIOUS AREAS VS. COMPOSITE CN'S FOR GIVEN PERVIOUS AREA CN'S



HYDROLOGY: SOLUTION OF RUNOFF EQUATION

$$Q = \frac{(P-0.2S)^2}{P+0.8S}$$

P=0 to 12 inches
Q=0 to 8 inches



REFERENCE

Mockus, Victor; Estimating direct runoff amounts from storm rainfall: Central Technical Unit, October 1955.

U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
ENGINEERING DIVISION – CENTRAL TECHNICAL UNIT

PLATE 22.2 C-4

22.2
3 of 11

HYDROGRAPH COMPUTATION WORKSHEET

DATE 3/10/92
COMPUTED BY MG
CHECK BY

PROJECT 4-Hills

LOCATION Rear Yard Ponds

ANALYSIS POINT #

(DR. AREA) A = 0.227 ACRES

T_c 10 MIN

POINT RAINFALL 2.5 IN. FROM PLATE 22.2 D-1

CN = 69 FROM PLATES 22.2 C-2, 22.2 C-3

RUNOFF VOLUME R = 0.45 IN. FROM PLATE 22.2 C-4

COMPUTED T_p = 10 MIN. ($T_p = T_c$)
(Rounded to even minute)

$q_p = \frac{45.4A}{T_p}$ = 1 CFS./INCH OF RUNOFF

(R X q_p) = Q_{peak} = 0.45 CFS

t(COLUMN)=(t/T_p) $t=T_p(t/T_p)$

$y = \frac{Q}{Q_{peak}}$ $Q = y(Q_{peak})$

Vol. = $\frac{0.45}{12}(43{,}560)$ = 1634 cu. Ft.

	(t/T_p)	t (min.)	y	Q (cfs)
1	0	0	0	0
2	.1		.03	
3	.2		.10	
4	.3		.190	
5	.4		.310	
6	.5		.470	
7	.6		.660	
8	.7		.820	
9	.8		.930	
10	.9		.990	
11	1.0		1.00	
12	1.1		.990	
13	1.2		.930	
14	1.3		.860	
15	1.4		.780	
16	1.5		.680	
17	1.6		.560	
18	1.7		.460	
19	1.8		.390	
20	1.9		.330	
21	2.0		.280	
22	2.2		.207	
23	2.4		.147	
24	2.6		.107	
25	2.8		.077	
26	3.0		.055	
27	3.2		.040	
28	3.4		.029	
29	3.6		.021	
30	3.8		.015	
31	4.0		.011	
32	4.5		.005	
33	5.0		.000	

PLATE 22.2 F-1

dmg
D. Mark Goodwin & Associates, P.A.
Consulting Engineers and Surveyors

JOB [redacted]-Hills
SUBJECT Drainage
JOB NO. _____ SHEET 5 OF ____
BY MG DATE 3/10/92
CHECKED _____ DATE _____

Given Pond Vol. = 1634 cu. ft.
& MAX. Depth = 1.5'

35' x 35' pond is required

D. Mark Goodwin & Associates, P.A.
Consulting Engineers and Surveyors
P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200

FEB 27 1992

February 24, 1992

Mr. Morteza Jafari
MJB, Inc.
10832 Prospect NE, Suite F
Albuquerque, NM 87112

Re: N. 4-Hills Subdivision

Dear Mr. Jafari:

We wish to take this time to summarize the results of several meetings, telephone conversations, and site reviews concerning the unstable slopes of the referenced project. We would also like to summarize the solutions we were able to get the City of Albuquerque to agree to in a spirit of compromise.

As you are aware, the City has indicated strong concerns over dumping within your subdivision, potentially unstable slopes, and encroachments from these dumping activities onto City properties and/or flood hazard zones. The City has been voicing these concerns for approximately three years. We know it sounds like we side with the City, but the simple truth of the matter is that they are correct in this issue. A secondary consideration for you is that the current situation probably makes your development less marketable.

Initial discussions with the City did not go well in your favor. The reclamation plan being demanded of you was going to be relatively expensive, i.e., $15,000 plus construction costs. You were going to be required to map the entire subdivision, address the question of easements, and construct channelization improvements. Until such time that all improvements had been accepted, building permits were going to be denied. Potential legal costs and loss of sales would have created real concerns.

In a spirit of compromise, we were able to get the City to agree to allow us to determine, as professional engineers, what designs are truly necessary to accomplish the City's wishes yet keep the economic impact to you to a minimum. We have determined that the following will be necessary:

1. Seven cross-sections from Poinsettia to Narcissus, including park area.

2. Development of a grading and reclamation plan for area sectioned in No. 1.

3. Development of Grading Plan for Lots 10 through 20, Block 1, utilizing rear yard ponding concept. This prevents future erosion problems and avoids channelization and easements.

4. Grading plan for Lots 10A and 11A1, Block 2. Again, we will utilize rear yard ponding concept.

5. Certification of previous reclamation effort adjacent to the Tijeras Arroyo.

6. Construction observation and certification of this project.

As you are aware, our proposed fees are far less for this effort than they would be for the City's original demand. The City has also accepted that if you agree to:

1. Commence construction within 15 days of Plan approval;

2. Complete construction within 60 days; and

3. Seed the Tijeras Arroyo reclamation project.

They will process building permit requests from lot owners. Considering the potential legal concerns to you over this issue, this was a pretty good compromise.

As we discussed, we will begin developing these plans the week of 2/24/92 and hope to have approval within 30 days. You should start negotiations now with a contractor since you will be pressed for time. We will keep you informed as to our progress.

Sincerely,

D. MARK GOODWIN AND ASSOCIATES, P.A.

Mark Goodwin, P.E.

DMG:kaw

xc: Gilbert Aldaz, City of Albuquerque

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

ZONING ENFORCEMENT
Plaza National Bank - Garden Level
600 - 2nd St., N.W., Albuquerque, New Mexico 87102
Telephone No. (505) 764-1664 - Telecopier No. (505) 764-1692

FEB 25 1992

February 18, 1992

Mr. Mori Jafari
MJB Joint Venture
10832 Prospect N.E.
Albuquerque, New Mexico 87112

Dear Mori:

On February 14th, Gilbert Aldaz and I inspected your property at North Four Hills. I have taken pictures of the weed and litter violations on this property. I would like to meet with you, at your convenience. Please give me a call (764-1664) within a week or two so we can over these violations.

For as large an area as this is, I felt it was in good condition. There is, however, some litter to be picked up.

The weeds are very bad, and perhaps we could discuss the approach to getting these cleaned up.

Sincerely,

Mickey Pitschke
Neighborhood Improvement Inspector

cc: Gilbert Aldaz
Dept. of Public Works
0149M

Gilbert - Let me know how you want to proceed with this.
Thanks
Mickey

FILE COPY

C I T Y O F A L B U Q U E R Q U E

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE REF. NO.: WPHYD576

January 29, 1991

TO: Gilbert Aldaz, Hydrology Development Section

FROM: Bernie J. Montoya, Hydrology Development Section BJM

SUBJECT: DEBRIS REMOVAL @ NORTH FOUR HILLS SUBDIVISION (L-23/D1)

Alan Martinez, our field inspector, will monitor the referenced site for debris removal five days a week in the afternoon. He will keep a daily log to include pictures as to his findings. If for some unforeseen reason he is unable to make an inspection on a certain day, he will notify you early in the day in order for you to make other arrangements.

xc: Fred Aguirre

BJM/bsj

Mori 294-2048

North Four Hills Debris Removal

1/28/90 @ 1:00 Made Field Inspection, Chava Co. Had Only One Bulldozer, Talked To Operator (Mario Franco) He Told Me He Was Trying To Make Slope @ 2:1, But Was Having A Difficult Time Since Dozer Was To Small, He Told Me He Had Difficulties Backing Up. I told him this looked like a very dangerous task, in which He Concurred, I advised Him That there is a grading plan and that the owner should provide him staking. I said I would contact owner about staking requirements.

1/28/90 Contacted Mori, I requested that He Should Get Engineer Involved To Set Cut Stakes & For Certification. Mori Said He Has Contacted Engineer Who Will Monitor Daily, I requested Construction Schedule, Mori Said They Would Be Finished Within A Week.

TO: Bernie Montoya

FROM: Gilbert Aldaz

RE: Debris Removal at North Four Hills Subdivision, (L23/D1)

DATE: January 28, 1991

The purpose of this memorandum is to request the services of your field inspector to perform a daily inspection of the debris removal for the above referenced project. The inspection should include a daily report of all observances and a photo if possible. As you know I have been dealing with this violation for the last 6 months. I have finally succeeded to get legal involved, they are ready to go forward with the violation if the contractor walks away from correcting this violation. Legal has expressed their concerns that we continue to monitor this project on a daily basis, in case we end up in litigation. Attached is an approved engineered plan for correcting the violation.

xc: Fred Aguirre, City Hydrologist

wp+1575

P 261 028 340

FILE COPY

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to Owners-Morteza Jafari & Cyrus Varan	
Street and No 10832 Prospect, NE Suite F	
P.O. State and ZIP Code Albuquerque, NM 87112	
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$
Postmark or Date	

PS Form 3800, June 1985

★ U.S.G.P.O. 1985-480-794

STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE, CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)

1. If you want this receipt postmarked, stick the gummed stub to the right of the return address leaving the receipt attached and present the article at a post office service window or hand it to your rural carrier. (no extra charge)

2. If you do not want this receipt postmarked, stick the gummed stub to the right of the return address of the article, date, detach and retain the receipt, and mail the article.

3. If you want a return receipt, write the certified mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.

4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse **RESTRICTED DELIVERY** on the front of the article.

5. Enter fees for the services requested in the appropriate spaces on the front of this receipt If return receipt is requested, check the applicable blocks in item 1 of Form 3811

6. Save this receipt and present it if you make inquiry.

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☐ Show to whom delivered, date, and addressee's address. 2. ☐ Restricted Delivery.

3. Article Addressed to:

Owners-Morteza Jafari & Cyrus Varan
10832 Prospect, NE Suite F
Albuquerque, NM 87112

4. Article Number

P 261 028 340

Type of Service:

- ☐ Registered
- ☒ Certified
- ☐ Express Mail
- ☐ Insured
- ☐ COD

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee

X

6. Signature — Agent

X

7. Date of Delivery

1/15/91

8. Addressee's Address *(ONLY if requested and fee paid)*

PS Form 3811, Feb. 1986

DOMESTIC RETURN RECEIPT

UNITED STATES POSTAL SERVICE

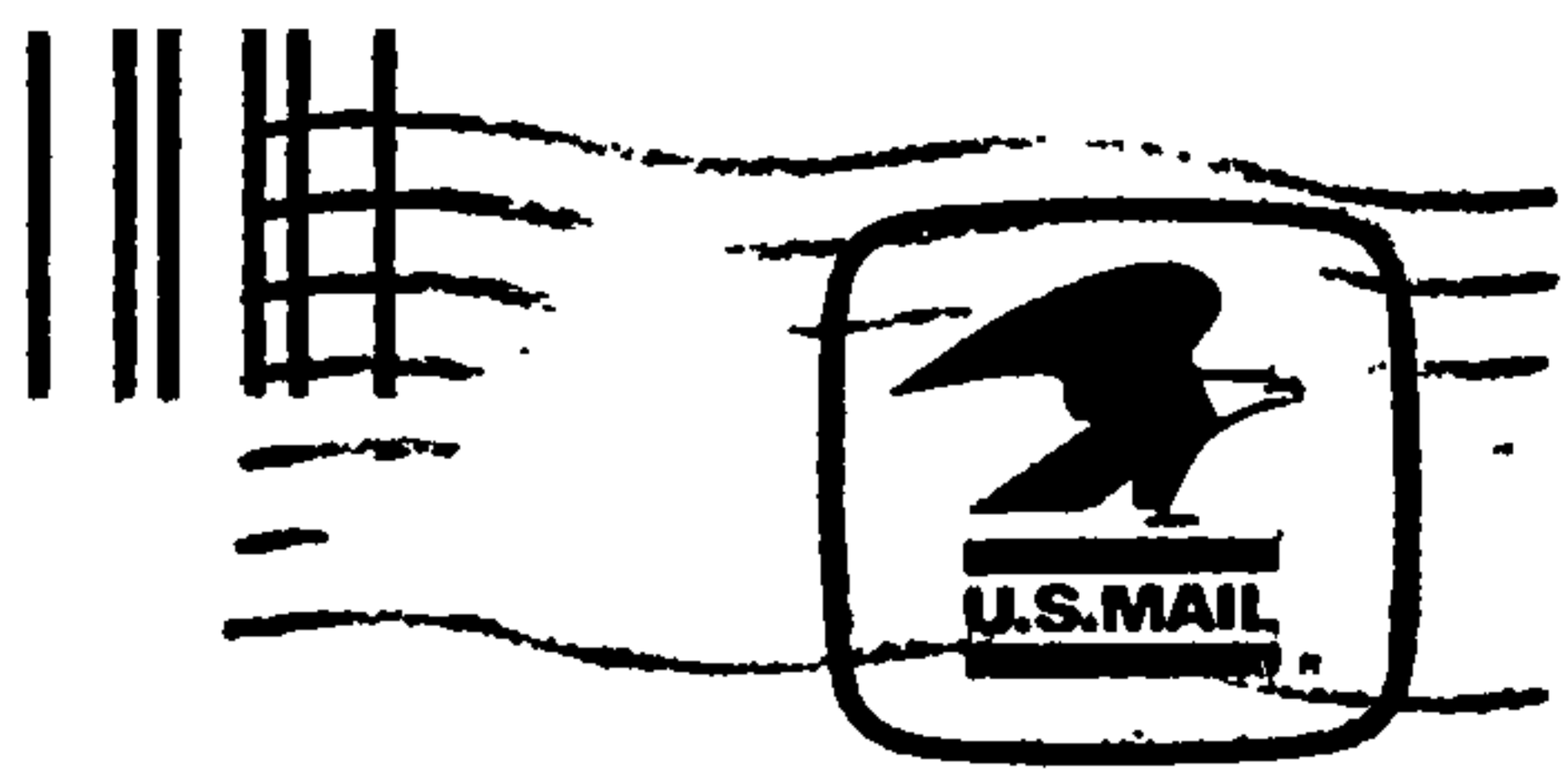
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- **Complete items 1, 2, 3, and 4 on the reverse.**
- **Attach to front of article if space permits, otherwise affix to back of article.**
- **Endorse article "Return Receipt Requested" adjacent to number.**

ALBUQUERQUE, NM 87101
PM
15 JAN
1991



PENALTY FOR PRIVATE USE, $300

RETURN TO

Print Sender's name, address, and ZIP Code in the space below.

City of Albuquerque
Hydrology Division - 3rd Floor #301
~~Post Office Box 1293~~
Albuquerque, NM 87103

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 10, 1991

Owners-Morteza Jafari & Cyrus Varan
10832 Prospect, NE Suite F
Albuquerque, New Mexico 87112

RE: DRAINAGE VIOLATION FOR UNAUTHORIZED DUMPING OF DEBRIS INTO THE TIJERAS ARROYO AT NORTH FOUR HILLS SUBDIVISION, (L-23/D1)

Dear Property Owners:

Attached is the executed licensed agreement which was previously required by the City. The delay in the execution of this agreement was due to the delayed receipt of the correct Certificate of Insurance on your property. We received the certificate from you on December 20, 1990, two days after a Notice and Order was sent to you.

Since the City has no other pending requirements, I recommend that you begin removing the debris immediately. Notice is hereby provided to you to begin correcting the violation by January 22, 1990; otherwise this matter will be turned over to the City Legal Department. We would also like to request that you provide us with a construction schedule.

If you have any questions, please do not hesitate to call Gilbert Aldaz at 768-2650.

Cordially,

Robert E. Gurule, Director
Public Works Department

xc: Michael Brasher, City Councillor, District 9
Walter H. Nickerson, Jr., P.E. Assistant Director
Lawrence Rael, Mayor's Office
Dan Hogan, Hydrology Division Manager
Denise Wilcox, Administrative Assistant III
Fred Aguirre, City Hydrologist
Gilbert Aldaz, City/County Floodplain Administrator
Sylvia Fettes, Legal Department
Clifford E. Anderson, AMAFCA
Mark Goodwin, D. Mark Goodwin & Assoc.

CERTIFIED MAIL RECEIPT NO. P 261 028 340

(WP+576)

91 1972

3699

LICENSE AGREEMENT

THIS REVOCABLE LICENSE, made and entered into this 4th day of JANUARY, 19 91, by and between the City of Albuquerque, New Mexico, a municipal corporation (hereinafter referred to as the "City") as licensor and MJB ENTERPRISES (hereinafter referred to as the "Licensee") as licensee.

WITNESSETH, that in consideration of the mutual obligations and covenants herein, the parties hereto do mutually agree as follows:

1. **License**. Subject to the terms and conditions of this License, the City licenses Licensee to construct, install, operate, maintain, replace and remove a haul road and remove slope debris from the Tijeras Arroyo (hereinafter referred to as the "Facility") crossing and within the City easements along the following route, as more particularly shown on the drawing which is attached hereto as Exhibit A and made a part of this License:

Haul road route as shown on Sheet 1 of a plan entitled "North Four Hills Subdivision, Flood Plain Reclamation", dated 10/8/90. City File L23/D1 C.I.P. # 2565

(hereinafter referred to as the "Route").

2. **Use**. The Licensee shall use the Route solely for its operations in the removal of debris from the slopes of the Tijeras Arroyo and will not use it for any other purpose whatsoever without first obtaining the written consent of the City.

Unless specifically provided otherwise herein, the Licensee shall have no right to locate any surface installation on any part of the easements or to fence within the easements or any part thereof.

3. **Term, Termination and Removal**. This License will remain in effect for a period of ninety (90) days from the date of execution of this License (hereinafter referred to as the "Term"), unless terminated and revoked as a result of:

a. The Licensee's breach of any provision of or default in the performance of any obligation pursuant to this License. If Licensee breaches any of the provisions hereof or is in default in the performance of any obligation imposed hereunder, the City may give fifteen (15) days written notice (the "Notice Period") to the Licensee of the termination of this License. If the Licensee remains in default or the breach of any provision hereof remains uncured at the end of the Notice Period, this License shall terminate; or

b. The City's giving the Licensee written notice thirty (30) days in advance of termination; or

c. The Licensee's giving the City written notice thirty (30) days in advance of termination; or

d. An order of a court of competent jurisdiction.

Upon termination of this License and any renewal hereof, the Licensee shall abandon the use of the Facility, and shall remove the Facility and restore the easement as nearly as possible to the condition it was in prior to removal, all at the sole expense of the Licensee.

If, after termination and within thirty (30) days after being directed to do so by the City, the Licensee fails to remove the Facility and restore the easement, the City may perform the work and the Licensee shall reimburse the City within thirty (30) days after the City submits a bill to the Licensee for the costs of such work.

Termination of this License for any reason shall not release the Licensee from any liability or obligation relating to the installation, operation, maintenance or removal of the Facility or any other term of this License.

4. **Renewal of License**. If both the City and the Licensee wish to extend the Term of this License, then, before the expiration of the Term, the City and the Licensee shall enter into good faith negotiations, the object of which will be to agree upon the terms of a renewal of this License. The agreement of the City shall not be withheld unreasonably. If an agreement is reached, all terms, including the agreed-upon consideration, shall be reduced to a writing signed by both parties.

5. **Location, Installation, Maintenance and Removal**. At its own expense, the Licensee shall install and construct the Facility of such material, and in a manner that will not at any time be a source of danger to, or interfere with the City's present or future use of the easements, or the use of the easements by any utility presently franchised by the City, or interfere with its use as a public way. If during installation it becomes evident that the Licensee's proposed installation will interfere with existing City installations or any existing underground installations, then the Licensee shall modify its installation within the Route to avoid the conflict, after obtaining the City's approval for the change, at the sole expense of the Licensee. Licensee shall repair, at its sole expense, any damage caused to any public facilities, including but not limited to water lines, sanitary sewer lines, storm drainage facilities, paving, curb, gutter and sidewalks. All permits required by the City for work within the easements will be the responsibility of the Licensee's contractor.

After removal of the Facility, the Licensee shall back-fill, compact, repair and re-seed all resulting trenches, damage and soil disturbance to the satisfaction of the City, restoring them to as close to their original condition as is reasonably possible.

If, in the judgment of the City, the Licensee at any time fails to perform its obligations under this section, the City, at the City's option, may perform whatever work the City deems necessary for the public safety, health and welfare, and the Licensee shall reimburse the City within thirty (30) days after the City submits a bill to the Licensee for the costs of performing such work. However, the City is not required to perform such work, and any failure by the City to perform the Licensee's obligations shall not release the Licensee from liability for any loss or damage caused by the Licensee's failure to perform its obligations.

If the Facility or any part thereof is the cause of an emergency condition, and the City determines that the situation makes it unreasonable to notify the Licensee or await action by the Licensee, the City may take whatever actions it deems necessary to remedy the emergency situation at the sole expense of the Licensee, which will reimburse the City within thirty (30) days after the City submits a bill to the Licensee for the costs of such actions.

6. **Insurance**. During the Term of this License, including renewals, if any, the Licensee shall obtain and maintain liability insurance in an amount of not less than $1,000,000 combined single limit for accidents or occurrences which cause bodily injury, death or property damage to any member of the public caused by or related to the construction, installation, operation, maintenance, replacement, removal or other activity related to the Facility. The insurance policy shall name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. Any cancellation provision must provide that if the policy is cancelled prior to the expiration date of the License, materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, Attention: City Engineer. A certificate of insurance in compliance with the above must be furnished to the City with the execution of this License and prior to commencement of construction.

7. **Indemnity/Liability**. At all times the Licensee shall defend, indemnify and save harmless the City, its officers, agents and employees against, and pay in full all loss, damage or expenses that the City or its officers, agents or employees sustain, incur or become liable for which result in any manner from the construction, installation, operation, maintenance, replacement or removal of the Facility including any loss, damage or expense arising out of loss of or damage to property, injury to or death of persons, or mechanics' or other liens of any character, or taxes or assessments of any kind, except to the extent or degree that the City itself is found contributorily negligent.

8. **City Use**. The City reserves the right to place along, under, across and over the Route and the Facility as many roads, streets, sidewalks, passageways, fire alarms, electric light and power lines, waterlines, storm drains, sanitary sewer lines, gas lines, telephone poles and telephone lines, and other utilities and facilities as the City may desire.

9. **Interference with Utility**. Whenever, after the Licensee installs the Facility, it is determined that the Facility is not located as indicated on the plans provided to the City by the Licensee, and the Facility interferes with the reasonable use of the easements by a utility franchised by the City prior to execution of this License, the Licensee shall immediately relocate the Facility to a location within the Route approved in advance by the City. None of the related costs shall be paid by the City. The Licensee and the previously-franchised utility shall determine between themselves who will pay the cost of relocation and restoration of the surface.

If the Facility is at the location indicated on the plans provided to the City by the Licensee and it is alleged by a utility franchised by the City prior to the execution of this License that the Facility interferes with the previously-franchised utility's use of the easements, the Licensee shall make a good faith effort to negotiate with the previously-franchised utility to resolve any conflict. None of the related costs shall be paid by the City. The Licensee and the previously-franchised utility shall determine between themselves who will pay the cost of relocation and restoration of the surface.

10. **Installation by Third Party**. If any road, street, sidewalk, passageway, fire alarm, electric light or power line, waterline, storm drain, sanitary sewer line, gas line, telephone pole, telephone line or other utility, appurtenance or facility is placed along or across the Facility by any entity other than the City, and the construction requires the Licensee to relocate the Facility, then that entity and the Licensee shall determine between themselves who will pay the cost of relocation and the restoration of the surface. None of the related costs shall be paid by the City.

11. **Entire Agreement**. This License contains the entire agreement of the parties regarding the Facility and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. **Changes**. Changes to this License are not binding unless made in writing, signed by both parties.

13. **Captions**. The captions to the sections or paragraphs of this License are not part of this License and will not affect the meaning or construction of any of its provision.

14. **Binding Effect**. This License is binding upon and inures to the benefit of the successors and/or assigns of the parties.

15. **Compliance with Laws**. The Licensee and its contractors shall comply with all federal, state and local laws, ordinances, regulations and rules and will not discriminate illegally against any person. The Licensee's attention is specifically drawn to 62-14-1 et seq. NMSA, (1978 Comp., 1984 Repl. Pamphlet) regarding excavation damage to pipelines and underground utility lines.

16. **Applicable Law**. This License is governed by and construed and enforced in accordance with the laws of the State of New Mexico.

17. **Construction and Severability**. If any part of this License is held to be invalid or unenforceable, the remainder of this License will remain valid and enforceable if the remainder of the License is reasonably capable of completion.

18. **Assignment**. The Licensee shall not assign any interest in this Agreement and shall not transfer any interest in this Agreement (whether by assignment or novation), without the prior written consent of the City which consent shall not be unreasonably withheld.

19. **Notice**. For purposes of giving formal written notice to the Licensee, the Licensee's address is:

MJB ENTERPRISES
10832 Prospect NE, Suite F
Albuquerque, NM 87112

For purposes of giving formal, written notice of the City, the City's address is:

Mayor
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Copies of any notices to the City must also be given to:

Director, Public Works Department
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Written notice must be made either personally or by certified United States Mail. If the notice is mailed, the notice will be complete when deposited in the United States Mail, postage paid, and addressed as required in this section. Notice of change of address will be given in the same manner as required by this section.

20. **Approval Required**. This License Agreement shall not become effective or binding until approved by the City's Chief Administrative Officer.

IN WITNESS WHEREOF, the City and the Licensee have executed this License Agreement the day and year first above written.

CITY OF ALBUQUERQUE

Approved By:

Chief Administrative Officer
Date: 1/4/94

Director, Public Works Dept.

LICENSEE:

By:

Title: Partner

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 9th day of January 1994, by Arthur A. Blumenfeld, Chief Administrative Officer of the City of Albuquerque, a municipal corporation on behalf of said corporation..

Elsie Davis
Notary Public

My Commission Expires:
4-2-94

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 9th day of October, 1990, by Morteza Jafari, _____ of MJB ENTERPRISES, a New Mexico partnership on behalf of said MJB ENTERPRISES. _____.

Julie L. Gallio
Notary Public

My Commission Expires:
October 17, 1992

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1991 JAN -9 AM 11:42

BK 961 PG 3699-3705
GLADYS M. DAVIS
CO CLERK & RECORDER
DEPUTY

3705

3704

BLOCK ONE TRACT 1

BLOCK TWO

POINSETTIA PL.

NARCISSUS PL.

WATERLILLY CT.

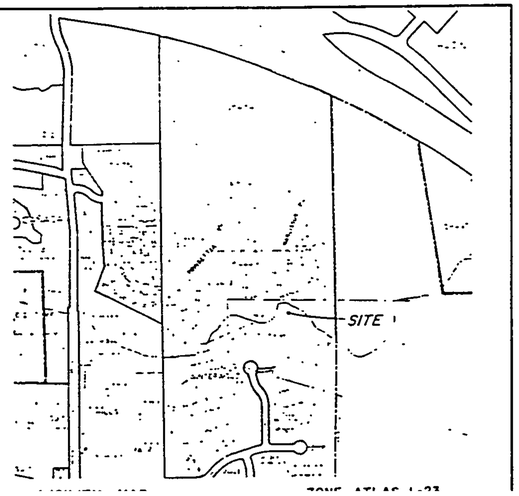
TIJERAS INTERCEPTOR

TIJERAS CANYON ARROYO FLOOD CONTROL DAM

12' TEMPORARY HAUL ROAD

N

Scale 1" = 50'



LEGAL DESCRIPTION

... 11A, Block One, and Lots 7A, 9A and 10A, Block Two, North Four Hills subdivision, Albuquerque, Bernalillo County, New Mexico.

ACS BENCHMARK

The station in a standard ACS brass tablet stamped "TOM - 1978", set in a concrete post projecting 2" above ground. To reach the station from the intersection of I-40 and Tramway Blvd. SE, go south on Tramway 0.1 miles to the frontage road. Turn left, go east to the intersection of the frontage road and Waterfall Dr. Turn right, go south on Waterfall Dr. for 0.14 miles. The station is located approximately 250 feet east of Waterfall Dr.

"TOM 1978" EL = 5711.67'

LEGEND

- 5560 — EXISTING CONTOUR
- 100 — PROPOSED CONTOUR
- SUBDIVISION BOUNDRY
- EDGE OF ARROYO

NOTES

1. ALL DISTURBED AREAS ARE TO BE RECOMPACTED THEN SEEDED PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 1011, AS MODIFIED
2. LOCATION OF TEMPORARY HAUL ROAD IS APPROXIMATE. CONTRACTOR IS TO PLACE ROAD SUCH THAT NO DAMAGE TO EXISTING VEGETATION OCCURS. UPON COMPLETION OF CONSTRUCTION, ROAD IS TO BE OBLITERATED. SEEDING WILL NOT BE NECESSARY.
3. ALL BUBBLE REMOVED FROM SLOPES IS TO BE DISPOSED OF IN AN ACCEPTABLE MANNER. UNDER NO CIRCUMSTANCES IS RUBBLE TO BE DISPOSED OF ON-SITE OR IN ADJACENT ARROYOS OR STRUCTURES.
4. WHEREVER CONTRACTOR CROSSES THE TIJERAS INTERCEPTOR, ADEQUATE PROTECTION IS TO BE PROVIDED
5. FOR FINISHED LINES AND GRADES, SHEET 2.
6. LIMITS OF RUBBLE AND TOPOGRAPHY ACQUIRED BY FIELD SURVEY 9/90
7. SLOPE COMPACTION IS TO BE ACCOMPLISHED BY TRACKED VEHICLE EQUIVALENT TO A D-6 OR HEAVIER

EXHIBIT A

NORTH FOUR HILLS SUBDIVISION

FLOOD PLAIN RECLAMATION

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

10/8/90

12/17/90 Gilbert talked to Mori Jafari, To Let Him Know Letter Is Coming From Director, Instructing Mori To Proceed w/ Removal, Mori Said He Is Having Difficult Time Forcing Chaua Trucking To Fix Problem.

12/26/90 Mori Called Said They Plan On Starting Removal 1st week of January, he also said he brought the neew Certificate of Insurance.

1/8/90 Inspected Site, No Work Has Begun

1/9/90 Sylvia Instructs me to send out license agreement and by 1/21/90 ~~Sylv~~ Sylvia will send out letter by Legal.

1/9/90 Connie @ DRC told me that license agreement is at CAO office since January 3, 1991 for signature, she has not received the agreement to date.

1/9/90 Called Mori Regarding status, left message on recorder.

1/23/91 Called Mori regarding status, left message on recorder.

TO: DAN HOGAN

FROM: GILBERT ALDAZ

DATE: DECEMBER 17, 1990

RECEIVED
DEC 17 1990
HYDROLOGY DIVISION

RE: NORTH FOUR HILLS, DEBRIS DUMPED IN TIJERAS ARROYO

DAN, Attached is a letter to the property owner from our Director. I have exhausted patience with the owner, I also continue to receive calls weekly from the neighborhood, complaints that the City may not be doing enough to correct the situation. The neighbors have stated they will be contacting their city councilor. I believe this letter should make our point clear to the owner, and if no action is taken than City Legal needs to take over

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☒ Show to whom delivered, date, and addressee's address. 2. ☐ Restricted Delivery.

3. Article Addressed to:

Owners-Morteza Jajari & Cyrus Varan
10832 Prospect, NE Suite F
Albuquerque, New Mexico 87112

4. Article Number

P 261 028 341

Type of Service:

☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee

X

6. Signature — Agent

X

7. Date of Delivery

12-26-90

8. Addressee's Address *(ONLY if requested and fee paid)*

PS Form 3811, Feb. 1986 DOMESTIC RETURN RE

UNITED STATES POSTAL SERVICE

OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- **Complete items 1, 2, 3, and 4 on the reverse.**
- **Attach to front of article if space permits, otherwise affix to back of article.**
- **Endorse article "Return Receipt Requested" adjacent to number.**

U.S.MAIL

PENALTY FOR PRIVATE USE. $300

RETURN TO

Print Sender's name, address, and ZIP Code in the space below.

City of Albuquerque/Hydrology Division

P.O. Box 1293

Albuquerque, New Mexico 87103

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 17, 1990

Owners-Morteza Jajari & Cyrus Varan
10832 Prospect, NE Suite F
Albuquerque, New Mexico 87112

RE: DRAINAGE VIOLATION FOR UNAUTHORIZED DUMPING OF DEBRIS INTO THE TIJERAS ARROYO AT NORTH FOUR HILLS SUBDIVISION, (L-23/D1)

Dear Property Owners:

The purpose of this letter is to provide you with a summary of what has taken place to date with regard to the captioned serious violation of the Flood Hazard Ordinance.

June 21, 1990	The City sent you a Notice and Order demanding correction of the above referenced violation. This Notice and Order identified several items which needed to be completed in order to correct the violation.
September 28, 1990	You provided a removal plan prepared by a Registered Engineer, as requested by our Notice and Order.
October 4, 1990	The City provided you with written comments regarding the Engineered Plan. The letter also included a License Agreement which was required to be executed. The agreement was needed in order to authorize work within public easements and right-of-ways. A certificate of insurance was also required pursuant to the License Agreement.
October 8, 1990	**YOU SIGNED THE LICENSE AGREEMENT AND PROVIDED A LETTER STATING THAT YOU WOULD BEGIN CORRECTING THE VIOLATION WITHIN 30 DAYS UPON THE CITY'S APPROVAL OF THE ENGINEERING PLAN.**
October 19, 1990	The City provided you with a letter approving the Engineering Plan, and stated that you could proceed to correct the violation immediately.

October 25, 1990	The City requested that you provide the required Certificate of Insurance.
November 28, 1990	You provided the City with an incorrect Certificate of Insurance.
November 29, 1990	The City sent you comments regarding the Certificate of Insurance. The comments were that the City needed to be included on the Certificate as an additional insured and that the 10 day notice contained in the cancellation provision of the Certificate needed to be changed to 30 days.
December 17, 1990	The site was inspected by personnel from Hydrology Development Division. The violation has not been abated and no work has been commenced.

As can be seen from the summary, this office has been more than patient with you. It appears that the only reason you may be holding up the project is because the Certificate of Insurance requirements. We know that the requirements imposed on the Certificate are common everyday practice, we also know that the Certificate can be corrected within a day by the Insurance Agent. Our department has exhausted all patience with the situation. Notice is hereby provided to you in that if you do not begin correcting the Violation by January 2, 1990, this matter will be turned over to the City Legal Department. If you have any questions, please don't hesitate to call Gilbert Aldaz at 768-2650.

Cordially,

Bob Gurule,
Director, Public Works

xc: Michael Brasher, City Councillor, District 9
Walter H. Nickerson, Assistant Director
Lawrence Rael, Mayor's Office
Dan Hogan, Hydrology Division Manager
Denise Wilcox, Administrative Assistant III
Fred Aguirre, City Hydrologist
Gilbert Aldaz, City/County Floodplain Administrator
Sylvia Fettes, City Legal
Clifford E. Anderson, AMAFCA
Mark Goodwin, D. Mark Goodwin & Assoc.

CERTIFIED MAIL RECEIPT NO.
wp+576

ACORD. CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY) 11/26/90

PRODUCER

RIO GRANDE INSURANCE SERVICES
12836 Lomas N.E. Suite A
Albuquerque, New Mexico 87112

INSURED

Chava Trucking
P. O. Box 25427
Albuquerque, New Mexico 87105

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

COMPANY LETTER A	COMCO INSURANCE
COMPANY LETTER B	PROGRESSIVE INSURANCE CO.
COMPANY LETTER C	SAFECO INSURANCE COMPANY
COMPANY LETTER D	NCCI
COMPANY LETTER E	

RECEIVED
NOV 28 1990
HYDROLOGY DIVISION

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY [ ] CLAIMS MADE [X] OCCUR. [ ] OWNER'S & CONTRACTOR'S PROT. [ ] _____	101601	03/05/90	03/05/91	GENERAL AGGREGATE PRODUCTS-COMP/OP AGG. PERSONAL & ADV. INJURY EACH OCCURRENCE FIRE DAMAGE (Any one fire) MED. EXPENSE (Any one person)	$ 1,000,000 $ 1,000,000 $ 1,000,000 $ 1,000,000 $ 50,000 $ 5,000
B	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS X SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS [ ] GARAGE LIABILITY	CA093297480	04/19/90	04/19/91	COMBINED SINGLE LIMIT BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE	$ 750,000 $ $ $
	EXCESS LIABILITY [ ] UMBRELLA FORM [ ] OTHER THAN UMBRELLA FORM				EACH OCCURRENCE AGGREGATE	$ $
D	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY	TBA	10/25/90	10/25/91	X STATUTORY LIMITS EACH ACCIDENT DISEASE—POLICY LIMIT DISEASE—EACH EMPLOYEE	 $100,000 $500,000 $100,000
C	OTHER Inland Marine	CP 8762096	04/01/90	04/01/91	Value $437,000	

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

RE: Tijeras Arroyo, North Four Hills Subdivision

CERTIFICATE HOLDER

City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Attn: Gilbert Aldaz-Hydrology Dept.

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

©ACORD CORPORATION 1990

LICENSE AGREEMENT

THIS REVOCABLE LICENSE, made and entered into this _____ day of _____, 19___, by and between the City of Albuquerque, New Mexico, a municipal corporation (hereinafter referred to as the "City") as licensor and MJB ENTERPRISES (hereinafter referred to as the "Licensee") as licensee.

WITNESSETH, that in consideration of the mutual obligations and covenants herein, the parties hereto do mutually agree as follows:

1. **License**. Subject to the terms and conditions of this License, the City licenses Licensee to construct, install, operate, maintain, replace and remove a haul road and remove slope debris from the Tijeras Arroyo (hereinafter referred to as the "Facility") crossing and within the City easements along the following route, as more particularly shown on the drawing which is attached hereto as Exhibit A and made a part of this License:

Haul road route as shown on Sheet 1 of a plan entitled "North Four Hills Subdivision, Flood Plain Reclamation", dated 10/8/90. City File L23/D1

(hereinafter referred to as the "Route").

2. **Use**. The Licensee shall use the Route solely for its operations in the removal of debris from the slopes of the Tijeras Arroyo and will not use it for any other purpose whatsoever without first obtaining the written consent of the City.

Unless specifically provided otherwise herein, the Licensee shall have no right to locate any surface installation on any part of the easements or to fence within the easements or any part thereof.

3. **Term, Termination and Removal**. This License will remain in effect for a period of ninety (90) days from the date of execution of this License (hereinafter referred to as the "Term"), unless terminated and revoked as a result of:

a. The Licensee's breach of any provision of or default in the performance of any obligation pursuant to this License. If Licensee breaches any of the provisions hereof or is in default in the performance of any obligation imposed hereunder, the City may give fifteen (15) days written notice (the "Notice Period") to the Licensee of the termination of this License. If the Licensee remains in default or the breach of any provision hereof remains uncured at the end of the Notice Period, this License shall terminate; or

b. The City's giving the Licensee written notice thirty (30) days in advance of termination; or

c. The Licensee's giving the City written notice thirty (30) days in advance of termination; or

d. An order of a court of competent jurisdiction.

Upon termination of this License and any renewal hereof, the Licensee shall abandon the use of the Facility, and shall remove the Facility and restore the easement as nearly as possible to the condition it was in prior to removal, all at the sole expense of the Licensee.

If, after termination and within thirty (30) days after being directed to do so by the City, the Licensee fails to remove the Facility and restore the easement, the City may perform the work and the Licensee shall reimburse the City within thirty (30) days after the City submits a bill to the Licensee for the costs of such work.

Termination of this License for any reason shall not release the Licensee from any liability or obligation relating to the installation, operation, maintenance or removal of the Facility or any other term of this License.

4. **Renewal of License**. If both the City and the Licensee wish to extend the Term of this License, then, before the expiration of the Term, the City and the Licensee shall enter into good faith negotiations, the object of which will be to agree upon the terms of a renewal of this License. The agreement of the City shall not be withheld unreasonably. If an agreement is reached, all terms, including the agreed-upon consideration, shall be reduced to a writing signed by both parties.

5. **Location, Installation, Maintenance and Removal**. At its own expense, the Licensee shall install and construct the Facility of such material, and in a manner that will not at any time be a source of danger to, or interfere with the City's present or future use of the easements, or the use of the easements by any utility presently franchised by the City, or interfere with its use as a public way. If during installation it becomes evident that the Licensee's proposed installation will interfere with existing City installations or any existing underground installations, then the Licensee shall modify its installation within the Route to avoid the conflict, after obtaining the City's approval for the change, at the sole expense of the Licensee. Licensee shall repair, at its sole expense, any damage caused to any public facilities, including but not limited to water lines, sanitary sewer lines, storm drainage facilities, paving, curb, gutter and sidewalks. All permits required by the City for work within the easements will be the responsibility of the Licensee's contractor.

After removal of the Facility, the Licensee shall back-fill, compact, repair and re-seed all resulting trenches, damage and soil disturbance to the satisfaction of the City, restoring them to as close to their original condition as is reasonably possible.

If, in the judgment of the City, the Licensee at any time fails to perform its obligations under this section, the City, at the City's option, may perform whatever work the City deems necessary for the public safety, health and welfare, and the Licensee shall reimburse the City within thirty (30) days after the City submits a bill to the Licensee for the costs of performing such work. However, the City is not required to perform such work, and any failure by the City to perform the Licensee's obligations shall not release the Licensee from liability for any loss or damage caused by the Licensee's failure to perform its obligations.

If the Facility or any part thereof is the cause of an emergency condition, and the City determines that the situation makes it unreasonable to notify the Licensee or await action by the Licensee, the City may take whatever actions it deems necessary to remedy the emergency situation at the sole expense of the Licensee, which will reimburse the City within thirty (30) days after the City submits a bill to the Licensee for the costs of such actions.

6. **Insurance**. During the Term of this License, including renewals, if any, the Licensee shall obtain and maintain liability insurance in an amount of not less than $1,000,000 combined single limit for accidents or occurrences which cause bodily injury, death or property damage to any member of the public caused by or related to the construction, installation, operation, maintenance, replacement, removal or other activity related to the Facility. The insurance policy shall name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. Any cancellation provision must provide that if the policy is cancelled prior to the expiration date of the License, materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, Attention: City Engineer. A certificate of insurance in compliance with the above must be furnished to the City with the execution of this License and prior to commencement of construction.

7. **Indemnity/Liability**. At all times the Licensee shall defend, indemnify and save harmless the City, its officers, agents and employees against, and pay in full all loss, damage or expenses that the City or its officers, agents or employees sustain, incur or become liable for which result in any manner from the construction, installation, operation, maintenance, replacement or removal of the Facility including any loss, damage or expense arising out of loss of or damage to property, injury to or death of persons, or mechanics' or other liens of any character, or taxes or assessments of any kind, except to the extent or degree that the City itself is found contributorily negligent.

8. **City Use**. The City reserves the right to place along, under, across and over the Route and the Facility as many roads, streets, sidewalks, passageways, fire alarms, electric light and power lines, waterlines, storm drains, sanitary sewer lines, gas lines, telephone poles and telephone lines, and other utilities and facilities as the City may desire.

9. **Interference with Utility**. Whenever, after the Licensee installs the Facility, it is determined that the Facility is not located as indicated on the plans provided to the City by the Licensee, and the Facility interferes with the reasonable use of the easements by a utility franchised by the City prior to execution of this License, the Licensee shall immediately relocate the Facility to a location within the Route approved in advance by the City. None of the related costs shall be paid by the City. The Licensee and the previously-franchised utility shall determine between themselves who will pay the cost of relocation and restoration of the surface.

If the Facility is at the location indicated on the plans provided to the City by the Licensee and it is alleged by a utility franchised by the City prior to the execution of this License that the Facility interferes with the previously-franchised utility's use of the easements, the Licensee shall make a good faith effort to negotiate with the previously-franchised utility to resolve any conflict. None of the related costs shall be paid by the City. The Licensee and the previously-franchised utility shall determine between themselves who will pay the cost of relocation and restoration of the surface.

10. **Installation by Third Party**. If any road, street, sidewalk, passageway, fire alarm, electric light or power line, waterline, storm drain, sanitary sewer line, gas line, telephone pole, telephone line or other utility, appurtenance or facility is placed along or across the Facility by any entity other than the City, and the construction requires the Licensee to relocate the Facility, then that entity and the Licensee shall determine between themselves who will pay the cost of relocation and the restoration of the surface. None of the related costs shall be paid by the City.

11. **Entire Agreement**. This License contains the entire agreement of the parties regarding the Facility and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. **Changes**. Changes to this License are not binding unless made in writing, signed by both parties.

13. **Captions**. The captions to the sections or paragraphs of this License are not part of this License and will not affect the meaning or construction of any of its provision.

14. **Binding Effect**. This License is binding upon and inures to the benefit of the successors and/or assigns of the parties.

15. **Compliance with Laws**. The Licensee and its contractors shall comply with all federal, state and local laws, ordinances, regulations and rules and will not discriminate illegally against any person. The Licensee's attention is specifically drawn to 62-14-1 et seq. NMSA, (1978 Comp., 1984 Repl. Pamphlet) regarding excavation damage to pipelines and underground utility lines.

16. **Applicable Law**. This License is governed by and construed and enforced in accordance with the laws of the State of New Mexico.

17. **Construction and Severability**. If any part of this License is held to be invalid or unenforceable, the remainder of this License will remain valid and enforceable if the remainder of the License is reasonably capable of completion.

18. **Assignment**. The Licensee shall not assign any interest in this Agreement and shall not transfer any interest in this Agreement (whether by assignment or novation), without the prior written consent of the City which consent shall not be unreasonably withheld.

19. **Notice**. For purposes of giving formal written notice to the Licensee, the Licensee's address is:

MJB ENTERPRISES
10832 Prospect NE, Suite F
Albuquerque, NM 87112

For purposes of giving formal, written notice of the City, the City's address is:

Mayor
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Copies of any notices to the City must also be given to:

Director, Public Works Department
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Written notice must be made either personally or by certified United States Mail. If the notice is mailed, the notice will be complete when deposited in the United States Mail, postage paid, and addressed as required in this section. Notice of change of address will be given in the same manner as required by this section.

20. **Approval Required**. This License Agreement shall not become effective or binding until approved by the City's Chief Administrative Officer.

IN WITNESS WHEREOF, the City and the Licensee have executed this License Agreement the day and year first above written.

CITY OF ALBUQUERQUE

Approved By:

_____
Chief Administrative Officer
Date:_____

_____
Director, Public Works Dept.

LICENSEE:

By: _____

Title: Partner

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this _____ day of _____, 1990, by Arthur A. Blumenfeld, Chief Administrative Officer of the City of Albuquerque, a municipal corporation on behalf of said corporation.

_____
Notary Public

My Commission Expires:

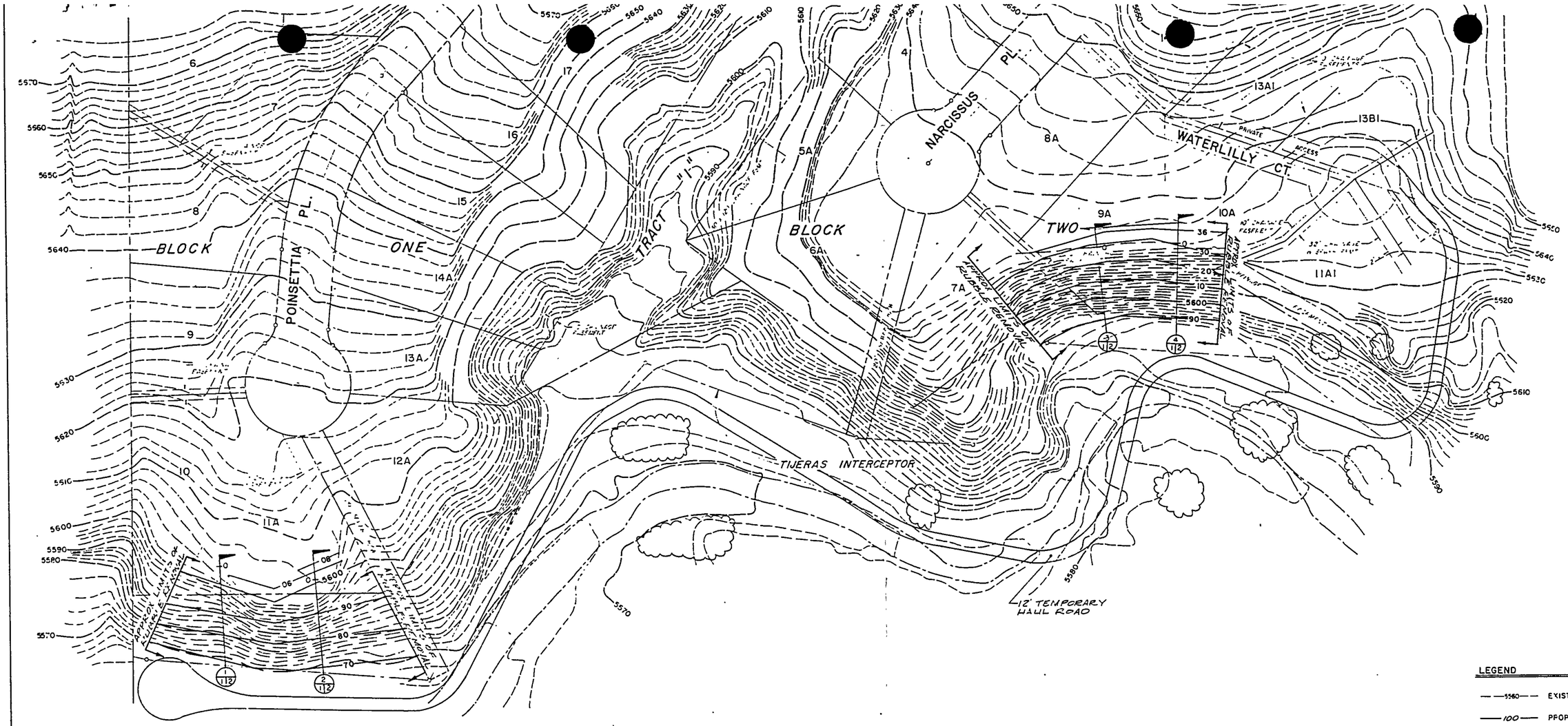
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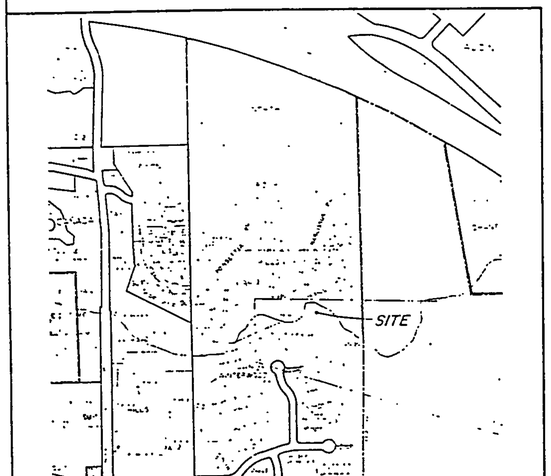
STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 9th day of October, 1990, by Morteza Jafari, of MJB ENTERPRISES, a New Mexico partnership on behalf of said MJB ENTERPRISES.

Julie A. Ballio
Notary Public

My Commission Expires:
October 17, 1992





VICINITY MAP ZONE ATLAS L-23

LEGAL DESCRIPTION

Lots 5A, Block One, and Lots 7A, 9A and 10A, Block Two, North Four Hills Subdivision, Albuquerque, Bernalillo County, New Mexico.

ACS BENCHMARK

The station in a standard ACS brass tablet stamped "TOM - 1978", set in a concrete post projecting 2" above ground. To reach the station from the intersection of I-40 and Tramway Blvd. SE, go south on Tramway 0.1 miles to the frontage road. Turn left, go east to the intersection of the frontage road and Waterfall Dr. Turn right, go south on Waterfall Dr. for 0.14 miles. The station is located approximately 250 feet east of Waterfall Dr.

"TOM 1978" EL.= 5711.67'

NOTES

1. ALL DISTURBED AREAS ARE TO BE RECOMPACTED THEN SEEDED PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 1011, AS MODIFIED.
2. LOCATION OF TEMPORARY HAUL ROAD IS APPROXIMATE. CONTRACTOR IS TO PLACE ROAD SUCH THAT NO DAMAGE TO EXISTING VEGETATION OCCURS. UPON COMPLETION OF CONSTRUCTION, ROAD IS TO BE OBLITERATED. SEEDING WILL NOT BE NECESSARY.
3. ALL RUBBLE REMOVED FROM SLOPES IS TO BE DISPOSED OF IN AN ACCEPTABLE MANNER. UNDER NO CIRCUMSTANCES IS RUBBLE TO BE DISPOSED OF ON-SITE OR IN ADJACENT ARROYOS OR STRUCTURES.
4. WHEREVER CONTRACTOR CROSSES THE TIJERAS INTERCEPTOR, ADEQUATE PROTECTION IS TO BE PROVIDED
5. FOR FINISHED LINES AND GRADES, SHEET 2.
6. LIMITS OF RUBBLE AND TOPOGRAPHY ACQUIRED BY FIELD SURVEY 9/90
7. SLOPE COMPACTION IS TO BE ACCOMPLISHED BY TRACKED VEHICLE EQUIVALENT TO A D-6 OR HEAVIER

LEGEND

- 5560 EXISTING CONTOUR
- 100 PROPOSED CONTOUR
- SUBDIVISION BOUNDRY
- EDGE OF ARROYO

EXHIBIT A

NORTH FOUR HILLS SUBDIVISION

FLOOD PLAIN RECLAMATION

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

Mark J. Goodwin 10/8/90

Designed: DMG	Drawn: MLM	Checked: DMG	Sheet 1 of 2

SECTION 1011

SEEDING
(Replacement Section)

1011.1 GENERAL

This section replaces Section 1011, SEEDING, of the City of Albuquerque Standard Specifications for Public Works Construction, 1986 Edition, in its entirety. This work shall consist of furnishing seed, surface preparation, seed application, mulching, and other items of work in conjunction with revegetation of the site.

1011.2 SURFACE PREPARATION

The surface shall be soft enough to allow for crimping or tucking of mulch to a minimum depth of 2". Areas of loose or sandy soil may not require additional preparation. Areas of compacted soil shall be worked by disc, chisel, or tilling to a minimum depth of 4".

1011.2.1 Seed

Seed mix and rate shall be:

Name	Rate/Acre (P.L.S.)	# Seed/Lb
"Paloma" Indian Rice Grass	4.0 lbs	175,000
"Viva" Galleta Grass	2.5 lbs	145,000
"El Reno" Sideoats Grama	3.0 lbs	191,000
"Hachita" Blue Grama	1.0 lbs	825,000
Sand Dropseed	.5 lbs	1,742,000
Fourwing Saltbush	1.0 lbs (dewinged)	

Seed quantities and type must be verified by inspector prior to mixing by Contractor. Bags which are not sealed and to which suppliers' tags are not affixed by inspector at the time seed is mixed, will not be allowed for use.

1011.2.2 Seeding

The area to be seeded must be free of any clods, rock, wood, metal, or other debris which could interfere with the seeding operation. Seed shall be applied by broadcasting using a mechanical broadcast seeder. Hydro seeding will not be allowed. No more area may be seeded than can be mulched by the end of that work day during which seeding occurred.

1011.2.3 Mulching

Mulch type and quantity shall be selected from the following list:

Small Grain Straw (Rye, Barley, Wheat, or Oats)	2-1/2 tons/acre
Grass Hay (irrigated)	2 tons/acre
Native Grass Hay/Prairie Hay	2 tons/acre

Mulch material shall consist of stems and leaves which are predominantly 8" or more in length. Material which is fragmented or which is too short to be caught by crimper disks may require a second crimping at 90^0 to the first pass so that a cross hatch pattern is attained. Mulch quantity and quality must be verified by the Owner's inspector prior to application. Material applied without prior approval will be rejected.

1011.2.4 Application Method

Mulch shall be applied by means of a blower and uniformly distributed over the area being treated.

1011.2.5 Crimping

Mulch shall be crimped or anchored by means of a crimper disk or "coulter type" machine with a spacing of no more than 8" between disks. Mulch shall be crimped to a minimum depth of 2". Crimp alignment shall be generally in a N-S direction or 90° to the direction of prevailing winds. If shape, contour, or other physical limitation prevents use of the crimp alignment specified above, crimping shall be either cross hatched or done in interlocking serpentine or "S" curves so that crimp lines are not aligned with prevailing winds.

No tackifiers or chemical stabilant may be used in lieu of the mulching methods specified above. Hydromulching will not be allowed.

1011.2.6 Fertilizer

Fertilizer is not required.

1011.2.7 Irrigation

No supplemental irrigation is required. Installation which occurs under exceptionally dry or windy conditions may require watering down after crimping to aid in holding mulch in place. Mulch which is so dry and brittle that it cannot be crimped to the requisite depth may be pre-wetted to increase flexibility.

1011.2.8 Protection

Areas or site which have been seeded will be protected by Contractor by means of fence, flag line, barricade, perimeter berms, or combination of these methods as appropriate to the site.

1011.3 TIMING

Work may occur at any time the project construction schedule allows, excepting periods of inclement weather when conditions are too windy (wind velocity 15 mph or higher) or when temperatures are below freezing.

1011.4 MEASUREMENT AND PAYMENT

Payment for seeding shall be at the unit price per acre as shown in the Bid Proposal. Payment shall include surface preparation, mulching, crimping, seed application, and associated items.

Should the Contractor disturb outside of limits shown on plans during construction, these shall be seeded at his own expense.

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 19, 1990

D. Mark Goodwin, P.E.
D. Mark Goodwin & Associates, P.A.
Post Office Box 90606
Albuquerque, New Mexico

RE: ENGINEERING PLAN TO REMOVE DEBRIS PLACED IN TIJERAS ARROYO AT NORTH FOUR HILLS SUBDIVISION, (L23/D1), ENGINEER'S STAMP DATED OCTOBER 8, 1990

Dear Mr. Goodwin:

Based on the information provided on the referenced plan received October 11, 1990, the plan is approved by Hydrology in order for the property owner to proceed on removal of the debris from the Tijeras Arroyo Floodway limits.

Please be advised that the County Environmental Health has requested that Chava Trucking Company secure a permit from the County office prior to taking the Debris to 6313 Highway 47, SW.

Please be advised that prior to the City releasing the Violation Notice, an Engineer's Certification will be required demonstrating that the removal operations comply with the above referenced plan.

Could you please provide us with a construction schedule on when the removal will begin, and when the removal will be completed.

We acknowledge that the owner will provide us with an engineered plan within 30 days to correct the other violations that are in non-compliance with the original approved drainage plan.

Gilbert Aldaz, P.E. & L.S.
City/County Floodplain Administrator

Clifford E. Anderson, P.E. & L.S.
AMAFCA

xc: Gene Clement, County Environmental Health
Mori Jafari, Property Owner
Fred Aguirre, City Hydrology
Dan Hogan, Hydrology Division Manager

GA
wp+576

MJB Enterprises
10832 Prospect NE
Albuquerque, NM 87112
505/294-2048

October 8, 1990



Mr. Gilbert Aldaz, P.E./P.S.
Hydrology Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Dear Mr. Aldaz:

The rubble removed from my property in North Four Hills Subdivision, as shown on plans prepared by D. Mark Goodwin and Associates, will be stockpiled at the construction yard of Chava Trucking located at 6313 Highway 47 SW for future use. Attached is the license agreement as requested.

I would like to state that I am aware of the other areas experiencing erosion and exposing debris. I intend to bring these areas into compliance with the original grading plan (City File L23/D1). As such, I propose that we be given 30 days to allow our engineer to provide a separate plan for this compliance. This time will be necessary in order to prepare easement documents which will probably be needed, and to determine the best method to regrade the areas in question. I would proceed with construction within 30 more days upon approval of our engineer's plan.

Very truly yours,

Morteza Jafari
Partner

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

The foregoing instrument was acknowledged before me this 9th day of October, 1990 by Morteza Jafari of MJB Enterprises, a New Mexico partnership on behalf of said MJB Enterprises.

Notary Public

My Commission Expires:

Oct 17, 1992

D. Mark Goodwin & Associates, P.A.
Consulting Engineers and Surveyors
P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200

RECEIVED
OCT 11 1990
HYDROLOGY DIVISION

October 8, 1990

Mr. Gilbert Aldaz, P.E./P.S.
Hydrology Department
CITY OF ALBUQUERQUE
PO Box 1293
ALBUQUERQUE, NM 87103

Re: Tijeras Arroyo, North Four Hills Subdivision

Dear Mr. Aldaz:

We offer the following comments regarding the concerns cited in your October 4, 1990 letter:

1. We are including a letter from the owner stating where disposal will occur. We understand your concerns, however, placing this information on the plans puts our firm in the untenable position of verification and enforcement. We hope that the owner's certification will suffice.

2. Attached please find the executed license agreement as requested.

3. New seeding specification has been called for as Note 1 is amended.

4. This plan addresses only the Flood Plain encroachment as cited in the original complaint. We have discussed your concerns with other areas with the owner and have some suggestions. However, this should be treated separately from this plan.

5. Based upon field observations we felt that seeding of the haul road would be a wasted effort for two reasons: (a) soils are comprised of a course DG, and we do not feel seeding would take hold, and (b) existing grass-like vegetation in the haul road location is very poor.

We hope that this satisfies the City of Albuquerque and AMAFCA concerns. If approval can be gained, we anticipate construction to commence around October 22, 1990.

If you should have further questions, please call me.

Sincerely,

D. MARK GOODWIN AND ASSOCIATES, P.A.

Mark Goodwin

Mark Goodwin, P.E.

xc: Clifford E. Anderson, P.E./P.S., AMAFCA
Morteza Jafari

FILE COPY

L23/D1

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 4, 1990

D. Mark Goodwin, P.E.
D. Mark Goodwin and Associates, P.A.
Post Office Box 90606
Albuquerque, New Mexico

RE: ENGINEERING PLAN TO REMOVE DEBRIS PLACED IN TIJERAS ARROYO AT NORTH FOUR HILLS SUBDIVISION, RECEIVED SEPTEMBER 28, 1990 FOR REVIEW

Dear Mr. Goodwin:

Based on the information provided on the referenced plan, with an engineer's stamp dated September 27, 1990, we have the following concerns prior to the contractor proceeding to remove the debris:

1. Please attach a zone atlas map to the engineering plan identifying the location of where the debris will be taken. The purpose of this request is to assure that the owner or contractor will not dump the debris in an unauthorized area since we do not want to go through this exercise again.

2. Attached is a license agreement to authorize work within the sanitary sewer interceptor easement and other public rights-of-way. The purpose of this license is to protect the City's liability for possible damage to public infrastructure and the methods the owner will use to remove the debris.

3. Attached is a new seeding specification which replaces section 1011 of the City of Albuquerque Standard Specifications for Public Works Construction. Please implement this new specification for seeding.

4. There are other areas within the existing Tijeras Arroyo and the other minor tributary arroyo entering from the north side which are experiencing significant erosion and exposing additional debris. How are you planning to control and correct the existing erosion and additional exposure to the existing debris on these embankments?

5. Note 2 of the plan states that seeding is not needed for obliteration of the haul road, under what basis are you determining that seeding is not needed?

Please address the comments and have the owner sign the license agreement at your earliest convenience so that we may proceed to correct this violation.

Gilbert Aldaz, P.E. & L.S.
City/County Floodplain Administrator

Clifford E. Anderson, P.E. & L.S.
AMAFCA

xc: Mori Jafari, Property Owner
Fred Aguirre, City Hydrology
Dan Hogan, Hydrology Division Manager

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LEGAL DEPARTMENT

CITY OF ALBUQUERQUE
NEW MEXICO

Date: 10-3-90

To: Gilbert Aldaz

From: Sylvia Stiles

About: N. 4-Hills

RECEIVED
OCT 3 1990
HYDROLOGY DIVISION

- ☐ Review and Comment
- ☐ For Your Information
- ☐ Note and See Me
- ☐ Necessary Action
- ☐ Note and Return
- ☑ Per conversation
- ☐ As requested
- ☐ Read and File

Attached is the License Agreement for the captioned project as we discussed.

To: Mickey Pitschke

From: Gilbert Aldaz

Date: October 1, 1990

Re: North Four Hills Violation

Attached is a plan prepared by an Engineer to correct the Debris Violation, Please review by October 5, 1990 and return any comments you may have.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

ENGINEERING GROUP

INTER-OFFICE CORRESPONDENCE October 1, 1990

TO: Michael Brasher, City Councillor, District 9

FROM: Bob Gurule, Director, Public Works Department

SUBJECT: DRAINAGE VIOLATION FOR UNAUTHORIZED DUMPING OF DEBRIS INTO THE TIJERAS ARROYO AT NORTH FOUR HILLS SUBDIVISION, (L-23/D1)

For your information attached is a plan received September 28, 1990 by City Staff. The plan was prepared by a Registered Engineer to correct the above mentioned violation. City staff and AMAFCA are in the process of reviewing the plan for approval.

If you should have any questions, please do not hesitate to call me.

xc: Walter H. Nickerson, Assistant Director
Dan Hogan, Division Manager; Hydrology Division
Gilbert Aldaz, City/County Floodplain Administrator
Denise Wilcox, Administrative Aide III

Enclosure

GA
wp+576

LETTER OF TRANSMITTAL

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

P.O. BOX 21307, ALBUQUERQUE, NM 87154
(505) 265-0905

DATE 9/28/90 JOB NO.

ATTENTION Gilbert Aldaz

RE: W. 4 Hills

TO City of Albuquerque
Hydrology
3rd

RECEIVED
SEP 28 1990
HYDROLOGY DIVISION

WE ARE SENDING YOU ☑ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☑ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
3			Sets of Reclamation Plan

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit_____copies for approval

☐ For your use ☐ Approved as noted ☐ Submit_____copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return_____corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 19_____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: Mark Goodwin

PRODUCT 3148-2 NEBS Inc., Groton, Mass. 01471.

If enclosures are not as noted, kindly notify us at once.

LETTER OF TRANSMITTAL

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

P.O. BOX 21307, ALBUQUERQUE, NM 87154
(505) 265-0905

DATE 9/27/90 | JOB NO.

ATTENTION Gilbert Aldaz

RE: N. 4 Hills

TO City of Albuquerque
Hydrology
3rd Floor

WE ARE SENDING YOU ☑ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☑ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			Set of Prints - Flood Plain Reclamation

THESE ARE TRANSMITTED as checked below:

☑ For approval ☐ Approved as submitted ☐ Resubmit_____copies for approval
☐ For your use ☐ Approved as noted ☐ Submit_____copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return_____corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19_____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: Mark Goodwin

PRODUCT 248-2 NEBS Inc., Groton, Mass. 01471.

If enclosures are not as noted, kindly notify us at once.

Check construction on
North Side of Stage Coach Road
at Lamp Post, Possible Floodplain

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

RECEIVED
SEP 25 1990
HYDROLOGY DIVISION

CITY OF ALBUQUERQUE PUBLIC WORKS DEPT.

ENGINEERING GROUP

INTER-OFFICE CORRESPONDENCE September 20, 1990

TO: Michael Brasher, City Councillor, District 9

FROM: Bob Gurule, Director, Public Works Department

SUBJECT: DRAINAGE VIOLATION FOR UNAUTHORIZED DUMPING OF DEBRIS INTO THE TIJERAS ARROYO AT NORTH FOUR HILLS SUBDIVISION, (L-23/D1)

The purpose of this letter is to follow-up on your memorandum dated September 10, 1990 and to provide you with a summary on how the City has been involved to correct this violation:

June 11, 1990	AMAFCA notifies Gilbert Aldaz, (the City/County Floodplain Administrator), since the dumping violates the Flood Hazard Ordinance.
June 12, 1990	Gilbert meets with AMAFCA in the field to evaluate the extent of the violation.
June 13, 1990	Gilbert, AMAFCA and Mori Jafari the property owner, meet in the field and advise the property owner of the violation and the procedure to correct the violation.
June 13, 1990	Gilbert request the City Surveyor to provide field staking in order to locate the Floodway Boundary. The survey was needed to assure that the dumping encroached into the floodway.
June 18, 1990	Gilbert, AMAFCA and the property owners have another meeting to discuss the requirements for correcting the violation. The City and AMAFCA require a plan to be prepared by a Licensed Engineer which identifies the limits of removal, stabilization, and the location where the debris will be taken.
June 21, 1990	A Notice and Order letter is sent out by the City to the property owner, the letter identifies the requirements for correcting the violation.
July 27, 1990	The City receives a letter from Mr. & Mrs. Chuck Cramer identifying the violation as a eye sore. Gilbert calls the Cramers the same day and advises them we are coordinating with the property owner to correct the violation.

July 31, 1990 — The City receives a letter from the property owner in which the owner acknowledges the violation and agrees to remove the debris.

August 9, 1990 — Second Notice and Order letter is sent out by the City, which also includes the City prepared survey drawings. The survey shows the extent of the encroachment into the floodway.

August 21, 1990 — City receives a letter from Mr. and Mrs. Lowell P. Little and a letter from Mr. & Mrs. John H. Klafke

September 10, 1990 — Gilbert meets with Patrick McDonald from City Legal in order to determine how the City can legally force the property owner to correct the violation. City Legal advises Gilbert to contact the property owner again and try to secure a commitment date, and also to document all conversations.

September 11, 1990 — Gilbert contacts the Owner to request a commitment date in which the owner will correct the violation. The owner states he will have the engineer began preparation of the plan by September 14, 1990.

September 18, 1990 — A meeting is held with the Property Owner, Chava Trucking (who dumped the debris), AMAFCA and Gilbert. The owner ask the City to drop our request from requiring the owner to provide a engineered plan. Gilbert explained that a plan is required so that we would have a legal working document, and the owner would therefore understand exactly what needs to be performed.

September 19, 1990 — Gilbert provides the owner with the City Surveys for the second time. The Owner would like to use the Survey to prepare the required engineered plan.

On September 19, 1990 a letter was sent to the Owner outlining the requirements for the engineered plan (See Attached Letter). The letter gives the owner 10-days to provide the City with a plan. The plan will be reviewed and approved by the City immediately if we agree with their proposal. The plan will serve as an important document, since it will assure the owner correctly removes and disposes of the material properly and will not create another problem. The contractor will have one week to begin removal of the debris. Based on the meetings to date the owner has acknowledge the violation and has made numerous verbal commitments to correct the problem. If we fail to receive the plan within 10 days from the date of this letter, we will turn this case over to City Legal.

If you should have any questions, please don't hesitate to contact me.

xc: Walter H. Nickerson, Assistant Director
Dan Hogan, Hydrology Division Manager
Gilbert Aldaz, City/County Floodplain Administrator
Denise Wilcox, Administrative Aide III

wp+576

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 19, 1990

Owners-Morteza Jajari & Cyrus Varan
10832 Prospect, NE Suite F
Albuquerque, New Mexico 87112

RE: DRAINAGE VIOLATION FOR UNAUTHORIZED DUMPING OF DEBRIS INTO THE TIJERAS ARROYO AT NORTH FOUR HILLS SUBDIVISION, (L-23/D1)

Dear Property Owners:

The purpose of this letter is to summarize our meeting on September 18, 1990 regarding the above violation. Attendees to the meeting were as follows:

Mori Jafari - Property Owner
Darrel Nichols - Chava Trucking Company
Clifford E. Anderson - AMAFCA
Gilbert Aldaz - Floodplain Administrator

Mr. Mori Jafari indicated he would like to proceed with removal of the material by September 22, 1990 and request a variance from having to provide a plan prepared by a licensed engineer.

I mentioned that the city needs a plan prepared by a licensed engineer so that there would be a clear understanding of what will be required from the property owner in order to correct this violation. The plan is to include the following:

1. Identify the limits of debris placed within the 100-year floodway of the Tijeras Arroyo.

2. Identify the limits of debris placed within the private property adjacent to the arroyo.

3. Provide a grading plan which shows the existing and proposed contours. The proposed contours should reflect the final grades after the debris is removed and should reflect the historical topography, prior to when development begins.

4. The slope of the proposed contours should reflect a stable slope without the debris in place. The plan should identify the methods proposed which will be used to stabilize the slopes from future erosion.

5. Show the proposed haul roads and identify the disturbance limits which will take place because of the removal operations. The haul road should be kept away from existing paved roads, storm drain improvements and utilities in order to alleviate damage.

6. Identify the area and limits of where the debris will be buried and what the final grading will be. Identify the type of top soil to be placed over the debris and the method of stabilization to prevent future erosion.

Our agreement with the property owner is that the City would receive a plan from a licensed engineer within 10 days of the date of this letter. Please be advised the City or AMAFCA assumes no liability or responsibility for the required plan, the interim damage from a possible 100-year storm, or the property owners proposed construction methods for correcting this violation.

If you should have any questions regarding our conversation, please do not hesitate to call me at 768-2650.

Cordially,

Gilbert Aldaz, P.E. & L.S.
City/County Floodplain Administrator

xc: Clifford E. Anderson, AMAFCA
Mickey Pitschke, Zoning
Sylvia R. Fettes, City Legal Department

GA
wp+576

RECEIVED
SEP 18 1990
6513
PUBLIC WORK DEPT.

CITY OF ALBUQUERQUE

CITY COUNCIL

INTER-OFFICE MEMORANDUM: September 10, 1990 REF. 12595-3

TO: Bob Gurule, Director, Public Works Department

FROM: Michael Brasher, City Councillor, District 9 MB

SUBJECT: CONSTITUENT LETTER

I recently received a copy of the attached letter which was sent by Mr. and Mrs. Lowell P. Little, Jr. to Mr. and Mrs. John H. Klafke regarding serious problems as a result of dumping in the Tijeras Arroyo area.

Per information in both letters, I would appreciate a prompt response from you concerning this critical situation and the latest efforts by the Public Works Department to address the potential environmental and safety hazards being experienced in this area.

I would like these constituent concerns addressed as quickly as possible, particularly as neither letter reflects completely accurate information pertaining to the dumping and the involvement of Mr. Mori Jafari, who has been named as the principal property owner and builder.

Thank you for you cooperation and attention in this matter.

Attachment

cc: Mickey Pitschke, Zoning Enforcement, Zoning Section
Gilbert Aldez, Flood Plains Administrator, Public Works
Cliff E. Anderson, AMAFCA

MB/pam

August 18, 1990

Mr. and Mrs. Lowell P. Little, Jr.
13727 Winterwood Way, S.E.
Albuquerque, NM 87123-4344

Dear Mr. and Mrs. Little:

This letter is to acknowledge receipt of your letter of August 16, 1990, which was apparently placed in our mailbox that same evening. We do not appreciate the threatening tone of your letter nor the lack of fact presented therein.

By copy of this letter, we are forwarding your August 16, 1990, letter to pertinent City departments and representatives in order that they may be aware of the factual misrepresentations made and to affirm our total agreement with all complaints the City has received concerning the rubble dumped to the north of our home.

Mrs. Wheatley, President of the Winterwood Park Home Owners' Association, was made aware of our concern over the dumping permitted by Mr. Jafari quite some time ago. However, we do not consider our personal interests the business of you nor the Association. We appreciate the City having stopped the illegal dumping and commend their intent to pursue the issue to legal resolution.

Sincerely,

/s/ John and Sharon Klafke

Mr. and Mrs. John H. Klafke
601 Autumnwood Place, S.E.
Albuquerque, NM 87123-4348
Telephone: 292-5349

cc: (w/cy of 8/16/90 ltr., Little to Klafke)
→ Councilman Michael Brasher, District 9
Ms. Mickey Pitschke, City Zoning Enforcement
Mr. Gilbert Adaz, Public Works Department, Hydrology Division
Mr. Cliff E. Anderson, AMAFCA

Mr. and Mrs. John H. Klafke
Winterwood Park
Albuquerque, NM 87123-4344

16 August 1990

Dear John and Sharon,

A couple of months ago, John mentioned to me in passing that he was very disgusted with concrete rubble being dumped on the south face of the arroyo north of your home, that it was unsightly, etc. At that time, I suggested that he contact Mr. Mori Jafari, who is likely to know something about it, as he is a primary property owner and builder in that area as well as lives in our neighborhood. I added that Mori is a congenial man who would be responsive in telling John what is going on over there and who has also been a very helpful and responsible member of the Winterwood Park Homeowners' Association.

Last week, a very angry and upset Mr. Jafari told me he had recently spent virtually an entire day with representatives of several city agencies who were responding to a complaint by three homeowners regarding the above concrete rubble. It then became obvious, and Mori confirmed, that no one, either in person or through the Association, had even mentioned to him that they had a complaint.

When Mori purchased the property north of you, including the river bottom arroyo areas, the latter was purchased in order to prevent its going to the city by default or being purchased and built upon by someone else and spoiling the view and natural habitat for many local wild animals we all have enjoyed. The place had been used by drug pushers and users for some time and was littered with old mattresses, literally thousands of syringes, and a lot of trash and junk. At his expense, he had his people clean up the whole arroyo area. His bulldozer and salary for a heavy equipment operator have been repeatedly donated to building dirt berms across roadways to the arroyo and north area lots in order to keep dirt bikers, firearm "plinkers," vagabonds, etc., out of the area. Stolen vehicles have been stripped and dumped in the arroyo. Mori removed them. Recently, thieves stole several heavy-duty vacuum tank systems from a local car wash and, after removing the coin boxes, left them in the arroyo. Mori called both the police and the city, neither of whom were interested in doing anything about them. The car wash had collected the insurance on the loss and also wasn't interested. Mori even waited at the Chevron station for 45 minutes to escort police to the location because they claimed they didn't know where it was. They never showed up. Mori then paid his workmen to remove the discarded equipment and haul it to the dump.

Mr. Jafari is deeply disgusted that neighbors would file complaints against him without even contacting him about them. Just the engineering plans, alone, to have the concrete removed will cost him $8,000.00, let alone the actual work. He had plans to cover the concrete with soil and plant natural flora to hold it. The concrete was put there to block a well-used route for bikers, four-wheel drive boondockers, etc., to keep them out of the arroyo and off the lots on the high ground to the north. He is so angry, and I believe justifiably so, he is planning to give the

arroyo to the city. Once it becomes public property, we cannot keep anyone out of it, post "no traspassing" signs, etc. Law enforcement coverage of that area is slim to none. Police claim they won't go down there because they don't have four-wheel drive vehicles. In order to get the kind of equipment down in the arroyo needed to remove the concrete to which you object, Mori will need to cut down many of the trees (his trees) which are principal attributes of the "view."

The complaint which we reasonably believe was brought by you and two of your neighbors was a thoughtless act, totally contrary to the spirit of neighborhood and mutual support fostered by the Association, and highly alienating to one of its most unselfish and supportive members, Mr. Mori Jafari. This expression of ill-considered hostility promises to cost all of us the asset of a rare natural refuge for wildlife and the scenic beauty of a wooded arroyo.

If something is not done immediately to both withdraw the complaints against Mr. Jafari, as well as communicate a well-deserved apology to him for what he has suffered as a result, you will soon realize the folly of it. The arroyo will be returned to a meeting place for rabble of all sorts and a collection place for junk and abandoned property. The animals will not return. The city will do no more than they had before Mori took on the task. The view for which you have expressed such concern will revert to a dump and place for bonfires and wild parties at night. We will all have lost the unique and privileged opportunity to live adjacent to our own little haven of nature. Once he gives the property to the city to annex, it's lost to all of us. You will be to blame and we will all have you to thank for it.

We hope you both will take this letter in the spirit in which it is intended. You have simply made a serious mistake in concert with two adjacent neighbors and we feel obligated to bring it to your attention. Please confer with your neighbors who joined you in the complaints against Mr. Jafari. Do it soon, while there is still time!

We have discussed this issue with Kay Wheatley, the President of our Association, and she is equally alarmed by both your actions and the impending results. As she has lived here for some time and is also in the realty business, she is well-versed on the history of the arroyo and how very much Mr. Jafari has done in all of our behalf. Please call her if you doubt the veracity of anything we have expressed here, including the urgency of action on your part. Her home telephone number is 299-9231. She and her husband, John, live across the street from us at 13720 Winter-wood Way.

Sincerely,

Colonel and Mrs. Lowell P. Little, Jr.
13727 Winterwood Way, SE
Albuquerque, NM 87123-4344

Home telephone: 299-5992

Copies to:
K. Wheatley
M. Jafari
File

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 19, 1990

Owners-Morteza Jajari & Cyrus Varan
10832 Prospect, NE Suite F
Albuquerque, New Mexico 87112

RE: DRAINAGE VIOLATION FOR UNAUTHORIZED DUMPING OF DEBRIS INTO THE TIJERAS ARROYO AT NORTH FOUR HILLS SUBDIVISION, (L-23/D1)

Dear Property Owners:

The purpose of this letter is to summarize our meeting on September 18, 1990 regarding the above violation. Attendees to the meeting were as follows:

Mori Jafari - Property Owner
Darrel Nichols - Chava Trucking Company
Clifford E. Anderson - AMAFCA
Gilbert Aldaz - Floodplain Administrator

Mr. Mori Jafari indicated he would like to proceed with removal of the material by September 22, 1990 and request a variance from having to provide a plan prepared by a licensed engineer.

I mentioned that the city needs a plan prepared by a licensed engineer so that there would be a clear understanding of what will be required from the property owner in order to correct this violation. The plan is to include the following:

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If you should have any questions regarding our conversation, please do not hesitate to call me at 768-2650.

Cordially,

Gilbert Aldaz, P.E. & L.S.
City/County Floodplain Administrator

xc: Clifford E. Anderson, AMAFCA
Mickey Pitschke, Zoning
Sylvia R. Fettes, City Legal Department

GA
wp+576

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 11, 1990

Owners-Morteza Jajari & Cyrus Varan
10832 Prospect, NE Suite F
Albuquerque, New Mexico 87112

RE: DRAINAGE VIOLATION FOR UNAUTHORIZED DUMPING OF DEBRIS INTO THE TIJERAS ARROYO AT NORTH FOUR HILLS SUBDIVISION, (L-23/D1)

Dear Property Owners:

The purpose of this letter is to summarize our telephone conversation on September 10, 1990 regarding the above violation.

Mr. Jajari instructed me that he would provide the Hydrology Division with a letter by September 14, 1990. The letter will outline dates for the City on when the owner will provide a plan prepared by a Registered Engineer. The letter will also provide a date on when the actual removal of the debris will begin.

If you should have any questions regarding our conversation, please do not hesitate to call me at 768-2650.

Cordially,

Gilbert Aldaz, P.E. & L.S.
City/County Floodplain Administrator

xc: Clifford E. Anderson, AMAFCA
Mickey Pitschke, Zoning
Sylvia R. Fettes, City Legal Department

GA
wp+576

I concur w/ the Aug 18 letter from Klafke to the Littles. Pls provide a history for the Council & your future intent ASAP

9/8

Thanks Dan

RECEIVED
SEP 18 2003
HYDROLOGY DIVISION

City of Albuquerque

Public Works Department

Robert E. Gurule,
Director

ROUTING AND TRANSMITTAL FORM

DATE: 9/18

TO:
- ☐ Mayor Saavedra
- ☐ Blumenfeld
- ☐ Brosman
- ☐ Doyle
- ☐ Giron
- ☐ Machtinger
- ☐ Nickerson
- ☐ Silva
- ☐ Weber

✓ Dan Hogan

☐ For Your Information

☐ Please See Me

☐ Review and Report To _____

☐ Send Copy of Response To _____

☑ Response for My Signature

☐ Prepare Reply for (Mayor/CAO) Signature

☐ Read & Pass On

☐ Action

☐ File

☑ Copies To: Walt Nickerson

☐ Comments: _____

REQUIRED BY: ASAP

CITY OF ALBUQUERQUE

CITY COUNCIL

INTER-OFFICE MEMORANDUM: September 10, 1990 REF. 12595-3

TO: Bob Gurule, Director, Public Works Department

FROM: Michael Brasher, City Councillor, District 9 MB

SUBJECT: CONSTITUENT LETTER

I recently received a copy of the attached letter which was sent by Mr. and Mrs. Lowell P. Little, Jr. to Mr. and Mrs. John H. Klafke regarding serious problems as a result of dumping in the Tijeras Arroyo area.

Per information in both letters, I would appreciate a prompt response from you concerning this critical situation and the latest efforts by the Public Works Department to address the potential environmental and safety hazards being experienced in this area.

I would like these constituent concerns addressed as quickly as possible, particularly as neither letter reflects completely accurate information pertaining to the dumping and the involvement of Mr. Mori Jafari, who has been named as the principal property owner and builder.

Thank you for you cooperation and attention in this matter.

Attachment

cc: Mickey Pitschke, Zoning Enforcement, Zoning Section
Gilbert Aldez, Flood Plains Administrator, Public Works
Cliff E. Anderson, AMAFCA

MB/pam

MEMO TO FILE: L23/D1

FROM: GILBERT ALDAZ

DATE: SEPT. 10, 1990

MEETING: GILBERT, SYLVIA FETTES, PATRICK McDONALD. ATTY

DISCUSSED TO DATE OF NON-COMPLIANCE FOR REMOVAL OF CONCRETE DEBRIS. ATTORNEY STATED THE ~~TEAM~~ CITY MAY NOT HAVE ANY LEGAL MEANS FOR REMOVAL, THEY WOULD PROBABLY HAVE TO PUT A LEAN ON PROPERTY, WOULD BE AN EXPENSIVE CITY COST.

ATTORNEY RECOMMENDED I CONTACT THE OWNER'S PER TELECOM AND SEE IF WE CAN GET TIME FRAME AND CONFIRM BY MEMORANDUM OF REMOVAL, IF WE CONTINUE TO NOT HAVE RESULTS THEY WILL SEND LETTER OF CONSEQUENCES SUCH AS A FINE & HOLD-UP BUILDING PERMITS

RECEIVED
AUG 21 1990
HYDROLOGY DIVISION

August 18, 1990

Mr. and Mrs. Lowell P. Little, Jr.
13727 Winterwood Way, S.E.
Albuquerque, NM 87123-4344

Dear Mr. and Mrs. Little:

This letter is to acknowledge receipt of your letter of August 16, 1990, which was apparently placed in our mailbox that same evening. We do not appreciate the threatening tone of your letter nor the lack of fact presented therein.

By copy of this letter, we are forwarding your August 16, 1990, letter to pertinent City departments and representatives in order that they may be aware of the factual misrepresentations made and to affirm our total agreement with all complaints the City has received concerning the rubble dumped to the north of our home.

Mrs. Wheatley, President of the Winterwood Park Home Owners' Association, was made aware of our concern over the dumping permitted by Mr. Jafari quite some time ago. However, we do not consider our personal interests the business of you nor the Association. We appreciate the City having stopped the illegal dumping and commend their intent to pursue the issue to legal resolution.

Sincerely,

/s/ John and Sharon Klafke

Mr. and Mrs. John H. Klafke
601 Autumnwood Place, S.E.
Albuquerque, NM 87123-4348
Telephone: 292-5349

cc: (w/cy of 8/16/90 ltr., Little to Klafke)
Councilman Michael Brasher, District 9
Ms. Mickey Pitschke, City Zoning Enforcement
→ Mr. Gilbert Adaz, Public Works Department, Hydrology Division
Mr. Cliff E. Anderson, AMAFCA

Mr. and Mrs. John H. Klafke
Winterwood Park
Albuquerque, NM 87123-4344

16 August 1990

Dear John and Sharon,

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arroyo to the city. Once it becomes public property, we cannot keep anyone out of it, post "no traspassing" signs, etc. Law enforcement coverage of that area is slim to none. Police claim they won't go down there because they don't have four-wheel drive vehicles. In order to get the kind of equipment down in the arroyo needed to remove the concrete to which you object, Mori will need to cut down many of the trees (his trees) which are principal attributes of the "view."

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We hope you both will take this letter in the spirit in which it is intended. You have simply made a serious mistake in concert with two adjacent neighbors and we feel obligated to bring it to your attention. Please confer with your neighbors who joined you in the complaints against Mr. Jafari. Do it soon, while there is still time!

We have discussed this issue with Kay Wheatley, the President of our Association, and she is equally alarmed by both your actions and the impending results. As she has lived here for some time and is also in the realty business, she is well-versed on the history of the arroyo and how very much Mr. Jafari has done in all of our behalf. Please call her if you doubt the veracity of anything we have expressed here, including the urgency of action on your part. Her home telephone number is 299-9231. She and her husband, John, live across the street from us at 13720 Winterwood Way.

Sincerely,

Colonel and Mrs. Lowell P. Little, Jr.
13727 Winterwood Way, SE
Albuquerque, NM 87123-4344

Home telephone: 299-5992

Copies to:
K. Wheatley
M. Jafari
File

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 9, 1990

Owners-Morteza Jajari & Cyrus Varan
10832 Prospect, NE Suite F
Albuquerque, New Mexico 87112

RE: DRAINAGE VIOLATION FOR NORTH FOUR HILLS SUBDIVISION
(L23/D1)

NOTICE AND ORDER

Pursuant to Chapter 7, Article IX, City of Albuquerque Revised Ordinances, 1974, as amended, this Notice and Order is being issued on North Four Hills Subdivision, as filed in Bernalillo County Clerk's Office, Book C20, Page 144-1.

FINDINGS

This property was inspected June 12, 1990 by personnel of this Department and Clifford E. Anderson of AMAFCA. This inspection revealed that the property is in violation of the Drainage Ordinance and the Flood Hazard Ordinance for the following reasons:

1. The debris placed in the Tijeras Arroyo does not comply with the approved Grading Plan received February 20, 1987. The debris is unstable and extends beyond the grading limits of the referenced plan; and therefore, violates the Drainage Ordinance.

2. The Tijeras Arroyo is identified as a major floodway on the Flood Insurance Rate Maps established by FEMA. The debris you have dumped or allowed to be dumped encroaches into the floodway of the Tijeras Arroyo, and therefore, violates the Flood Hazard Ordinance.

3. The unauthorized dumping of the aforesaid debris into the floodway has created a hazard to other property adjacent to the Tijeras Arroyo.

We have attached a topographic plan prepared by the City Survey Section, and a cross section which substantiates that you have placed debris beyond the limits of the approved plan dated February 20, 1987.

ORDER

You being the owner, are hereby ordered to:

1. Provide a grading plan by a New Mexico Registered Engineer that identifies the encroachment into the Arroyo and that identifies the limits of required removal to provide a stable slope outside of the floodway. The limits of removal must correspond to the approved grading plan of February 20, 1987. After approval of the grading plan by Hydrology, you are to immediately begin step number Two.

2. Remove the debris from the Tijeras Arroyo and dispose of the same into an approved landfill.

3. Provide certification from a Registered Engineer that the removal has been completed and complies with the approved Grading Plan required per step number One.

Please be advised that the required grading plan must be completed within 15 days of receipt of this letter, and the removal of the debris must be completed within 15 days after Hydrology approves the Grading Plan. If you have any questions, please do not hesitate to call me at 768-2650.

Gilbert Aldaz, P.E. & L.S.
City/County Floodplain Administrator

xc: Clifford E. Anderson, AMAFCA
Mickey Pitschke, Zoning
Sylvia R. Fettes, City Legal Department
Michael Brasher, City Councillor

HAND DELIVERED

GA
(wp+576)

MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

REQUEST FOR SURVEY JOB NUMBER Misc.

REQUESTED BY:

CITY ENGINEER		WATER RESOURCES	
ASST. CITY ENGINEER-DESIGN		DEVELOPER	
ASSOC. DESIGN ENGINEER		Hydrology	L23/D1

PURPOSE OF SURVEY:

STREET DESIGN (CURB & GUTTER)		WATER LINE EXTENSION	
SANITARY SEWER EXTENSION		RIGHT-OF-WAY LOCATION	
STORM SEWER EXTENSION		PUBLIC COMPLAINT	
SANITARY SEWER REPLACEMENT		Property Line	V

TYPE OF INFORMATION REQUIRED:

PROFILE		MH RIM-INVERT ELEVATION	
CROSS SECTION		FLOOR ELEVATION	
TOPOGRAPHIC		T.C. & FL ELEVATION	
RIGHT-OF-WAY		LINE AND GRADE	
PROPERTY SURVEY		STORM INLET INFO	
PLANE TABLE		TOP FOOTING (BLOCK WALL)	

LOCATION DATA: North Four Hill Subdivision

SURVEYOR INSTRUCTION: Locate Property Adjacent to Tijeras Arroyo, South Bound, Determine Encroachments of Fill Into Tijeras Arroyo Floodplain / Contact Gilbert Aldaz When Property Corners See So Hydrology Can Photograph

CONTRACTOR: INSPECTOR:

WORK DATA ATTACHED

FIELD BOOK		PROJECT PLANS	
SUBDIVISION (PLATS)	C20-144-1	RIGHT-OF-WAY MAPS	
BENCH MARKS (ACS)		WORK SKETCHES	

Gilbert Aldaz 6/13/90
REQUESTOR SIGNATURE DATE

APPROVED: CHIEF SURVEYOR DATE 06/14/90

SURVEY WORK DATA:

PRE-DESIGN SURVEYS			CONSTRUCTION SURVEYS			AS-BUILT SURVEYS		
PROFILE	L.F.	HRS.	C & G	L.F.	HRS.	C & G	L.F.	HRS.
X-SECT	SQ.FT.	HRS.	SEWER	L.F.	HRS.	SEWER	L.F.	HRS.
TOPO	SQ.FT.	HRS.	WATER	L.F.	HRS.	WATER	L.F.	HRS.
MISC.		HRS.	MISC.		30 HRS.	MISC.		16 HRS.

SURVEYOR'S COMMENTS:

Mitchell W. Reynolds 8/2/90
SURVEYOR DATE

RECEIVED
JUL 27 1990
HYDROLOGY DIVISION

9704 Admiral Dewey N.E.
Albuquerque, NM 87111
July 18, 1990

Mr. Gilbert Aldez
Flood Plains Administrator
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

SUBJECT: Environmental Damage to Tijeras Arroyo

Dear Mr. Aldez:

Three years ago we purchased a one-half acre lot in the Winterwood Park subdivision near Four Hills (Lot 5, Blk. 1 - Winterwood Park). The reason for buying that lot was because it borders a conservation/ arroyo easement that includes the Tijeras Arroyo. The lot is surrounded by beautiful homes that maintain the natural landscape.

Over the past three years we have been working on our house plans, which are designed to blend into the terrain and natural landscape. We are now ready to break ground on our dream home and invest our life savings.

On the north side of our lot, across the arroyo, there has been a great deal of time and money spent to develop a housing project in Four Hills North. Several months ago the developer began dumping the remains of an old cement plant over the edge of an already filled embankment and down into the arroyo. It appears that there is no master plan or schedule to cover the exposed dumped concrete (remains of a cement plant at Eubank and Osuna).

As the summer rains begin, there has been excessive erosion and the concrete slabs and debris are falling into the arroyo which is in the conservation area. In addition to it appearing as a demolition or construction dump site, falling concrete is dangerous to anyone walking in the conservation area. I feel no ethical builder should build on this debris which will continue to sink and errode for the years to come.

We have put a hold on our plans to build on our lot until we are assured that this eye sore and dangerous situation is resolved. I would hope that the city or county would have jurisdiction over this situation and require a contractor to develop a presentable and safe project.

Our intent is not to stop the development, only to develop the area in a manner that meets the zoning and soil compaction required to build homes. The problems that developed in Tanoan several years ago with construction were minor to what this development will encounter.

We would ask that you evaluate the situation and require the developer to stop the fill effort and require him to cover with top soil, slope into the arroyo in a manner that won't errode and seed with natural grass. We feel timing is of the essence, and the sooner you act, the better the chances of averting a disaster and preventing a landscape scar the city will have to live with forever.

Your prompt involvement is appreciated, and if you have any questions, please give us a call at 821-2486.

Regards,

Chuck & Maggie Cremer

Chuck & Maggie Cremer

cc: Michael Brasher

LETTER OF TRANSMITTAL

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

P.O. BOX 21307, ALBUQUERQUE, NM 87154
(505) 265-0905

DATE 7/25/90 JOB NO.

ATTENTION Gilbert Aldaz

RE: 4-Hills

RECEIVED
JUL 25 1990
HYDROLOGY DIVISION

TO City of Alb.
Hydrology
3rd Floor

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
2			Prints of 1"=100' Topo

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit_____copies for approval
☒ For your use ☐ Approved as noted ☐ Submit_____copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return_____corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19_____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: Mark Goodwin

PRODUCT 248-2 NEBS Inc., Groton, Mass. 01471.

If enclosures are not as noted, kindly notify us at once.

RECEIVED
JUL 17 1990
HYDROLOGY DIVISION

North Four Hills Partenership
10832 Prospect NE suite F
Albuquerque, NM 87112

July 13 1990

Mr. Gilbert Aldaz, P.E., L.S.
City/County Floodplain Administrator
The City of Albuquerque Public Works Department

Dear Mr. Aldaz

We are appreciate of your taking the time to meet with us at July 12, 1990. Pursuant to our agreement, we are grateful for your allowing us time to clear the flood lines and meet your requirement.

Sincerely,

North Four Hills Partnership

CC: Clifford E. Anderson, AMAFCA
Mickey Pitschke, Zoning

COMPLAINT FORM

PUBLIC WORKS DEPARTMENT
UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
768-2650

Complainant: Maggie Cremer Phone #: 265-0800

Address/Location: I-40 East of Town (4 hills Area) (Autumnwood Pl. NE)

Complaint: Mrs Cremer is concerned with some concrete debris flowing into the Tijeras arroyo which may alter some of the flows towards her property. She also said that the concrete debris is not pleasantly looking. The concrete bits are spread along the arroyo due to the last rainfall. It is als. affecting the conservation area near her property.

Referred to: Andrew Garcia

Investigation-Comments: Hydrology section is requiring that the developer is supposed to remove the concrete chips that they illegal dumped North four Hills developers.

Follow-up:

Resolved by: Date:

COMPLAINT FILE NO.: L-23

ZONE ATLAS/DRAINAGE FILE NO.:

DATE COMPLAINT RECEIVED: 7-12-90

P-560 334 018

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to Owners - Morteza Jajari & Cyrus Varan	
Street and No 10832 Prospect, NE Suite F	
P.O., State and ZIP Code Albuquerque, NM 87112	
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$
Postmark or Date	

PS Form 3800, June 1985

U.S.G.P.O. 153-506

STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE, CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)

1. If you want this receipt postmarked, stick the gummed stub to the right of the return address leaving the receipt attached and present the article at a post office service window or hand it to your rural carrier. (no extra charge)

2. If you do not want this receipt postmarked, stick the gummed stub to the right of the return address of the article, date, detach and retain the receipt, and mail the article.

3. If you want a return receipt, write the certified mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.

4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse **RESTRICTED DELIVERY** on the front of the article.

5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in item 1 of Form 3811.

6. Save this receipt and present it if you make inquiry.

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☒ Show to whom delivered, date, and addressee's address. 2. ☐ Restricted Delivery.

3. Article Addressed to:

Owners-Morteza Jajari &
Cyrus Varan

10832 Prospect, NE Suite F
Albuquerque, NM 87112

4. Article Number
P-560-334-018

Type of Service:

- ☐ Registered
- ☒ Certified
- ☐ Express Mail
- ☐ Insured
- ☐ COD

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee
X M.R.JAFARI

6. Signature — Agent
X

7. Date of Delivery
6-25-90

8. Addressee's Address *(ONLY if requested and fee paid)*

PS Form 3811, Feb. 1986 DOMESTIC RETURN RECEIPT

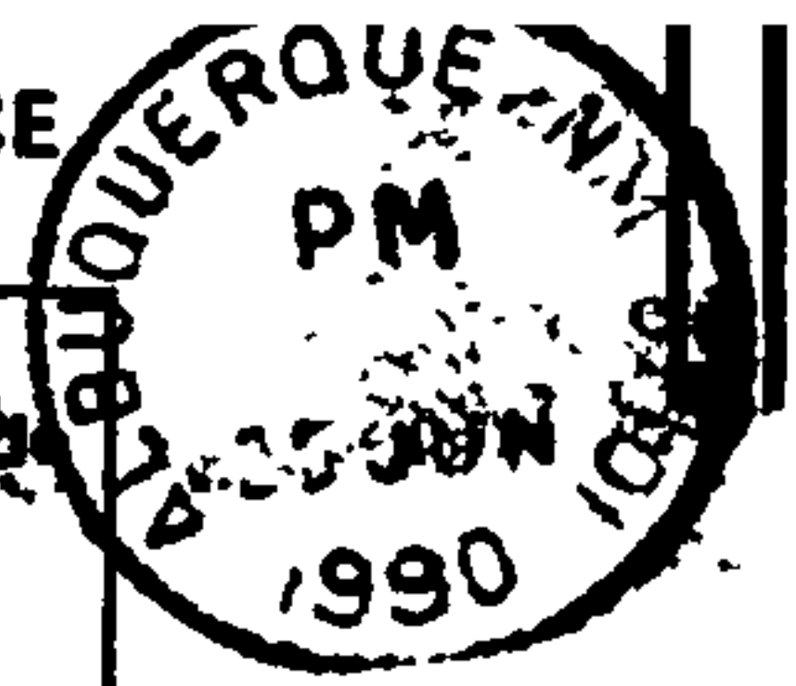
UNITED STATES POSTAL SERVICE

OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- **Complete items 1, 2, 3, and 4 on the reverse.**
- **Attach to front of article if space permits, otherwise affix to back of article.**
- **Endorse article "Return Receipt Requested" adjacent to number.**



U.S. POSTAL SERVICE

OFFICIAL SPONSOR

1992 OLYMPIC GAMES

U.S.MAIL

PENALTY FOR PRIVATE USE. $300

RETURN TO

Print Sender's name, address, and ZIP Code in the space below.

City of Albuquerque
Hydrology Development Section
Post Office Box 1293

Albuquerque, New Mexico 87103

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 21, 1990

Owners-Morteza Jajari & Cyrus Varan
10832 Prospect, NE Suite F
Albuquerque, New Mexico 87112

RE: DRAINAGE VIOLATION FOR NORTH FOUR HILLS SUBDIVISION
(L23/D1)

NOTICE AND ORDER

Pursuant to Chapter 7, Article IX, City of Albuquerque Revised Ordinances, 1974, as amended, this Notice and Order is being issued on North Four Hills Subdivision, as filed in Bernalillo County Clerk's Office, Book C20, Page 144-1.

FINDINGS

This property was inspected June 12, 1990 by personnel of this Department and Clifford E. Anderson of AMAFCA. This inspection revealed that the property is in violation of the Drainage Ordinance and the Flood Hazard Ordinance for the following reasons:

1. The debris placed in the Tijeras Arroyo does not comply with the approved Grading Plan received February 20, 1987. The debris is unstable and extends beyond the grading limits of the referenced plan; and therefore, violates the Drainage Ordinance.

2. The Tijeras Arroyo is identified as a major floodway on the Flood Insurance Rate Maps established by FEMA. The debris you have dumped or allowed to be dumped encroaches into the floodway of the Tijeras Arroyo, and therefore, violates the Flood Hazard Ordinance.

3. The unauthorized dumping of the aforesaid debris into the floodway has created a hazard to other property adjacent to the Tijeras Arroyo.

ORDER

You being the owner, are hereby ordered to:

1. Provide a grading plan by a New Mexico Registered Engineer that identifies the encroachment into the Arroyo and that identifies the limits of required removal to provide a stable slope outside of the floodway. The limits of removal must correspond to the approved grading plan of February 20, 1987. After approval of the grading plan by Hydrology, you are to immediately begin step number Two.

2. Remove the debris from the Tijeras Arroyo and dispose of the same into an approved landfill.

3. Provide certification from a Registered Engineer that the removal has been completed and complies with the approved Grading Plan required per step number One.

Please be advised that the required grading plan must be completed within 15 days of receipt of this letter, and the removal of the debris must be completed within 15 days after Hydrology approves the Grading Plan. If you have any questions, please call Gilbert Aldaz, Floodplain Administrator at 768-2650.

Walter H. Nickerson, Assistant Director
Engineering Group/Public Works Department

xc: Clifford E. Anderson, AMAFCA
Mickey Pitschke, Zoning
Sylvia R. Fettes, City Legal Department

CERTIFIED MAIL RECEIPT NO. P-560 334 018

GA:WHN
(wp+576)

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

ZONING ENFORCEMENT
Plaza National Bank - Garden Level
600 - 2nd St., N.W., Albuquerque, New Mexico 87102
Telephone No. (505) 764-1664 - Telecopier No. (505) 764-1662

RECEIVED
JUN 15 1990
HYDROLOGY DIVISION

June 13, 1990

Mori Jafari
MJB Joint Venture
12700 San Rafael, N.E.
Albuquerque, New Mexico 87122

CERTIFIED

Dear Mr. Jafari:

According to our records, you are the owner of property located at north Four Hills Subdivision. On April 6th & June 12, 1990, I observed an apparent violation of the Albuquerque Weed Control Ordinance/Albuquerque Litter Ordinance on your property.

Specifically I noted illegal dumping. Such activity is a violation of Section(s) 6-15-4 & 6-8-19 of the Weed/Litter Ordinance. On behalf of the City, I hereby request that you correct the violation on or before June 20, 1990 and that the illegal dumping stop IMMEDIATELY.

If you believe that you are not in violation as stated, please contact this office to review the situation. If you intend to bring your property into compliance with the code, but you cannot meet the stated deadline, please contact me at 764-1664 immediately and we will attempt to work with you on a short extention.

If you do not take the requested action or make other arrangements with this office by the above date, the City will abate this violation at an approximate cost of expenses incurred. This will result in a lien against the property for the charge incurred.

THIS IS THE ONLY LETTER YOU WILL RECEIVE. Your next communication from us will involve formal enforcement action.

Sincerely,

/s/
Mickey Pitschke
Neighborhood Improvement Inspector

MP:oao
52150
CC: Gilbert Adaz, Public Works Dept.
Cliff Anderson, AMAFCA

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

ZONING ENFORCEMENT
Plaza National Bank - Garden Level
600 - 2nd St., N.W., Albuquerque, New Mexico 87102
Telephone No. (505) 764-1664 - Telecopier No. (505) 764-1692

RECEIVED
JUN 15 1990
HYDROLOGY DIVISION

June 13, 1990

Chava Trucking C. **CERTIFIED**
P.O. Box 25427
Albuquerque, New Mexico 87123
Attn: Darrell Nichols

PMR Services **CERTIFIED**
4550 Edith Blvd., N.E.
Albuquerque, New Mexico 87107
Attn: Pete Samora

A & P Construction, Inc. **CERTIFIED**
705 Rankin Rd., N.E.
Albuquerque, New Mexico 87107
Attn: Norman McFace

Gentlemen:

This will confirm my telephone conversation of this date advising you that the dumping which you have done at North Four Hills Subdivision is a violation of the Albuquerque Litter Ordinance.

Additionally, as I requested, you have agreed that your company will cease any dumping at this location.

Thank you for your cooperation.

Sincerely,

Mickey Pitschke
Neighborhood Improvement Inspector

cc: Mori Jafari
cc: Gilbert Adaz, Public Works Dept, Hydrology Div.
cc: Cliff Anderson - AMAFCA

MP/oao
52150

MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

REQUEST FOR SURVEY

JOB NUMBER Misc.

REQUESTED BY:

CITY ENGINEER		WATER RESOURCES	
ASST. CITY ENGINEER-DESIGN		DEVELOPER	
ASSOC. DESIGN ENGINEER		Hydrology	L23/D1

PURPOSE OF SURVEY:

STREET DESIGN (CURB & GUTTER)		WATER LINE EXTENSION	
SANITARY SEWER EXTENSION		RIGHT-OF-WAY LOCATION	
STORM SEWER EXTENSION		PUBLIC COMPLAINT	
SANITARY SEWER REPLACEMENT		Property Line	✓

TYPE OF INFORMATION REQUIRED:

PROFILE	✓	MH RIM-INVERT ELEVATION	
CROSS SECTION		FLOOR ELEVATION	
TOPOGRAPHIC		T.C. & FL ELEVATION	
RIGHT-OF-WAY		LINE AND GRADE	
PROPERTY SURVEY		STORM INLET INFO	
PLANE TABLE		TOP FOOTING (BLOCK WALL)	

LOCATION DATA: North Four Hill Subdivision

SURVEYOR INSTRUCTION: Locate Property Adjacent to Tijeras Arroyo, South Bound. Determine Encroachments of Fill Into Tijeras Arroyo Floodplain / Contact Gilbert Aldaz When Property Corners See So Hydrology Can Photograph

CONTRACTOR: INSPECTOR:

WORK DATA ATTACHED

FIELD BOOK		PROJECT PLANS	
SUBDIVISION (PLATS)	C20-144-1	RIGHT-OF-WAY MAPS	
BENCH MARKS (ACS)		WORK SKETCHES	

Gilbert Aldaz — 6/13/90
REQUESTOR SIGNATURE — DATE

APPROVED: CHIEF SURVEYOR — DATE

SURVEY WORK DATA:

PRE-DESIGN SURVEYS				CONSTRUCTION SURVEYS				AS-BUILT SURVEYS			
PROFILE	L.F.		HRS.	C & G	L.F.		HRS.	C & G	L.F.		HRS.
X-SECT	SQ.FT.		HRS.	SEWER	L.F.		HRS.	SEWER	L.F.		HRS.
TOPO	SQ.FT.		HRS.	WATER	L.F.		HRS.	WATER	L.F.		HRS.
MISC.			HRS.	MISC.			HRS.	MISC.			HRS.

SURVEYOR'S COMMENTS:

SURVEYOR — DATE

w

6/13/90

TO: ALAN MARTINEZ
FROM: GILBERT ALDAZ

ALAN DO NOT RELEASE ANY BUILDING PERMITS ON L23/D1 (NORTH FOUR HILLS SUBD.)

THE INDIVIDUAL RESIDENTS NEED GRADING & DRAINAGE PLANS SUBMITTED TO HYDROLOGY FOR REVIEW & APPROVAL, WE PARTICULARLY HAVE PROBLEMS WITH TRACTS ADJACENT TO THE ARROYO BECAUSE OF ILLEGAL DUMPING

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW
CHIEF
ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

RAY R. BACA
DEPUTY CAO
PUBLIC SAFETY

August 24, 1989

RECEIVED
AUG 24 1989
HYDROLOGY SECTION

CERTIFICATE OF COMPLETION AND ACCEPTANCE

Mr. Jafari
Cintel Corporation
10832 Prospect N.E., Suite F
Albuquerque, NM 87112

RE: PROJECT NO. 2565, NORTH FOUR HILLS SUBDIVISION, (MAP NO. L-23/D1

Dear Mr. Jafari:

This is to certify that the City of Albuquerque accepts Project No. 2565 as being completed according to approved plans and construction specifications. If all required right-of-ways and/or easements have been dedicated, the City of Albuquerque will accept for continuous maintenance all public infrastructure improvements constructed as part of Project No. 2565. If the required right-of-ways and/or easements have not been dedicated, the City of Albuquerque cannot accept the project for continuous maintenance and said maintenance will be the responsibility of the developer.

The project is described as follows:

- Installed waterline, sewerline, storm drainage facilities and paving in the North Four Hills Subdivision on the following streets; 1) Carmellia Dr., 2) Pointselta Pl., 3) Narcissus Pl., and 4) Waterfall Dr.

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

Sincerely,

Russell B. Givler, P.E.
Chief Construction Engineer
Construction Mgmt. Division
Engineering Group
Public Works Department

RBG:tjp

xc: Mark Goodwin & Associates
MJB Construction Company
Fred Aguirre, Engineering Group, PWD
Alan Martinez, Engineering Group, PWD
Phil Fischer, Engineering Group, PWD
Ray Pang, Engineering Group, PWD
Terri Martin, Engineering Group, PWD
Connie Lujan, Engineering Group, PWD
Jeanette Barrett, Special Assessments
A. N. Gaume, Operations Group, PWD
Jim Fink, Operations Group, PWD
Ray Chavez, Operations Group, PWD
Jon Ertsgaard, Engineering Group, PWD
Dave Parks, Engineering Group, PWD
Tom Kennerly, Operations Group, PWD
Josie Gutierrez, New Meter Sales, Finance Group, PWD
Claudia Gallegos, Standby Clerk, Finance Group, PWD
Della Gallegos, Engineering Group, PWD
Fred Gomez, Engineering Group, PWD
Judy Aguilar, Engineering Group, PWD
f/Project 2565
f/Warranty
f/Readers

(INP 137922

R. WARD HUNNICUTT, CHAIRMAN
PAT D. HIGDON, VICE-CHAIRMAN
REX FUNK, SECRETARY-TREASURER
DANIEL W. COOK, DIRECTOR
RONALD D. BROWN, DIRECTOR

LARRY A. BLAIR
EXECUTIVE ENGINEER

Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority

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

RECEIVED
JUL 10 1989
HYDROLOGY SECTION

TO: Stuart Reeder, Engineer
Public Works Department, Hydrology
City of Albuquerque

FROM: C. Anderson
Clifford E. Anderson, Drainage Engineer
AMAFCA

DATE: July 10, 1989

RE: DRB-89-346, Site Development Plan for NORTH FOUR HILLS SUBDIVISION, scheduled for DRB hearing on Tuesday, July 18, 1989 (L-23).

The following are AMAFCA's comments on this item:

a. This area is subject to AMAFCA's Drainage Policy (Resolution No. 1980-15).

b. According to conditions recommended by Planning Department Staff to the EPC, "A replat of the property is required prior to final sign off by the Development Review Board." Did this become a condition of EPC approval?

c. In comments to the EPC (Case No. Z-89-53), the Public Works Department, Hydrology stated that "An approved Conceptual Grading and Drainage Plan is required for Site Development Plan sign-off." We agree with this statement.

d. General Note number 2 on the site development plan references "drainage easements and/or R.O.W." It would be appropriate to show the drainage easements that are being referred to.

e. General Note number 8 on the site development plan gives criteria for erosion control. It is not clear which N.M. State Highway (and Transportation) Department specifications are to be utilized and not apparent that this is in compliance with current City standards.

f. We have questions about the drainage of off-site areas through this plan area and drainage channels to the Tijeras Arroyo. Some specific questions we have are:

1. The capacity of the drainage crossing at Pinewood Place is substantially smaller than the upstream box culvert at Interstate 40. Is this crossing designed to carry the 100-year design flows from upstream areas and this site?

2. Can the downstream roadway, entrance structure and natural channel carry the developed condition flows from Tracts B, C and D of North Four Hills Subdivision without restriction?

3, Is the broken concrete being placed on the channel banks intended as riprap protection? Has an appropriate granular filter been included in the design?

4. Are the riprap rundowns to the Tijeras Arroyo at Rosewood Place, Pinewood Place and Waterlily Court (Street B) within the existing drainage easements? Are these rundowns sized with adequate freeboard based on current DPM criteria? Does the riprap have any granular filter included in the design? What sort of energy dissipator is designed at the bottom of the rundowns to prevent loss of the bottom section, and keep the Tijeras Interceptor Sanitary Sewer (Phase II) from being washed out? Can the rundowns sustain expected bank erosion of the Tijeras Arroyo during a 100-year storm on the Arroyo? Can these rundowns carry additional flows from Tracts B, C and D?

5. Fill material has been placed on the lots adjacent to the drainage easements and along the Tijeras Arroyo. Is any of this fill within the existing 100-year flood boundary or 100-year flood area established in the subdivision design report?

6. I can find no record that AMAFCA has provided joint written concurrence for those items affecting the Tijeras Arroyo, as required by the City/AMAFCA Designee Agreement. Do you have any record of such a concurrence in your files?

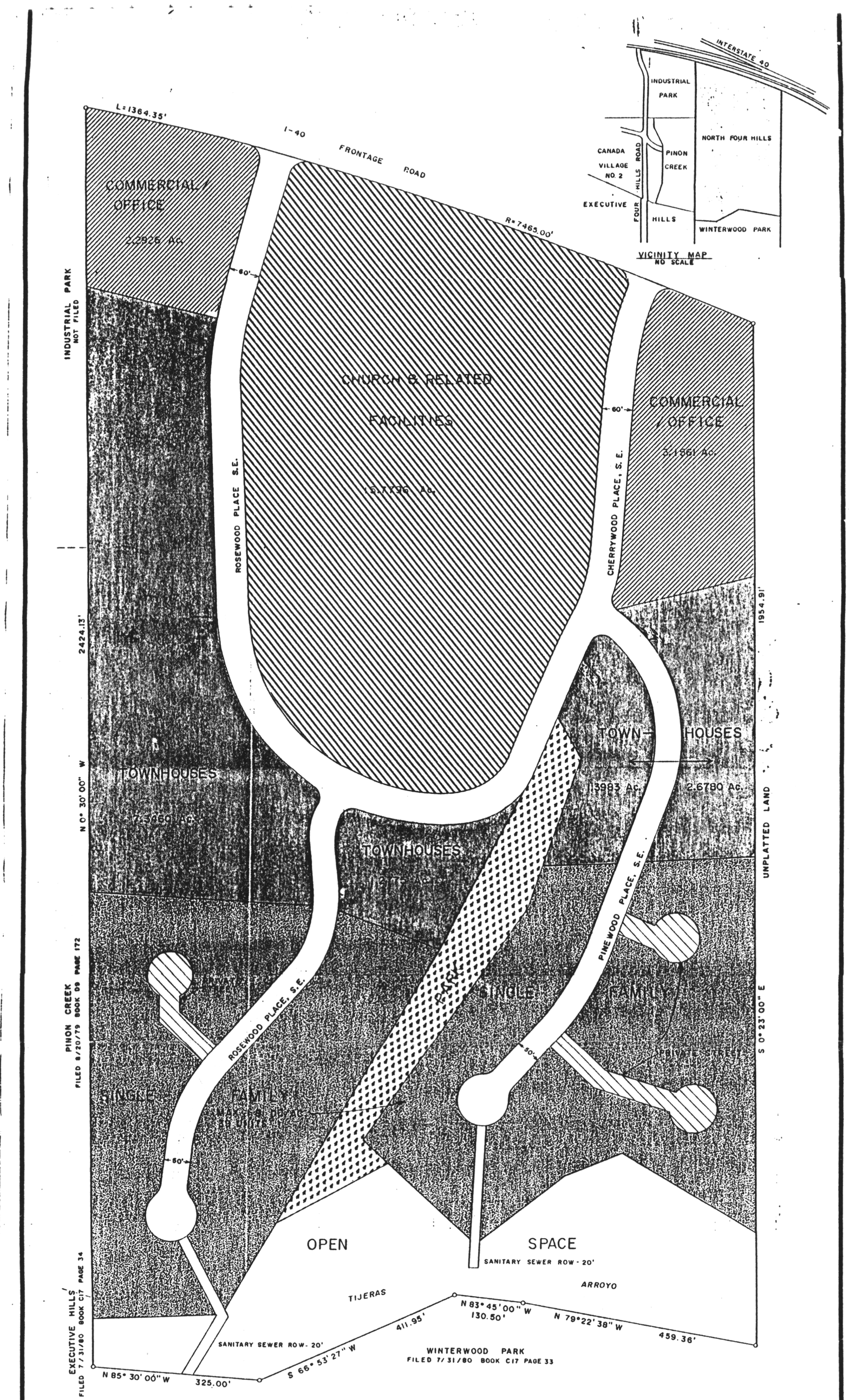
7. Will the City of Albuquerque be maintaining the riprap rundowns and channels at North Four Hills Subdivision?

Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority

g. AMAFCA would like to have a copy of the latest grading and drainage plans for this subdivision. We would also like to have copies of any design drawings for drainage and utility structures in the Tijeras Arroyo. Can you provide a copy to us?

Copy to:
Garcia/Kraemer & Assoc., 219 Central Ave. NE. 87102
Fred Aguirre, Hydrologist, City of Albuquerque, PWD
Billy Goolsby, Water and Waste Water Division, City of Albuquerque, PWD

Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority



LANDSCAPING

Existing vegetation will be preserved to the maximum extent possible.

Trees - where applicable, minimum caliper will be 1.5":
- Ponderosa Pine
- Desert Willow
- Flowering Crab
- Purple Leaf Plum
- Hackberry
- Russian Olive (off-street only)

Shrubs - minimum size will be 5 gallon:
- Spiree
- Euonymus
- Mock Orange

Groundcover:
- Seeded/sodded turf in townhouse common areas
- Decorative rock over weed inhibitor in restricted planting areas

LAND USE

Commercial/Office Area:
- 30,375 SF Gross Building Area
- 1-1.5 Story Maximum Building Height
- 25' Minimum Setback from Property Line
- 2:1 Ratio Parking (approx. 135 spaces)
- Signs Subject to Final City Approval

Townhouse Area:
- 2 Story Maximum Building Height
- 800 SF Minimum Floor Area
- 4 Parking Spaces per Unit
- 20' Minimum Distance to Street

Single Family Area:
- Modified "Cluster" Concept
- No Side Yard Setback
- 20' Minimum Front Setback to Public R.O.W.
- 15' Minimum Rear Setback
- Owner Will Provide Landscaping

Walkways/Bikeways:
In the Single Family Area, walkways/bikeways will be provided on one side of the local street; in the Townhouse Area, walkways/bikeways will be provided internally for resident use and on one side of the street.
An 8' wide asphalt mat is proposed.

Church & Related Facilities:
- .30 Maximum Floor Area Ratio
- 25' Minimum Setback from Property Line
- 26' Maximum Building Height
- Sign Subject to Final City Approval
- Off Street Parking Shall be Provided in Accordance with Section 40A of the Comprehensive Zoning Code.
- 25 ft Landscaped Buffer along I-40 Frontage Rd.
- 15 ft Landscaped Buffer along Waterfall and Carmellia Drives S.E.

APPROVED:

DEVELOPMENT REVIEW BOARD,
CITY OF ALBUQUERQUE:

Planning Division	Date
City Engineer	Date
Traffic Engineer	Date
Water Resources	Date
Parks & Recreation	Date

GENERAL NOTES

1. No development will occur below 5600' elevation.
2. No obstructions will be permitted within any drainage easements and/or R.O.W.
3. Property lines adjacent to open space and public park areas will have over 50% open-type fencing no more than 4' high; no fences will be allowed on drainage/floodplain easements.
4. Amenities, grounds, and drives in the Townhouse Area will be held in common ownership and privately maintained.
5. Specific dedication of park and open space areas will accompany platsubmittals. All park and open space dedication provisions of existing policies shall apply.
6. The private Open Space Area along Tijeras Arroyo, in the Single Family portion of the project, will be owned by a corporation in which the owner of each Single Family lot shall have an interest.
7. Restrictive covenants, to be established at time of platting, shall set all rights and means for use and maintenance of the private streets in the Single Family Area.
8. Erosion control of cut and fill areas will be accomplished through use of erosion control measures and revegetation with native species, according to New Mexico State Highway Department specifications.
9. All public streets will be constructed according to *current City Standards*.

LAND USE SUMMARY

ZONED: SU-1

Commercial/Office	5.4 ac.	
Church & Related Facilities	15.8 ac.	
Townhomes	12.7 ac.	104 Units-max
Single Family	21.9 ac.	39 Units
Park	2.1 ac.	
Open Space	6.4 ac.	
Total	64.3 ac.	

SITE DEVELOPMENT PLAN
NORTH FOUR HILLS SUBDIVISION

ALL WITHIN SECTION 26, T10N, R4E NMPM
AN ADDITION TO THE CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
29 SEPTEMBER 1982
AMENDED JUNE 1989 (Z-89-53)

C20·144·1

BEARINGS SHOWN WERE TAKEN FROM PLAT OF TOWN & COUNTY VILLAGE FILED OCT. 10, 1979 FOR STATE PLANE GRID SYSTEM ROTATE BEARINGS CLOCKWISE 00°20'46"

State of New Mexico) SS

STATE COORDINATES SW COR. SUB.
X = 427439.0181
Y = 1477308.7270
Δ = 0°08'21"
Tie to ACS STA "TOM"
Ground distance = 1651.12
Factor = 0.9999060
Bearing S 19°05'20" W

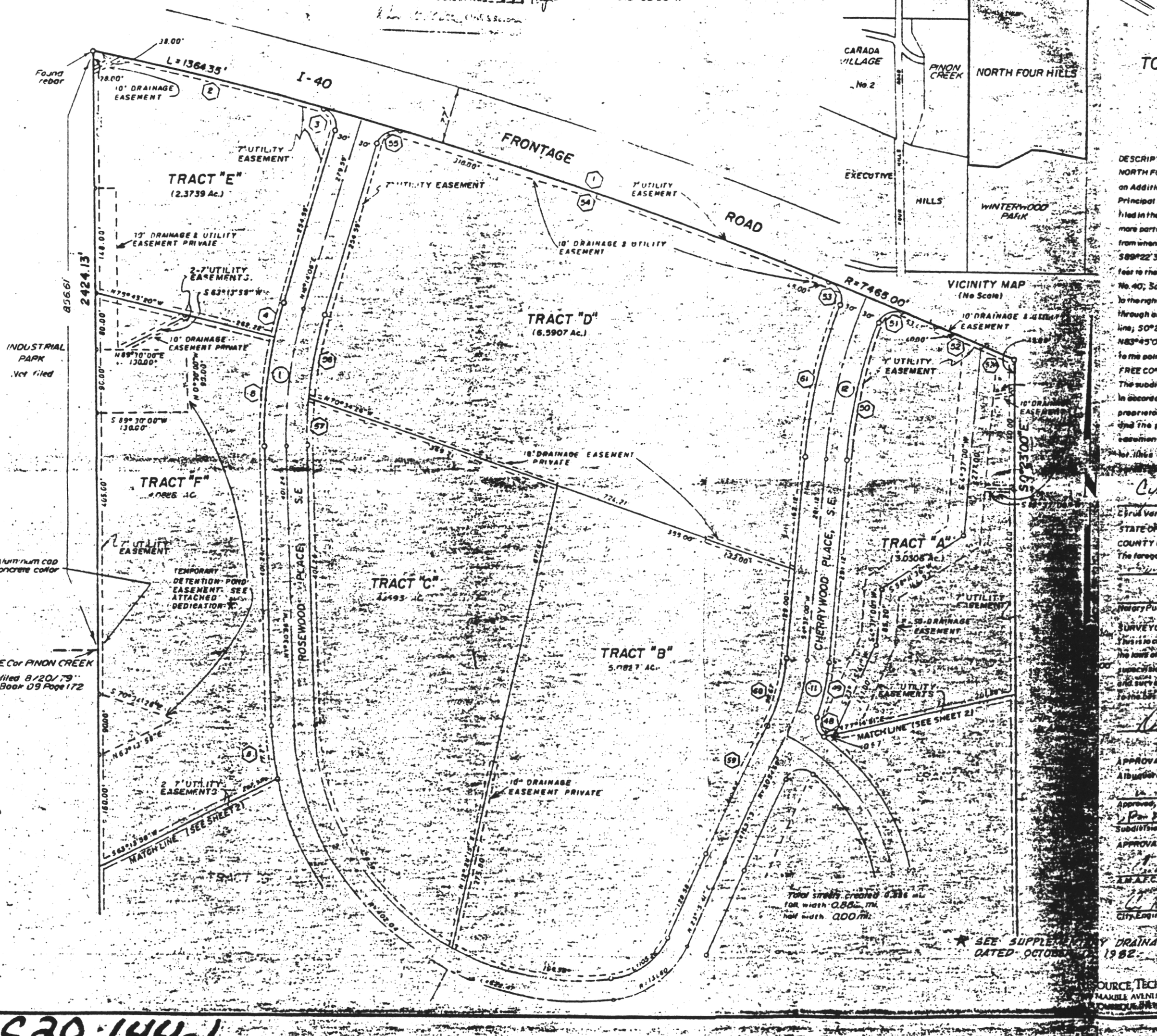
83 9110

NORTH FOUR HILLS SUBDIVISION

BEING A REPLAT OF TRACT "A" OF THE REPLAT OF TOWN & COUNTRY VILLAGE AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO

(SHEET 1 OF 2 SHEETS)

ZONE ATLAS PAGE L-23


I-40
FRONTAGE ROAD
TRACT "E" (2.3739 Ac.)
TRACT "D" (6.5907 Ac.)
TRACT "F" .4088 AC.
TRACT "C" 2.2493 AC.
TRACT "B" 5.1827 AC.
TRACT "A" (3.0308 Ac.)
L = 1364.35'
R = 7465.00'
2424.13'
S 89°22'30" W 1282.01'
N 79°43'20" W
S 63°13'58" W
N 89°10'00" E 130.00'
S 89°31'00" W 130.00'
S 70°36'26" W
N 70°36'26" E
N 63°13'58" E
S 70°36'26" W
S 89°31'00" W 130.00'
S 89°31'00" W 130.00'
S 23°00'00" E
S 66°37'00" W
S 23°00'00" E
S 66°37'00" W
S 23°00'00" E
S 66°37'00" W

C-20-142

C-20-142

83 3110

NORTH FOUR HILLS SUBDIVISION

BEING A REPLAT OF TRACT "A" OF THE REPLAT OF TOWN & COUNTRY VILLAGE AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO

(SHEET 2 OF 2 SHEETS)

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
JAN 7 1983
at 3:22 o'clock P.M. and recorded in Vol. C3 Folio 124
of records of said County
Clerk & Recorder

APPROVALS (CONTINUED)

Water Resources, City of Albuquerque, N.M. — Date 7-13-81
Traffic Engineer, City of Albuquerque, N.M. — Date 5-19-81
Director of Works and Transportation, City of Albuquerque, N.M. — Date 11-2-81
Chief Surveyor, City of Albuquerque, N.M. — Date 11/26/82
Mtn. States Telephone and Telegraph Co. — Date
Public Service Co. of New Mexico — Date 5-18-81
Gas Company of New Mexico — Date
Property Management, City of Albuquerque, N.M. — Date 1-22-82

CENTER-LINE CURVE DATA

NO	Δ	L	R
1	17°45'08"	198.27'	640.00'
2	51°09'36"	488.99'	404.00'
3	21°24'36"	69.47'	186.47'
4	46°30'00"	182.81'	225.00'
5	34°51'25"	182.88'	300.30'
6	34°58'21"	244.88'	401.00'
7	68°48'36"	136.35'	111.66'
8	3°45'05"	19.53'	298.66'
9	83°30'00"	408.46'	276.88'
10	22°00'00"	191.98'	500.00'
11	22°58'41"	111.60'	278.00'
12	17°39'23"	248.04'	790.00'

PROPERTY LINE CURVE DATA

NO	Δ	L	R
1	10°58'16"	368.55'	7465.00'
2	1°22'00"	178.31'	7465.00'
3	90°00'00"	39.31'	25.00'
4	2°46'48"	32.00'	670.00'
5	13°48'13"	88.57'	670.00'
6	1°05'18"	7.29'	532.94'
7	44°54'43"	334.86'	412.00'
8	83°57'11"	36.63'	25.00'
9	91°46'21"	83.34'	148.97'
10	10°58'16"	35.43'	200.00'
11	36°21'00"	126.89'	200.00'
12	27°46'41"	157.90'	325.30'
13	7°00'00"	40.00'	325.30'
14	90°00'00"	21.03'	25.00'
15	87°46'39"	38.27'	50.00'
16	90°00'00"	31.42'	20.00'
17	89°10'39"	38.89'	50.00'
18	44°23'43"	40.87'	50.00'
19	45°11'57"	39.44'	50.00'
20	48°11'43"	21.03'	25.00'
21	19°14'05"	58.76'	175.00'
22	1°22'00"	178.31'	7465.00'
23	4°35'01"	20.00'	250.00'
24	16°05'46"	70.23'	250.00'
25	16°05'46"	70.23'	250.00'
26	9°43'30"	42.44'	250.00'
27	30°57'22"	33.74'	62.00'
28	83°57'11"	36.63'	25.00'
29	28°36'36"	124.74'	250.00'
30	50°47'33"	221.71'	250.00'
31	24°06'09"	105.21'	250.00'
32	89°11'25"	38.91'	25.00'
33	37°36'59"	163.96'	250.00'
34	90°00'00"	39.31'	25.00'
35	67°00'02"	292.56'	250.00'
36	44°23'43"	173.00'	223.00'
37	7°36'17"	33.03'	249.00'
38	90°00'00"	39.31'	25.00'
39	44°20'00"	38.66'	50.00'
40	89°59'43"	39.29'	50.00'
41	44°59'00"	39.26'	50.00'
42	90°00'00"	141.00'	90.00'
43	44°59'34"	42.32'	90.00'
44	44°51'25"	21.03'	25.00'
45	13°02'26"	118.49'	525.00'
46	8°07'34"	88.50'	525.00'
47	19°48'58"	181.76'	301.96'
48	5°08'00"	31.90'	25.00'
49	44°38'38"	80.91'	318.00'
50	15°21'26"	204.80'	765.00'
51	90°00'00"	39.26'	25.00'
52	0°04'46"	118.45'	7465.00'
53	68°43'04"	36.71'	29.00'
54	4°08'13"	641.06'	7465.00'
55	90°00'47"	39.31'	25.00'
56	11°27'26"	121.96'	610.00'
57	6°17'22"	67.00'	610.00'
58	44°59'00"	39.26'	50.00'
59	45°00'00"	141.00'	90.00'
60	43°23'41"	38.47'	25.00'
61	15°30'48"	698.72'	930.00'
62	20°04'54"	20.10'	30.00'
63	20°00'54"	20.34'	30.00'

NOTE: TRACT L IS CITY PARK AND DRAINAGE R.O.W.
TRACTS L AND M ARE PRIVATELY OWNED OPEN SPACE WITH DRAINAGE EASEMENTS OVER ENTIRE TRACT.

SURVEYORS CERTIFICATION

This is to certify that I, Douglas H. Smith, am a Registered Professional Land Surveyor, 7002 within the laws of the State of New Mexico, that this Plat was prepared by me or under my direct supervision, shows all monuments of record, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and that the same are true and correct to the best of my belief and knowledge.

6/24/91
Douglas H. Smith Revised 9/11/82

DOUGLAS H. SMITH-LAND SURVEYING
3228 Vassar NE 884-1626
Albq. NM
3/30/81

L-23

PROJECT ENGINEERS, INCORPORATED

PROPERTY LINE
7' UTILITY EASEMENT
PRIVATE ACCESS & UTILITY EASEMENT DETAIL
MATCH LINE (SEE SHEET-1)
MATCH LINE SEE SHEET-II
2-7' UTILITY EASEMENTS
10' DRAINAGE EASEMENT PRIVATE
TEMPORARY DETENTION POND EASEMENT SEE ATTACHED DEDICATION
30' DRAINAGE & UTILITY EASEMENT PRIVATE
10' DRAINAGE EASEMENT PRIVATE
10' DRAINAGE EASEMENT
TRACT "G" 3.7778 AC.
TRACT "J" 1.3579 Ac.
TRACT "K" (2.1063 Ac.)
TRACT "L"
TRACT "M" 5.8803 Ac.
PINEWOOD PL. N.E.
ROSEWOOD PLACE, S.E.
STREET A
STREET B
STREET C
20' WATER & SEWER EASEMENT
SANITARY SEWER R.O.W. - 20' (0.1241 Ac.)
SANITARY SEWER R.O.W. - 20' (0.1270 Ac.)
UTILITY EASEMENT
20' DRAINAGE EASEMENT
NINTERWOOD PARK filed 7/31/80 Book C-17 Pg 33
EXECUTIVE HILLS filed 7/31/80 Book C-17
E STA 286+69.58, 6.11' FEET FROM COR
E STA 302+09.99, 109.93' FROM S.E. COR.
N 1954.91'
130.50'
411.95 N83°45'00"W
N79°22'38"W
459.36'
N85°30'00"W 325.00
S66°53'27"W
N0°30'00"W
30' easement for Tijeras Interceptor Phase II per Record Drawing, sheet 28 of 65 Easement/Alignment Location Map.
NOTE: Record Bearings of Easement must be rotated +01°28'34" to match local ground bearings
F.N.V.V. CREEK Int. & 20/79 Book 09 pg 1.2

C-20-142

C-20-142

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

P.O. BOX 21307, ALBUQUERQUE, NM 87154
(505) 294-9961

April 10, 1987

RECEIVED
APR 16 1987
HYDROLOGY SECTION

Roger, F.Y.I.
then FILE AWAY
4/16/87

L-23/D1

Mr. Fred Aguirre
City of Albuquerque
Hydrology Section
P.O. Box 1293
Albuquerque, NM 87103

RE: North Four Hills Subdivision
Project No. 2565

Dear Fred:

Pursuant to our telephone conversations of 4/3/87, Mark Goodwin and Associates checked into the potentially non-approved grading occurring at the referenced project location that you brought to our attention. Some grading was indeed being performed utilizing a small bulldozer. In that the grading was not being performed in a controlled manner, we requested that the owner cease this or any other construction until such time that the city issues a formal work order and surveys have been performed. The owner has agreed to this and has ceased all operations.

At the time that approved construction begins, surveys will be performed to ascertain if there are any deviations from the approved plan. If there are any deviations, we will inform your office of such and cooperate in rectifying the situation to your satisfaction.

We wish to assure you that the owners of this project intend to fully cooperate with the city in this and all matters and we feel that their past performances bear this out. If you require further information at this time or if you have any questions, please call us.

Sincerely,

D. Mark Goodwin and Associates, P.A.

Mark Goodwin

Mark Goodwin, P.E.

DMG/mbs

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

March 10, 1987

Mark Goodwin, P.E.
Post Office Box 21307
Albuquerque, New Mexico 87154

RE: GRADING PLAN SUBMITTAL OF NORTH FOUR HILLS SUBDIVISION
RECEIVED FEBRUARY 20, 1987 FOR GRADING PERMIT APPROVAL
(L-23/D1) (PROJECT NO. 2365)

Dear Mark:

The above referenced submittal dated February 20, 1987 is approved. This approval letter serves as the Grading Permit, allowing the contractor to proceed with site grading in accordance with this plan. The seeding specifications are considered a part of this plan.

The contractor is responsible for obtaining any permits required by the Environmental Health Department.

This Grading Permit does not grant any approval for any other work, including paving. All other work is approved through the City Work Order Process.

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

Cordially,

Roger A. Green, PE

Roger A. Green, P.E.
C.E./Hydrology Section

cc: Andre Houle, DEC

RAG/dsj

RECEIVED
FEB 20 1987
HYDROLOGY SECTION

SECTION 915 SEEDING

Add the following section in its entirety:

915.01 GENERAL

This work shall consist of furnishing seed, surface preparation, seed application, mulching, and other items of work in conjunction with revegetation of the site.

915.02 SURFACE PREPARATION

The surface shall be soft enough to allow for crimping or tucking of mulch to a minimum depth of two inches. Areas of loose or sandy soil may not require additional preparation. Areas of compacted soil shall be worked by disc, chisel, or tilling to a minimum depth of four inches.

915.03 SEED

Seed mix and rate shall be based on the following list:

Name	Rate/Acre (P.L.S.)	# Seed/lb.
"Paloma" Indian Rice Grass	4.0 lbs.	175,000
"Viva" Galleta Grass	2.5 lbs.	145,000
"El Reno" Sideoats Grama	3.0 lbs.	191,000
"Hachita" Blue Grama	1.0 lbs.	825,000
Sand Dropseed	0.5 lbs.	1,742,000
Fourwing Saltbush	1.0 lbs. (dewinged)	

Seed quantities and type must be verified by Inspector prior to mixing by CONTRACTOR. Bags which are not sealed or to which suppliers tags are not affixed and removed by Inspector at the time seed is mixed will not be allowed.

915.04 SEEDING

The area to be seeded must be free of any clods, rock, wood, metal, or other debris which could interfere with the seeding operation. Seed shall be applied by broadcasting using a mechanical broadcast seeder approved by the ENGINEER. Hydro seeding will not be allowed. No more area may be seeded than can be mulched by the end of the work day during which seeding occurred.

915.05 MULCHING

Mulch type and quantity shall be selected from the list below:

Small grain straw (Rye, Barley, Wheat, or Oats)	2 1/2 tons/acre
Grass Hay (irrigated)	2 tons/acre
Native Grass Hay/prairie hay	2 tons/acre

Mulch material shall consist of stems and leaves which are predominantly eight inches or more in length. Material which is fragmented or which is too short to be caught by crimper disks may require a second crimping at 90 degrees to the first pass so that a crosshatch pattern is attained. Mulch quantity and quality must be verified by the OWNER's inspector prior to application. Material applied without prior approval will be rejected.

915.06 APPLICATION METHOD

Hay or straw shall be applied by means of a blower and uniformly distributed over the area being treated. Material used to plate slopes or other critical areas may be spread by hand or by alternate method approved by OWNER.

915.07 CRIMPING

Mulch shall be crimped or anchored by means of a crimper disk or "coulter type" machine with a spacing of no more than eight inches between disks. Mulch shall be crimped to a minimum depth of two inches. Crimp alignment shall be generally in a N-S direction of 90 degrees to the direction of prevailing winds. If shape, contour, or other physical limitation prevents use of the crimp alignment specified above, crimping shall be either crosshatched or done in interlocking serpentine or "S" curves so that crimp lines are not aligned with prevailing winds.

No tackifiers or chemical stabilant may be used in lieu of the mulching methods specified above. No hydromulching will be allowed.

915.08 FERTILIZER

No fertilizer is required.

915.09 IRRIGATION

No supplemental irrigation is required. Installation which occurs under exceptionally dry or windy conditions may require watering down after crimping to aid in holding mulch in place. Mulch which is so dry and brittle that it cannot be crimped to the requisite depth may be pre-wetted to increase flexibility.

915.10 SITE PROTECTION

Areas or sites which have been stabilized and/or seeded will be posted against vehicular trespass (by OWNER) and marked by means of fence, flag line, barricade, perimeter berms, or combination of these methods as appropriate to the site (by the CONTRACTOR).

915.11 TIMING

Work may occur at any time the project construction schedule allows, excepting periods of inclement weather when conditions are too wet, too windy (wind velocity 15 mph or higher) or when temperatures are below freezing.

915.12 MEASUREMENT and PAYMENT

Seeding shall be measured by the Acre or portion thereof, completed, in place. Payment for seeding shall be made at the unit price per acre as specified in the Bid Proposal.

DRAINAGE INFORMATION SHEET

PROJECT TITLE: N. Four Hills Subd. ZONE ATLAS/DRNG. FILE #: L-23

LEGAL DESCRIPTION: Replat Tract A, Town and Country Village

CITY ADDRESS: _____

ENGINEERING FIRM: Mark Goodwin & Assoc. CONTACT: Mark Goodwin, P.E.

ADDRESS: P.O. Box 21307 Alb. 87154 PHONE: 294-9961

OWNER: CINTEL, Inc. CONTACT: More Jafari

ADDRESS: 10832 Prospect NE PHONE: 294-2048

ARCHITECT: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: Thomas R. Mann & Assoc. CONTACT: Tom Mann

ADDRESS: 5115 Copper PHONE: 266-7757

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

__x__ YES

____ NO

____ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED
FEB 20 1987
HYDROLOGY SECTION

DRB NO. _____

EPC NO. _____

PROJ. NO. 2565

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT

____ DRAINAGE PLAN

____ CONCEPTUAL GRADING & DRAINAGE PLAN

__x__ 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

__x__ GRADING/PAVING PERMIT APPROVAL

____ OTHER _____ (SPECIFY)

DATE SUBMITTED: 2/20/87

BY: Mark Goodwin

Mark Goodwin, P.E.

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE REF. NO._____

February 10, 1987

TO: File (L-23/D10)

FROM: Fred J. Aguirre

SUBJECT: DISCUSSION WITH E. DINIZ (L-23/D10)

Per my discussion with Elvidio Diniz on February 9, 1987, the following items were agreed upon:

1) Drainage Plan will be required for residential lots only.

2) The amount of detail required for each lot is dictated by the amount of proposed grading they need to do to develop the lot. Such as, retaining wall requirements, erosion requirements, pad elevations, and proposed and existing grades.

FJA/bsj

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

RECEIVED
JAN 29 1987
HYDROLOGY SECTION

January 27, 1987

L23/.D10

Elvidio V. Diniz
Resource Technology, Inc.
2129 Osuna Rd., NE
Suite 2A
Albuquerque, NM 87113

RE: NORTH FOUR HILLS SIGNOFF

Dear Mr. Diniz:

I have reviewed your latest submittal for signoff. There are a couple of items of concern. The major problem is the water system design. I have reviewed this with Walt Nickerson and Bill Westmoreland of the Utility Development Section and the pressure reducing valves located off the Frontage Rd. are not sized correctly. The existing system as you have proposed would require a 6" pressure reducing valve with a 2" by-pass. This would allow approximately 1800 gallons per minute. An alternate solution to this would be to locate the two pressure reducing valves just prior to the R-1 developments. A 4" and 2" pressure reducing valve could then be installed. This would allow more flexibility in developing the tracts of land to the north. At this time, you are limiting the water system to a flow rate of 1800 gallons per minute, which places limitation to the developments occuring in Tracts A thru K.

The second item of concern is from Hydrology (Roger Green). Apparently, there are some old concerns which still need to be addressed. Attached is the correspondence which identify these concerns.

PUBLIC WORKS DEPARTMENT

George E. Selvia, P.E.,
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

If you have any questions on these requirements, please contact me at 768-2559. If you need clarification on the water layout, please contact Bill Westmoreland at 768-2730.

Thank you,

Andre Houle, Senior Civil Engineer
Design Review Section
Public Works/Engineering Group

AH/tar
(7115E)

cc: Walter Nickerson, City Engineer/Utility Development
Bill Westmoreland, PWD/Engineering-Utility Development
Roger Green, PWD/Engineering-Hydrology Section

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

November 14, 1984

Mr. Elvidio Diniz
Resource Technology, Inc.
7800 Marble NE #5
Albuquerque, NM 87110

REF: REVISED CONCEPTUAL GRADING AND DRAINAGE PLAN FOR NORTH FOUR HILLS (L23-D10) RECEIVED OCTOBER 11, 1984

Dear Elvidio:

I have reviewed the above referenced submittal and forward the following comments:

1. The drainage scheme for the subject project appears appropriate and therefore the conceptual plan is approved; however, prior to final approvals for construction the following comments will identify further criteria.

2. The tracts along the west property line will be required to obtain easements from the properties to the west for discharge from these ~~tracts~~.

3. Individual lot and tract drainage plans will be required to address slope stability and provide a means to discharge runoff into the arroyo, etc. that is erosion ~~resistant~~, i.e. ~~rundowns, riprap, etc.~~ Need now for residencial lots

4. The Q_5 discharge is not the current criteria. The flood ordinance stipulates that discharge is based on downstream ~~capacity~~.

5. Detailed drawings and subsequent hydraulic analysis will be required for review and approval prior to Hydrology sign-off for the infrastructure improvements. How will these infrastructure improvement be guaranteed? The current requirement is that they be bonded prior to Site Development Plan sign-off for lands that have already been platted.

S. Edwards Culverts #5

L23/D1

MEMORANDUM:

RECEIVED
JAN 12 1987
HYDROLOGY SECTION

January 9, 1987

CITY OF ALBUQUERQUE PUBLIC WORKS DEPT.

ENGINEERING GROUP

TO: Della Gallegos, Project Adminstrator/Design Review Section

FROM: Andre Houle, Senior Civil Engineer/Design Review Section

SUBJECT: NORTH FOUR HILLS SUBDIVISION

I have reviewed the agreement that was signed and recorded on October 8, 1982. This agreement is based on the drainage ordinance, not the current subdivision ordinance. This agreement states that the developer shall pave three cul-de-sacs. They are rather small and insignificant cul-de-sacs. I have discussed this with Fred Aquirre, who is the DRB representative, and we feel that to continue requiring the financial guarantee for $25,000 is probably a little excessive and I would like to let the financial guarantees lasp. The agreement will not be released, so that when there is a transfer of title the agreement will show up. At that time, we can enforce the paving requirements which will still serve in the City's interest.

AH/tar
(6837E)

cc: George Selvia, Assistant Director/Public Works-Engineering Group
Adelia Kearny, Assistant City Attorney/Legal Dept.
Fred Aquirre, PWD/Engineering-Hydrology

PUBLIC

CITY OF ALBUQUERQUE
DRAINAGE COMPLAINT REPORT

ZONE ATLAS L23

Location NORTH 4 HILLS ..... Sheet ..... of .....

Reported by JONIE FROM WEED & LITTER Phone 823-4038

Address .....

Taken by Rick ..... Date .....

COMPLAINT DUMPING DIRT IN ARROYO

Referred to .....

INVESTIGATION—CAUSE CONTRACTOR IS DUMPING DIRT IN ARROYO IN ACCORDANCE WITH DRAINAGE PLAN ON FILE L23-D10

Recommendation .....

Investigated by ..... Date .....

ACTION TAKEN .....

..... Taken by ..... Date .....

FOLLOW UP .....

..... Taken by ..... Date .....

DATE 3-5-86

COMPLAINT REPORT NO. L23 74

PRIORITY

L23/D1

RECEIVED
SEP 27 1985
DH0372
HYDROLOGY SECTION

Met with Jim Fink & Mike Lyle on 10/11/85 to discuss comments now provided City with typical cite Easement with typical cite Easement for permit purposes. 10/11/85

Box 4471
Albuquerque, NM 87196

September 19, 1985

Mr. Fred Aguirre
Assistant City Engineer

Re: North 4 Hills Subdivision

Dear Mr. Aguirre:

Pursuant to our visit concerning North 4 Hills Subdivision, this letter is written with regard to drainage west into two parcels, (a) Pinon Creek and (b) Hannah's land (see Exhibit A). We would be appreciative of the following considerations:

(A) Hannah's Land

The northern half of Tract F of 4 Hills Subdivision is the source of drainage into Hannah's land. We agree to delay the development of this portion of subdivision until documents pertaining to drainage acceptable to you are provided; even though owner's letter of consent was accepted by the City earlier (see attached).

(B) Pinon Creek

We would appreciate your allowing the development of Tract G of North 4 Hills Subdivision which is the source of drainage into Pinon Creek for the following considerations:

1. The drainage report based on which the City approved the subdivision of Pinon Creek provides for acceptance of run off from the east (i.e. our property).

2. The letter of consent by the owner, Hugh Hood (attached), which was accepted by Jim Fink as a basis for recording the subdivision, and

3. Consideration of the fact that the anticipated 100 year flood flow of 14 CFS as maximum possible drainage is relatively a small flow.

We feel we have been treated unfairly by the City since the City has changed its rules and requirements several times during the past eight years we have labored for the subdivision of our land. The financial burden of this treatment has been back-breaking.

With all due appreciation for your concern.

Sincerely,

C. Varan

C. Varan

Attachments

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

November 14, 1984

Mr. Elvidio Diniz
Resource Technology, Inc.
7800 Marble NE #5
Albuquerque, NM 87110

REF: REVISED CONCEPTUAL GRADING AND DRAINAGE PLAN FOR NORTH FOUR HILLS (L23-D10) RECEIVED OCTOBER 11, 1984

Dear Elvidio:

I have reviewed the above referenced submittal and forward the following comments:

1. The drainage scheme for the subject project appears appropriate and therefore the conceptual plan is approved; however, prior to final approvals for construction the following comments will identify further criteria.

2. The tracts along the west property line will be required to obtain easements from the properties to the west for discharge from these tracts.

3. Individual lot and tract drainage plans will be required to address slope stability and provide a means to discharge run-off into the arroyo, etc. that is erosion resistant, i.e. rundowns, riprap, etc.

4. The Q_5 discharge is not the current criteria. The flood ordinance stipulates that discharge is based on downstream capacity.

5. Detailed drawings and subsequent hydraulic analysis will be required for review and approval prior to Hydrology sign-off for the infrastructure improvements. How will these infrastructure improvement be guaranteed? The current requirement is that they be bonded prior to Site Development Plan sign-off for lands that have already been platted.

Should you have any questions or comments, please contact me at 766-7644.

Sincerely yours,

Billy J. Goolsby

Billy J. Goolsby, PE
Civil Engineer/Hydrology

BJG:mrk

To adjoining property owner of north four hills subdivision

Dear neighbor:

Please be informed that in our development plan for the North Four Hill subdivision adjoining your property to the east we have planned to use ponding to control the natural flow of drainage at a controlled rate for protection. Our plan of protection will help change the rate of discharge to a five year flow rate.

Please endorse below your approval of our protective plan.

Respectfully,

C. Varan

Cyrus Varan

I'm endorsing this agreement subject to the following.

Any erosion damage caused by ponding to the approximately 12 Ac. joining the North Four Hill development on the west, and bounded by Four Hills road on the west and the frontage road on the north, shall be the responsability of the owners of the North Four Hills Development.

Raymond C Hannah

To adjoining property owner of north four hills subdivision

Dear neighbor:

Please be informed that in our development plan for the North Four Hill subdivision adjoining your property to the east we have planned to use ponding to control the natural flow of drainage at a controlled rate for protection. Our plan of protection will help change the rate of discharge to a five year flow rate.

Please endorse below your approval of our protective plan.

Respectfully,

C. Varan

Cyrus Varan

Hugh Hood

STATE OF NEW MEXICO)
) ss
COUNTY OF CHAVES)

Before me personally appeared Hugh Hood, amd acknowledged to me that he executed the foregoing document. Dated this 30th day of September, 1985.

Notary Public

My commission expires 9/20/86

To adjoining property owner of north four hills subdivision

Dear neighbor:

Please be informed that in our developent plan for the North Four Hill subdivision adjoining your property to the east we have planned to use ponding to control the natural flow of drainage at a controlled rate for protection. Our plan of protection will help change the rate of discharge to a five year flow rate.

Please endorse below your approval of our protective plan.

Respectfully,

C. Varan

Cyrus Varan

RESOURCE TECHNOLOGY, INCORPORATED

7800 MARBLE AVENUE NE, SUITE 5
ALBUQUERQUE, NEW MEXICO 87110
(505) 266-3320

October 10, 1984

Mr. Fred Aguirre
Asst. City Engineer/Hydrology
Municipal Development Department
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Dear Fred:

Our revised drainage report for the Four Hills North Subdivision is attached. These report revisions are responses to your comments during our previous discussion and site visit. Please remember that minor plat changes may be required after the drainage plan is approved, but prior to final plat approval. However, the drainage plan will not be changed at that time, only some of the easements shown on the existing plat, which is also attached, may be changed.

Also, all the schematics and diagrams in this report are not engineering drawings and are submitted for clarification purposes only. These diagrams should be sufficient to describe to you the feasibility of the proposed plans. But please remember that for actual construction, the additional topographic detail will require slight modifications in the structures. Because this plan is a resubmittal at your request, we can also provide the engineering drawings (80% complete) that correspond to the structures proposed herein. These may help to clarify the details for each structure.

Any effort on your part in expediting this final review will be sincerely appreciated.

Very truly yours,

Elvidio V. Diniz, P.E.
Principal Engineer

EVD/ec

RECEIVED
OCT 11 1984
HYDROLOGY SECTION

L-23 D-10

RESOURCE TECHNOLOGY, INCORPORATED

7800 MARBLE AVENUE NE, SUITE 5
ALBUQUERQUE, NEW MEXICO 87110
(505) 266-3320

June 14, 1984

Mr. Fred Aguirre
Asst. City Engineer - Hydrology
Municipal Development Department
P.O. Box 1293
Albuquerque, NM 87103

Dear Fred:

This letter will confirm our discussions this morning regarding the drainage easements for the North Four Hills Subdivision. With regard to our new plat-submittal, it is our understanding that we will observe the following conditions:

1. The realigned 30 ft. easement for the City sewer line in Tijeras Arroyo is acceptable to you.

2. We have corrected the plat to show the original 30 - ft. and 40 - ft. drainage easements along Tract J.

3. The private drainage easements for lots 11, 12, 13, 16, 17 and 18 all in Block Two, will be changed to accomodate the replating into lots 11A, 12A, 12B, 13A, 13B, 16A, 17A, 17B and 18A.

The adequacy of the new drainage easements in item (3) above as well as the need to revise the other drainage easements on the subdivision will be determined in a revised drainage plan which will be submitted to you for approval. We understand that the city will not issue a work permit until this revised plan is approved [redacted] AND OR APPROVE A SITE DEVELOPMENT PLAN. EVD

We are in the process of developing an updated topographic map of the subdivision and upon its completion the revised drainage plan will be prepared.

We wish to assure you of our sincere commitment to work with you towards the successful completion of our project. Please let me know if you have any questions regarding our understanding of the items discussed above.

Very truly yours,

Elvidio V. Diniz, P.E.
Project Engineer

M. Jafari
Project Owner

EVD/ec

INFORMATION SHEET

PROJECT TITLE North Four Hills TYPE OF SUBMITTAL Conceptual Drainage & grading

ZONE ATLAS PAGE NO. L-23 D10 CITY ADDRESS _____

LEGAL DESCRIPTION see attached plat

ENGINEERING FIRM Resource Tech. Inc. CONTACT E. Diniz

ADDRESS 7800 Marble NE #5 PHONE 266-3320

OWNER Morteza Jafari + C. Varan CONTACT M. Jafari

ADDRESS 10800 Menaul Blvd NE PHONE _____

ARCHITECT N/A CONTACT _____

ADDRESS _____ PHONE _____

SURVEYOR Dennis D. Lynn CONTACT D. Lynn.

ADDRESS Rt 3 Box 860 PHONE 869-3548

CONTRACTOR N/A CONTACT _____

ADDRESS _____ PHONE _____

PRE-DESIGN MEETING:

X YES
___ NO
NO COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
X OTHER _____ (SPECIFY)

DRB-82-165
10/12/82
Z-78-138
5/17/79

DATE SUBMITTED: 11 October 1984

BY: Elvidio Diniz

RECEIVED
OCT 11 1984
HYDROLOGY SECTION

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 25, 1983

Mr. Cyrus Varan
10800 Menaul Blvd. NE
Albuquerque, NM 87112

RE: Agreement - Private Streets and Drainage Improvements for Four Hills North Tract A Town & Country Village Drainage Report (L23-D10)

Dear Mr. Varan:

We have received your letter of October 26, 1983 and your engineer's letter dated October 26, 1983. Before granting this extension, we must:

1. Clarify the type of improvements required for the streets. Agreement identifies two asphalt treated streets and one gravel street; however, your engineer indicates two gravel streets and one asphalt street.

2. Your engineer needs to provide us with an as-built plan of the improvements to date to justify the extension and the proposed letter of credit reduction. Along with this as-built plan, we will require an engineer's estimate for the outstanding improvements in order to reduce the letter of credit.

If you have any questions regarding this matter, please call me at 766-7644. Your immediate attention to this request is most urgent since the letter of credit expires December 15, 1983.

Very truly yours,

Fred J. Aguirre, P.E.
Design Hydrologist

FJA/dw

cc: File

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE November 3, 1983 REF. NO._____

TO: C. Dwayne Sheppard, City Engineer

FROM: Fred J. Aguirre, Design Hydrologist FJA/DW

SUBJECT: PRIVATE STREETS AND DRAINAGE IMPROVEMENTS FOR FOUR HILLS NORTH TRACT A TOWN & COUNTRY VILLAGE DRAINAGE REPORT (L23-D10)

In reference to the attached two letters from Cyrus Varan, Owner, dated October 26, 1983 and from Resource Technology, Inc., dated October 26, 1983, I would like to request a status report from the Design and Field Sections. Denise has the drainage file if you need more information. Please advise..

FJA/DW

cc: Drainage File (L23-D10)
Agreement File

October 26, 1983

Mr. C. Dwayne Sheppard
City Engineer

Ref. Bond for Private
Roads N. 4 Hills Subdivision

Dear Mr. Sheppard:

Enclosed please find a statement from our engineer concerning partial completion of the private roads referred to above. There has been some delay in completion of this road in view of the fact that the project is tied to completion of the remaining portion of the subdivision. We have made a sincere effort to acquire the approval of our water and sewer designs for the subdivision but the progress has been slow. Partially, due to the earth mover's failure who delayed the earth moving completion about four months beyond his contract date.

We would appreciate your granting an 18 month extension of time for completion of this job. We would also be grateful of your assistance in reducing the bond by reducing the amount of a new bond you may require comprable with the cost of finishing the project.

Sincerely,

C. Varan

Cyrus Varan
Owner

enclosure

RESOURCE TECHNOLOGY, INCORPORATED

7800 MARBLE AVENUE NE, SUITE 5
ALBUQUERQUE, NEW MEXICO 87110
(505) 266-3320

October 26, 1983

Mr. C. Dwayne Sheppard
City Engineer
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Dear Mr. Sheppard:

As design engineer for the Four Hills North Tract A, Town and Country Village Subdivision, and at the request of Dr. Cyrus Varan, one of the developers of this project, I have inspected the construction progress on the three private streets in this subdivision.

I am pleased to report that approximately 50 percent of the work on the private streets is now completed. Specifically, the streets have been graded but the surface courses of gravel (on the two shorter streets) and asphalt (on the long street) will not be placed until the utility lines are installed.

If you have any questions or need further information, please call.

Very truly yours,

Elvidio V. Diniz, P.E.
President

EVD:yms

7/11 10/13/83

Memo to File:

Met with Sirus Varan and Mori Jafari on 10/13/83 regarding the expiration of the agreement and resons why the private streets have not been completed. The gentlemen will provide this office with a letter identifying IDENTIFIED IN the AGREEMENT reasons why this project cannot be completed within the time frame, and will ~~upon~~ request AND extension to the AGREEMENT DATE ~~agreement~~ and the subsequent letter of credit.

7/11

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
MDD/Engineering 766-7467

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank A. Kleinhenz

October 7, 1983

Messrs. Morteza Jajari & Cyrus Varan
10800 Menaul Blvd. NE
Albuquerque, NM 87112

RE: Agreement - Private Streets and Drainage Improvements for Four Hills North Tract A Town & Country Village Drainage Report (L23-D10)

Gentlemen:

With respect to the referenced agreement, our records indicate that the deadline for completing the required street and drainage improvements is October 15, 1983. Consequently, this office must have a letter of certification of these improvements by your engineer on or before this deadline. If these improvements have not been completed and will not be completed by October 15, 1983, I would advise that you contact this office at your earliest convenience to discuss updating this agreement. Your immediate attention to this matter will be greatly appreciated.

If you have any questions regarding this matter, please call me at 766-7467.

Yours very truly,

Fred J. Aguirre
Design Hydrologist

FJA/dw

cc: Nick Estes, Assistant City Attorney
File

June 6, 1983

Mr. Brian Burnett, P.E.
Civil Engineer/Hydrology
Municipal Development Department
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Dear Mr. Burnett:

On behalf of Messrs. M. Jafari and C. Varan, developers of the Four Hills North Subdivision, I request your approval to modify the rough grading plan for this subdivision, which you approved on April 4, 1983. This modification is necessary to facilitate the full development of the affected lots, and the movement of earth on the project site. Specifically, we recognize that certain lots will need additional fill to make them suitable for a house foundation and these lots are located near areas to be cut to achieve proposed street grades. Because free off-site fill material is now available for those areas originally proposed for the material from these cuts, we now prefer to move the excavated earth onto adjacent lots which need partial levelling, rather than haul it to the originally proposed disposal site.

The lots to be affected by this modification are shown in red on the attached plan. All fill areas will be compacted to 90% of full compaction and will be stabilised with vegetative, rip rap, or other suitable protective cover. These areas will be maintained by the developers until all affected lots are sold or until houses are built on them.

Please call me if you should have any question regarding this modification.

Very truly yours,

Elvidio V. Diniz

Elvidio V. Diniz, P.E.
Principal Engineer

EVD:ob
attachment

Agreed as to above and per attachment:

L23-D10

Morteza Jafari — 6/8/83 Date

C. Varan — 6/7/83 Date

Cyrus Varan

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 30, 1983

C23D10

Elvidio V. Diniz
Resource Technology Incorporated
7800 Marble Ave. NE, Suite 5
Albuquerque, N.M. 87110

RE: MODIFICATIONS TO THE FOUR HILLS NORTH DRAINAGE AND GRADING PLAN

Dear Elvidio:

The modifications to the referenced drainage and grading plan received in our office March 29, 1983 are acceptable with the exception that the fill on lots 9, 10, and 11 should not overflow the property line. A retaining wall or additional refinement and modifications to the plan may be needed.

The plan and profile sheets that you submit should indicate the limits of cut and fill on the plan views.

If I can be of any further help, please call.

Sincerely,

Jim Fink
Acting Princ. Asst./City Engineer
Hydrology

JF/tsl

RESOURCE TECHNOLOGY, INCORPORATED

7800 MARBLE AVENUE NE, SUITE 5
ALBUQUERQUE, NEW MEXICO 87110
(505) 266-3320

March 28, 1983

RECEIVED

MAR 29 1983

ENGINEERING

Mr. Jim Fink
Civil Engineer/Hydrology
Municipal Development Department
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Dear Mr. Fink:

I wish to notify you, and to seek your approval of modifications to the Four Hills North Drainage and Grading Plan which was approved by you by letter dated September 9, 1982. Specifically, we plan to lower street elevations along Pinewood Place SE by an additional 3 to 10 feet. This change will allow reduced street grades and less fill sections; however, more excavation will be required. The affected area is shown on the attached drawing which is a copy of the previously approved drawing, with the changes added in red pencil.

Because this change increases the depth of cut only, the proposed drainage plan is not affected, and no change in the drainage plan is considered.

We are in the process of developing final grading plans and profiles, and the field surveyed data indicate that other areas in the subdivision will be minimally changed from the approved plan. One important factor, though, is that all cut and fill slopes will be 3H:1V. We had initially expected to have steeper slopes in some areas. I trust that you will have no objection to the use of reduced slopes.

Please call me if you should have any question regarding this modification.

Very truly yours,

Elvidio V. Diniz

Elvidio V. Diniz, P.E.
Principal Engineer

EVD:ob
attachment

February 14, 1983

City Engineers Office,
CITY OF ALBUQUERQUE

RE: North Four-Hills Subdivision

Gentlemen:

This is to request your consent for our commencing the earth-moving for the roads and easements for the above referenced project.

Please be informed that it is our intention to pursue the work to completion. We intend to cover the roads with hard surface to protect the costly earth-work prior to the rainy season. As a precaution for the possibility of a hold-up due to unexpected reasons, we have planned to provide diversion channels and buffers based on site inspection and we shall use seeding, if necessary, to protect the earth-work. Our contract with the earth movers has provisions for this commitment, which we intend to keep for protecting our costly earth-moving.

Your permit for our commencing the earth-moving is now requested.

Respectfully,

C. Varan,
Owner

RECEIVED
FEB 1 - 1983
CITY ENGINEER

RECEIVED
FEB 1 - 1983
CITY ENGINEER

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 9, 1982

Elvidio V. Diniz
Resource Technology, Incorporated
7800 Marble Ave. N.E., Suite 5
Albuquerque, N.M. 87110

RE: FOUR HILLS NORTH, TRACT A TOWN AND COUNTRY VILLAGE, DRAINAGE PLAN

Dear Mr. Diniz:

The above referenced drainage plan is approved based on your submittal received on September 2, 1982, with the understanding that the owner of each tract of land must submit a drainage report that conforms to this approved drainage plan.

Before submittal of construction plans, a detailed hydraulic analysis of the concrete rundown from Cherrywood Place should be done to insure that flows from the street do not sweep over the filled embankment on the east side of the baffled stilling basin of the 48" R.C.P.

If I can be of any further help, please call.

Sincerely,

Jim Fink
Civil Engineer/Hydrology

JF/tsl

RESOURCE TECHNOLOGY, INCORPORATED

7800 MARBLE AVENUE NE, SUITE 5
ALBUQUERQUE, NEW MEXICO 87110
(505) 266-3320

September 1, 1982

Mr. Jim Fink
Civil Engineer/Hydrology
Municipal Development Department
City of Albuquerque
P.O.Box 1293
Albuquerque, New Mexico 87103

Dear Mr. Fink:

Our revised drainage report for the Four Hills North Subdivision is attached. These report revisions are responses to all of your comments in your letter dated August 27, 1982. Please understand that minor plat changes will be conducted after the drainage plan is approved, but prior to plat approval. However the drainage plan will not be changed at that time.

Also, all the schematics and diagrams in this report are not engineering drawings and are submitted for clarification purposes only. These diagrams should be sufficient to describe to you the feasibility of the proposed plans. But please remember that for actual construction, the additional topographic detail will require slight modifications in the structures.

In recognition of the cost to our client of further delay in reviewing this report, please expedite this final review; any effort on your part will be sincerely appreciated.

Very truly yours,

Elvidio V. Diniz, P.E.
Principal Engineer

EVD:ob

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

L23 - D10

August 27, 1982

Mr. Elvidio V. Diniz
Resource Technology, Incorporated
7800 Marble Ave. N.E. Suite 5
Albuquerque, N.M. 87110

RE: FOUR HILLS NORTH, TRACT A DRAINAGE PLAN

Dear Mr. Diniz:

A review of the referenced Drainage Plan has resulted in the comments listed below:

Easements

(1) Park Easement should say "Park and Drainage Easement". ✓

(2) The 20' storm drainage and sanitary sewer R.O.W. between Lots 6 and 7 Block 2 should be sanitary sewer R.O.W. only. ✓

(3) The drainage easement between Lots 11 and 12 of Block (2) and the easement going through Lot 11 should be one continuous easement and should include the low point of lot 11.

(4) Lot 20 Block 1 needs an easement to carry the 4.76 cfs generated from tract "H".

Details

(1) Details are needed to show how off-site flows will make right angle turns in a 20' easement in particular off-site, offsite flow D of 152 cfs.

(2) Details should be shown for easements that cross the private streets. These crossings must be constructed of concrete.

(3) A typical lot drainage channel detail should be shown when the channel is constructed on a cross slope as in Lot 9 Block 1. These details should be drawn to scale to insure that such a configuration is possible on the existing slopes, and in the given easement.

(4) A detail is needed to show how the water is going to run off the concrete street section of Cherrywood Place and into the easement.

General

(1) The cut and fill areas should be designated in a uniform manner through the drainage plan. Note that there is a fill area in the southern end of Tract "F" which is indicated as a cut.

(2) The slope of the fill in Tracts "D" and "C" should be indicated (minimum slope of 1% for unlined surfaces).

(3) Street elevation of 90' shown on the drainage plan in Rosewood Place between Tract "F" and "G" appears to be incorrect.

(4) The proposed 48" CMP under Pinewood Place should be an RCP.

Text

(1) Please explain in the text the basis for the "N" value of 0.07 in determining the depth of flow in the arroyo through the park and drainage R.O.W.

(2) When describing Tract "K" offsite flows from "F" is referred to. This should be offsite flow from "G".

(3) Under detention ponds it is stated that "Maintenance provisions and commitments will be identified when the ponds are constructed". This should read "...will be submitted with the drainage reports for the individual tracts".

If you have any questions concerning these comments, please call.

Sincerely

Jim Fink
Civil Engineer/Hydrology

JF/tsl

April 21, 1982

Mr. Brian G. Burnett,
Civil Engineer/Hydrology
Municipal Development Department
Engineering Division
P. O. Box 1293
Albuquerque, New Mexico 87103

RE: Tract A, North Four Hills Subdivision
Town and Country Village
Albuquerque, NM

Dear Mr. Burnett:

Please find enclosed the revised Drainage Report for the North Four Hills Subdivision, Tract A. The alignment of Rosewood Place S.E. and Cherrywood Place S.E. has been extended southerly from the original drainage report approximately 100 feet south.

Your comments and approval at your earliest convenience is appreciated.

Very truly yours,

Bo K. Johnson, President
TRINITY ENTERPRISES, INC.

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P.O. Box 1293, Albuquerque, New Mexico 87103

Cyrus Varan
c/o 5220 Mariposa NW
Albuquerque, NM 87120

DATE: May 23, 1979

NOTIFICATION OF DECISION

File: Z-78-138 (development plan)
Location: Town & Country Village Addition

On May 17, 1979, the Environmental Planning Commission approved the above-mentioned request subject to the following conditions:

1. Summary subdivision plats are required for the residential areas.
2. A drainage study and compliance with all drainage requirements is required.
3. The ownership and maintenance responsibility of private conservation areas shall be included in form as part of the development plan, subject to City approval.
4. The pavement of the north/south cul-de-sac south of the arroyo shall be reduced to 26 ft.
5. The ownership and maintenance responsibility of private roads connecting several house sites with public roads shall be included in form, subject to City approval as part of the development plan.
6. Martingale Lane and the east/west road south of the arroyo shall be paved and dedicated.
7. The townhouse driveways shall be labeled as public or private.
8. The townhouse development shall specifically conform with the R-T zone requirements
9. A sidewalk shall be included on the north side of the loop road separating the townhouses and the single-family home sites.
10. The commercial area shall have at least 25% of the square footage of the development designated for office use.
11. One free standing sign, 26 ft. high, advertising the center shall be allowed.
12. Buffering shall be provided between the commercial and residential development.
13. The area designated SU-1 for R-T uses shall have a maximum density of 8 DU/A, and shall have adequate on-street parking and/or guest parking in addition to Code-required off-street parking.

If you wish to appeal this decision, you must do so by 6-1-79 in the manner described below. A non-refundable filing fee of $40 is required at the time the appeal is filed.

Appeal to the City Council. Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. If there is no appeal you can receive building permits any time after the appeal deadline quoted above provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the referenced application(s).

IF YOU RECEIVE APPROVAL FOR ANY REQUEST WHICH REQUIRES A SITE DEVELOPMENT PLAN, SEE ATTACHED SHEET FOR FURTHER INFORMATION.

Sincerely,

Jill Danforth
Board Secretary

CC: MSM, Inc., 260 Wyoming Blvd. NE, Suite F; 87110
Bruce Wimer, 915 Warm Sands Dr. SE; 87123
Nelson Spurling, 905 Warm Sands Dr. SE; 87123
Howard Weitzman, Howard Hoffman Assoc.,
122 E. 42nd St., New York City, NY 10017

Letter of Advice

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Box 1293, Albuquerque, NM 87103

Date November 21, 1978

NOTIFICATION OF DECISION
INVOLVING ANNEXATION

Dr. Cyrus Varan
c/o 5220 Mariposa NW
Albuquerque, NM 87120

File: AX-78-21, Z-78-138
Location: A parcel of land in E/2 W/2 of Section 26, T10N, R4E

On November 16, 1978, the Environmental Planning Commission recommended to the City Council approval of the above-mentioned request for annexation and simultaneous establishment of SU-1 zoning (Special Use for a Planned Residential and Commercial Development) subject to the following conditions:

1. A revised and detailed site development plan prepared in accord with the procedures outlined in the Comprehensive Zoning Code must be reviewed by the Environmental Planning Commission.
2. Uses in the commercial portion of the property shall be as specified in the C-1 zone.
3. The density for that portion of the site proposed for townhouse development shall be comparable to the approved density for the property adjacent to the west.

(cont'd on Page 2)

If you wish to appeal this decision, you may do so by 12-1-78 in the manner described below:
A filing fee of $40 is required.

A. Appeal to Planning Commission. Any person aggrieved with any determination of the City staff acting under the Subdivision Ordinance may appeal to the Planning Commission by submitting written application to the Planning Department within 15 days after the date of the staff's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday, or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard and decided by the Planning Commission within 60 days of its filing.

B. Appeal to City Council. Any person aggrieved with any determination of the Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application to the Planning Department within 15 days of the Planning Commission's decision (such 15 day period to be determined as in A. above). The City Council may decline to hear the appeal if it finds that all City plans, policies, and ordinances have been properly followed. If it decides that all City plans, policies, and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

You will receive further notice if another person files an appeal. If the application has been recommended for approval, after all conditions of approval have been met, it will be heard by the City Council Land Use, Planning & Zoning Committee. Notice of the hearing will be sent to you at a later date.

Sincerely,

Jill Danforth

Jill Danforth
Board Secretary

Letter of
Advice
Annexation

AX-78-21

4. That portion of the site proposed for single-family development shall have lot sizes of approximately one-half acre.
5. No development is to occur below an elevation of 5630 ft.

NOTE: A SUMMARY PLAT WHICH DELINEATES THE BOUNDARIES OF THE SITE IS REQUIRED PRIOR TO SUBMISSION TO THE CITY COUNCIL.

cc: Meurer, Serafini & Meurer, Inc., 2601 Wyoming NE; 87110
Nelson Spurling, 905 Warm Sands Dr. SE; 87123
Bruce Wimer, 915 Warm Sands Dr. SE; 87123
Harvey Browning, 1607 Los Arboles NE; 87112
Howard Hoffman Assoc., 122 E. 42nd St., New York City, NY; 10017
Attention: Howard Weitzman

AX-78-21

13804 WATERLILY ST.

TUAN HUYNH.

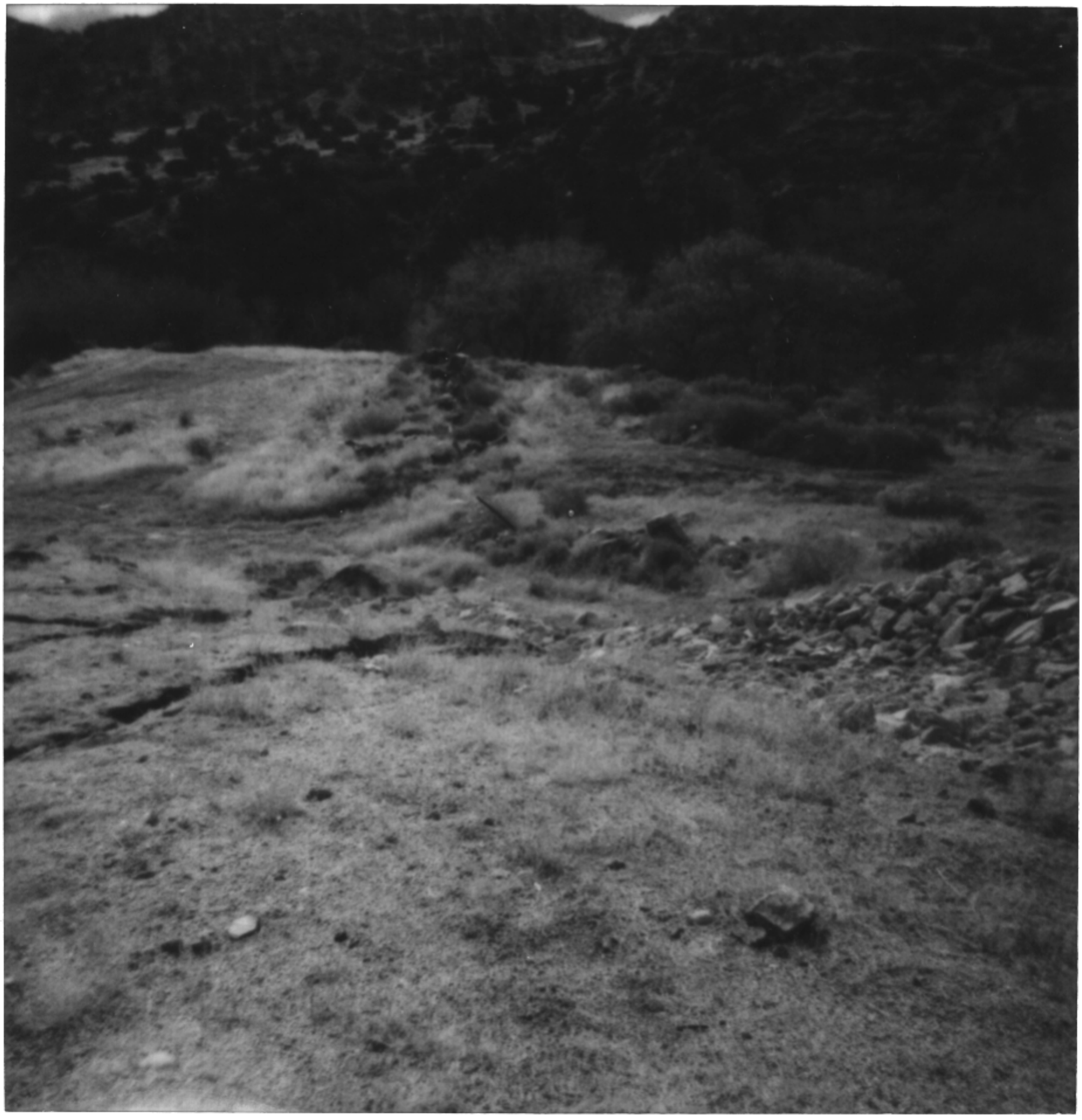
269-1418.

LOT 9A BLK 2.



2/14/92

#2



2/14/92

#7



2/14/92

#8



2/14/92 #



North Four Hills

Taken (01/22/91)

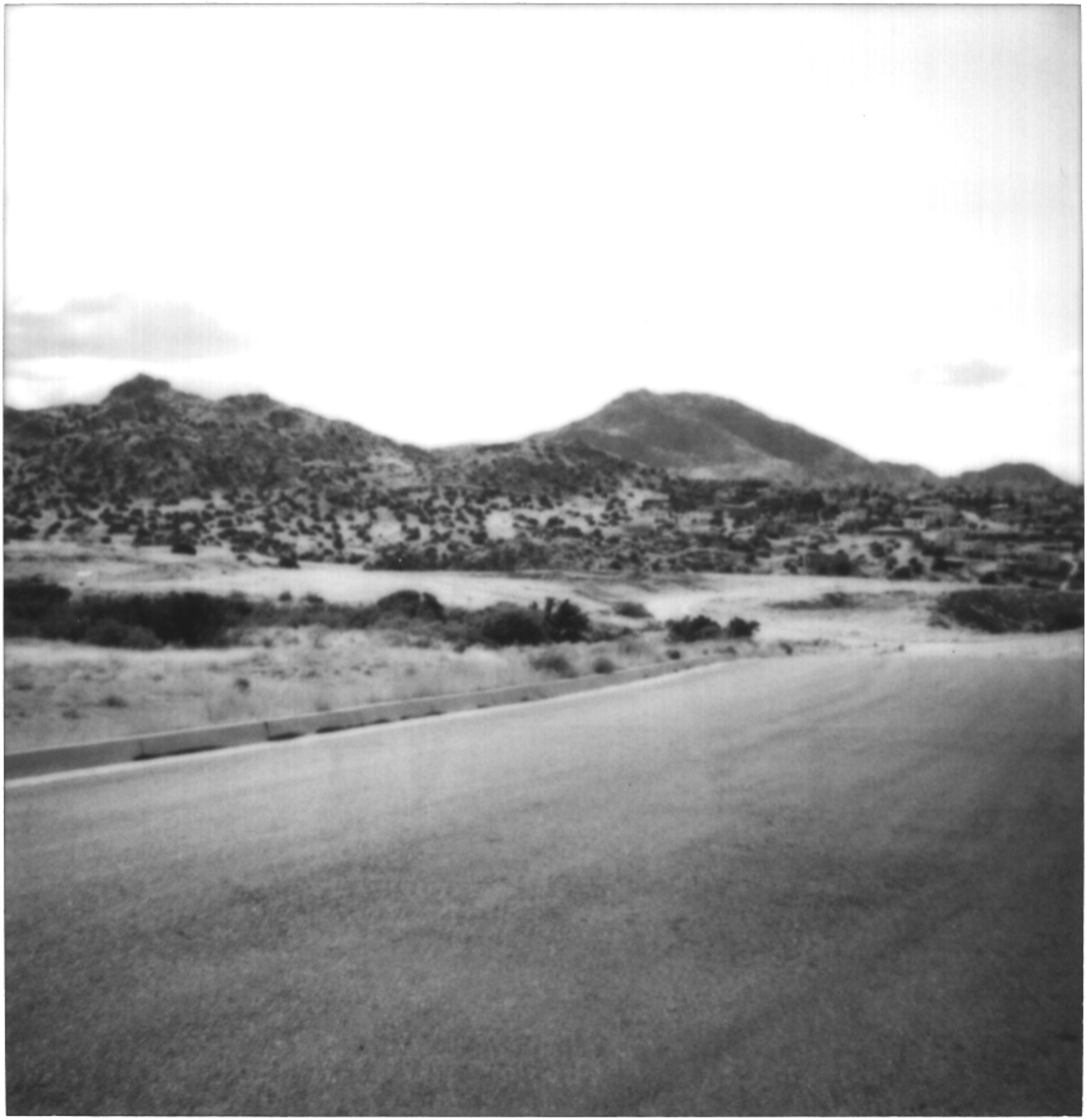


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#4

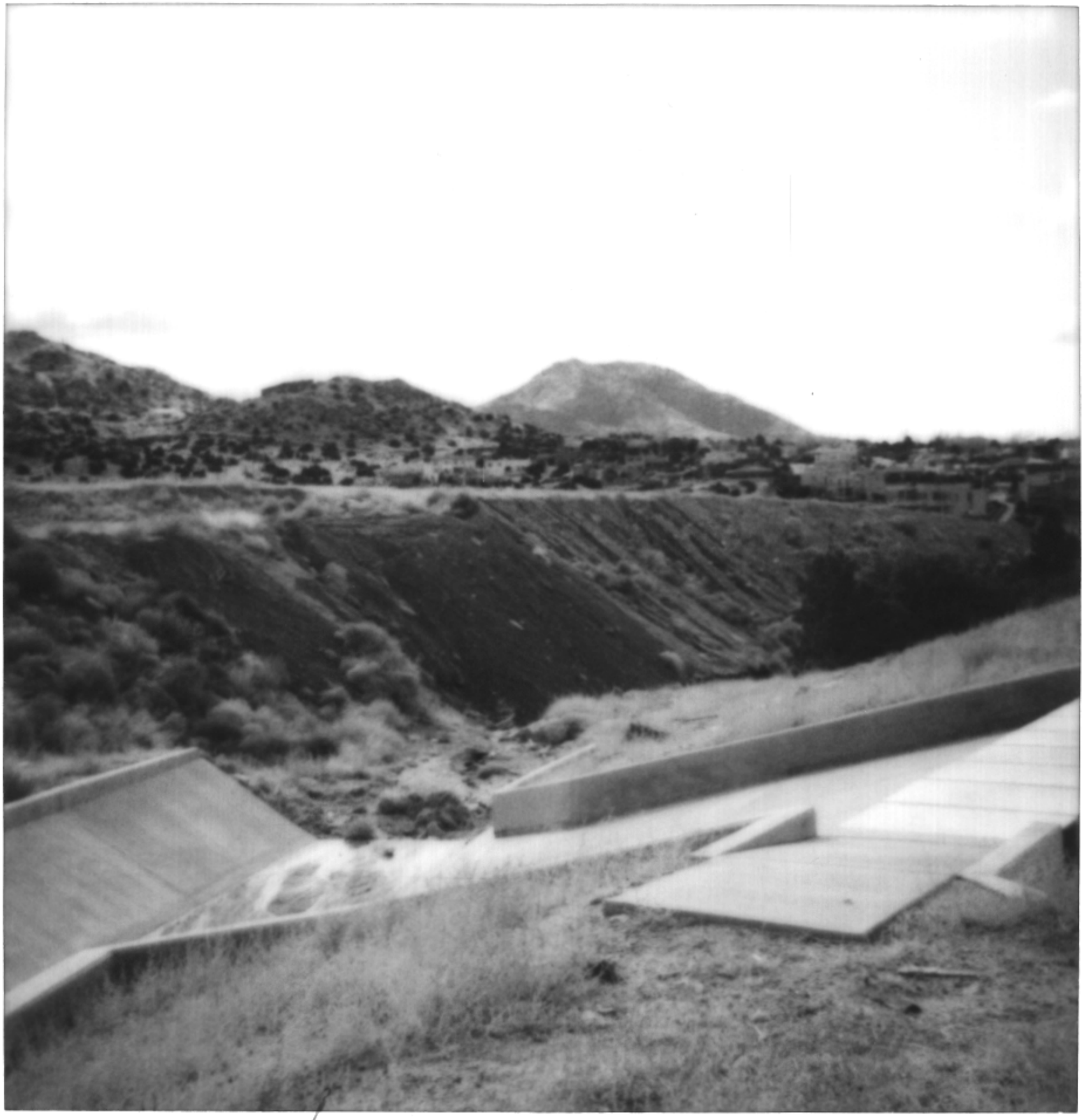


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2/14/92

#5



2/14/12

#4



2/14/92

#3



L 23/01

6/12/90



NORTH FOUR HILLS

TAKEN 01/22/91

L23/D1

DRAINAGE
for
FOUR HILLS NORTH, TRACT A
TOWN AND COUNTRY VILLAGE
ALBUQUERQUE, NEW MEXICO

prepared for
Morteza Jafari and Cyrus Varan
10800 Menaul Blvd. NE
Albuquerque, New Mexico 87112

by
RESOURCE TECHNOLOGY, INCORPORATED
7800 Marble Avenue NE, Suite 5
Albuquerque, New Mexico 87110

10 August 1982
first revision September 1, 1982
second revision October 10, 1984

Elvidio V. Diniz
P.E. Number 7111

RESOURCE TECHNOLOGY, INCORPORATED

7800 MARBLE AVENUE NE. SUITE 5
ALBUQUERQUE, NEW MEXICO 87110
(505) 264-3320

L23 . D10

October 10, 1984

Mr. Fred Aguirre
Asst. City Engineer/Hydrology
Municipal Development Department
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Dear Fred:

Our revised drainage report for the Four Hills North Subdivision is attached. These report revisions are responses to your comments during our previous discussion and site visit. Please remember that minor plat changes may be required after the drainage plan is approved, but prior to final plat approval. However, the drainage plan will not be changed at that time, only some of the easements shown on the existing plat, which is also attached, may be changed.

Also, all the schematics and diagrams in this report are not engineering drawings and are submitted for clarification purposes only. These diagrams should be sufficient to describe to you the feasibility of the proposed plans. But please remember that for actual construction, the additional topographic detail will require slight modifications in the structures. Because this plan is a resubmittal at your request, we can also provide the engineering drawings (80% complete) that correspond to the structures proposed herein. These may help to clarify the details for each structure.

Any effort on your part in expediting this final review will be sincerely appreciated.

Very truly yours,

Elvidio V. Diniz, P.E.
Principal Engineer

EVD/ec

DRAINAGE REPORT
for
FOUR HILLS NORTH, TRACT A
TOWN AND COUNTRY VILLAGE
ALBUQUERQUE, NEW MEXICO

prepared for
Morteza Jafari and Cyrus Varan
10800 Menaul Blvd. NE
Albuquerque, New Mexico 87112

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RESOURCE TECHNOLOGY, INCORPORATED
7800 Marble Avenue NE, Suite 5
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10 August 1982
first revision September 1, 1982
second revision October 10, 1984

Elvidio V. Diniz
P.E. Number 7111

PURPOSE

This report presents an analysis of existing and conceptual drainage conditions for North Four Hills, a subdivision comprised of 42 individual lots and 10 commercial and townhouse tracts. This subdivision was surveyed and platted originally by Douglas H. Smith, 3228 Vassar N.E., Albuquerque, N.M. (884-1626). The latest plat, a copy of which is also attached, was prepared by Dennis D. Lynn, Route 3, Box 860, Los Lunas, N.M. (869-3548). This report substantially revises an earlier report dated September 1, 1982 which presented a conceptual drainage plan and the proposed street grading plan.

All survey information, a legal description, and related easements and rights-of-way pertaining to this site are provided on the attached copy of the latest plat revision (2 sheets) prepared by Mr. D. Lynn as previously noted. As a result of the change in drainage easements, a revised plat may be developed after approval of the drainage plan.

This report was prepared in accordance with criteria provided in the Development Process Manual and consultations with City Engineering staff.

SITE LOCATION AND DESCRIPTION

As shown on the location map (Figure 1) the 66.45 acre site lies to the south of Interstate Highway 40 and approximately 1,000 feet east of Four Hills Road. It is bounded on the north by the IH-40 Frontage Road and on the south by Tijeras Arroyo.

The site is very hilly with a major arroyo longitudinally crossing the eastern half of the site. This arroyo lies in a valley approximately 30 feet deep and 20 feet wide at the bottom. The western half of the site is dissected by several small channels which generally flow west. The soil is predominantly Tesajo-Millet stony sandy loam with Embudo-Tijeras gravelly fine sandy loam in the northern part as shown in Figure 2. These soils are grouped in the SCS A and B Hydrologic Series. Slopes on this site vary from 5% to 40% with approximately half the original area having slopes greater than 30%. After

extensive regrading of the site as a result of street grading and imported fill, only about 20% of the site now has slopes greater than 30%.

There are no existing paved streets, structures, or facilities located on the site. However, all the streets for the subdivision have been rough graded as shown on the Drainage and Grading (D&G) Plan. Also most of the southern half of the subdivision has been graded to provide approximately level sites for homes. This grading was accomplished by placing road excavation materials onto adjacent lots. But additional fill dirt was hauled onto lots 7A, 9, 10, and 11A, Block Two and Tracts C through G to raise and level the existing ground elevations across the lots.

With respect to off-site conditions, there is one abandoned dike across a small arroyo draining off-site area H (Figure 3). This structure extends from the project site to the adjacent property to the east and is expected to be removed in the future because it is not maintained and severely eroded. Therefore, ponding elevation information and runoff storage was not determined for this structure.

On the north side of the site, several culverts convey flows onto the site from IH-40 and areas north of the highway. These culverts are identified by size and location on Figure 3, and computations for these contributory drainage areas are discussed in a later section of this report. The frontage road along the north side of the site is not curbed, consequently, no curb or flow line elevations are available.

There are no retaining walls, garden walls, etc. or public right-of-way on the site at present.

FLOOD PLAIN EASEMENTS

The southern edge of the site lies within the 100-year flood plain of Tijeras Arroyo. The limits of this flood plain as developed in the Master Drainage Plan for Tijeras Arroyo, (Bovay Engineers, Inc., 1981), is shown on the Drainage and Grading (D&G) Plan.

The southern edges of lots 7A, 9, 10, and 11A, in Block Two, originally extended 0 to 20 feet into the 100-year flood plain of Tijeras Arroyo. As a result of lot levelling and filling, these encroachments have been reduced such that only small portions of lots 9 and 11A still remain within the floodplain. This flood plain area is an embayment caused by a flow restriction approximately 150 feet downstream where the floodplain width is reduced from 250 feet to 140 feet. The water surface elevations in the embayment are controlled by backwater effects at the constriction; therefore, the fill area will probably not affect the flow elevations of Tijeras Arroyo at this location.

The 100-year flood plain of the major arroyo on this site is also shown on the D&G Plan. These flood plain limits were determined by computing uniform flow depths in the arroyo at representative cross sections as described in the following paragraphs.

After consultation with engineers designing drainage structures north of IH-40, the 100-year developed condition flow entering Tract A in the major arroyo is approximately 160 cfs. With on-site developed condition flows from Tract A and off site flows D, E, and F, the 100-year developed condition flow in the arroyo on Tract A is conservatively estimated at 185 cfs. South of Pinewood Place NE, after additional on-site flows enter this arroyo, including all of the flow from the other streets in this subdivision, the 100-year developed condition flows will increase to 270 cfs. These flow rates are based on detailed computations as described later in this report.

The depth of flow and flood plain extent for developed conditions along the major arroyo were computed from the 100-year developed condition flows, existing channel slope, and representative cross sections. A relatively high value of Manning's "n" coefficient (0.07) was used in these computations because the 100-year flow depth is less than 2 feet and the channel bottom is extremely congested by woody vegetation species which will not lay down when flow occurs. It is estimated that 60 percent of the flow area of the average cross section would be blocked out by the vegetation. According to Chow's "Open Channel Hydraulics", very high vegetation raises the "n" value by .025 to .05 (pg. 109), and medium to dense brush has an "n" value ranging from .045 to .110, with an average value of 0.07. A copy of a photograph (Figure 4) from the USGS report " Roughness Characteristics of Natural Channels", showing dense vegetation, lists the selected value as 0.07.

Consequently, the flow depth and velocity in the major arroyo are 1.55 feet and 5.8 fps respectively south of Pinewood Place NE, and 1.2 feet and 4.89 fps respectively north of the street.

All lot areas within the 100-year flood plains of the two arroyos are reserved as flood plain easements as shown on the D&G Plan and listed in Table 1. To facilitate descriptions, most of the easements are rectilinear and bearings of all easement boundaries are parallel to the adjacent property boundaries. The exceptions to this rule are the flood plain and drainage easements (No. 13, 14 and 15) on Tract A, Easement # 16 on Tract K, Easement # 4 on Tract G, and Easement # 1 on Tract E which are described along easement centerlines. The flood plain easements are described on Table 1.

OFF-SITE FLOWS

Figure 3 shows the off-site drainage areas with respect to this property. On the north side four culverts carry flows under and off IH-40 and the frontage road. The flow magnitudes and velocities, assuming full flow, are shown on Table 2 using the notation shown on the D&G Plan.

To the east three small areas consisting of 1.32, 4.56, and 5.01 acres in area, flow onto the site. The magnitudes, velocities and depths of flows from each of these areas are also indicated on Table 2 using the notation shown on the D&G Plan. The southernmost off-site drainage area is currently retained by a small earthen dam with no apparent outlet and an excavated spillway - - for this study it was assumed that the dam would be removed in the future, so channel conditions are assumed. Each of these off-site flows will be conveyed to the major arroyos through drainage easements and street flows as shown on the D&G Plan.

ON-SITE FLOWS

On-site watersheds are shown on the D&G Plan. These watershed areas were subdivided into smaller drainage areas within the proposed tract and lot areas for which the undeveloped and developed flow magnitudes and volumes were computed. These computations are summarized in Table 3.

Developed condition flows will be conveyed in earth and concrete lined channels or controlled in detention ponds. All channels will be 3H:1V side slopes, V-shaped and located in 10 to 30 feet wide drainage easements as shown on the D&G Plan. Typical channel cross sections are shown in Figure 5. Computations for these channels are listed in Table 4. Most channels will be excavated in natural rock which lies close to the surface. For high velocity reaches, concrete or rip rap will also be required. Final design slopes will be adjusted for permissible velocities. Rip rap or concrete lining will be required at all channel bends where local velocities exceed 8 fps (or lower velocity limits, if channel conditions so require).

The proposed treatment of on-site flows are discussed for each tract as follows:

Tract A - The major arroyo will be retained in its existing channel, within a 50 foot wide flood plain and drainage easement. Flows from off site drainage areas E and F are conveyed to this arroyo through earth channels. Flow from off site area D presently discharges into a natural earth channel immediately north of the tract boundary, and flows east to the major arroyo on the property; therefore, the existing channel turns a right angle at this location. Rip rap will be placed on the banks of the channel to protect from erosion; size of rip rap and method of placement will be submitted with the drainage report for this individual tract.

Tract B - Three watersheds lie in this tract. Flows to the east will proceed overland to the street; flows to the northwest will be conveyed in an earth channel (#10) to the west street (Rosewood Place NE); and flows to the southwest will flow south in an earth channel (#12) to the street.

Tract C - Three watersheds drain from this tract. Flows to the north will be intercepted by the earth channel (#10) for Tract B, and conveyed to the street; flows to the west and south will flow directly to the street.

Tract D - Flows from the west side of this tract will flow directly to the street on the west. Because this street is to be constructed on fill, the low area east of the street, on Tracts D and C will be filled, in order to provide positive drainage from this tract to the street. The extent of the fill area and new contours are shown on the D&G Plan. Flows from the east side of this tract will be conveyed to the east street through an earth channel (#11). Off site flow B will be conveyed west in an earth channel along the south side of the frontage road and discharged onto Rosewood Place NE. Off site flow C will be conveyed east in an earth channel along the south side of the frontage road and discharged onto Cherrywood Place NE. These two off site flows can be turned at right angles to the present direction of flow using the hydraulic principles for side channel spillways, except on a much smaller scale. A preliminary schematic of the proposed structure is shown in Figure 6.

Tract E - Two watersheds drain this tract. The eastern watershed will flow into detention pond P-A on Tracts E and F. Flows from the western watershed will be diverted south along the property line in an earth channel (#2) to detention pond P-A on Tract F. Off site flow A will be allowed to proceed unaffected across the northwest corner of this tract. A 10 foot easement (#1) is provided for this purpose.

Tract F - Three watersheds cover this tract. Flows in the northern watershed will be controlled in detention pond P-A. This pond will also hold runoff from Tract E. Flows in the central watershed will be detained in pond P-B, and flows from the southern watershed will flow through an earth and concrete channel (#4) to detention pond P-C on Tract G. Characteristics of these detention ponds are provided in Table 5.

Tract G - This entire tract is within a single watershed and all flows will be controlled in detention pond P-C. Characteristics of detention pond P-C are provided in Table 5.

Tract H - The entire tract will drain to the major (park and drainage) arroyo crossing the property and adjacent to this tract on the east side. A channel cut, approximately 30 feet long, will be required in a 4-6 foot high ridge on the southeast corner of the tract, if the site is developed as is. However, it is expected that site development will result in the low areas on the tract being filled in, and consequently, surface drainage directly to the major arroyo will be feasible. These site specific details will be submitted with the drainage report for this individual tract.

Tract J - The entire tract will drain to the arroyo crossing the property. A 10 to 40 foot flood plain and drainage easement is provided along the western side of this property to accomodate the present alignment of the arroyo, discharges from the proposed culvert under Pinewood Place SE, and street runoff from Cherrywood Place SE and Pinewood Place SE.

Tract K - Most of this tract will drain onto Pinewood Place SE. Off site flow G will be conveyed in an earth channel, # 16, and discharged onto Pinewood Place SE. This channel will be constructed on fill in order to allow discharge onto the street. The southeast corner of Tract K will be drained through an earth channel, # 22, along the eastern property line.

Blocks One and Two - All of the lots in these blocks will drain into the arroyo, the streets or into earth or concrete channels, as specified in Tables 3 and 4, for eventual discharge to the streets or to Tijeras Arroyo. Flows that collect at the south ends of Rosewood Place SE and Pinewood Place SE will be conveyed to Tijeras Arroyo in storm sewers which will be installed in sewer and drainage right-of-ways and a drainage easement along lot lines as shown on the D&G Plan.

Major Arroyo Crossing - Flows in the major arroyo on the site, will be carried under Pinewood Place SE in a 42-inch diameter reinforced concrete pipe culvert. The feasibility of this crossing and appropriate hydraulic parameters are shown in Figure 7. The entrance to this

culvert will be a concrete chute inlet with 9H:1V slope and fixed wingwalls, as shown in Figure 8. This culvert will discharge into a concrete channel which terminates in a stilling basin with rip rap at the downstream end to reduce the velocities of flows discharged to the existing channel. The concrete rundown from Cherrywood Place SE will join this channel at the stilling basin. This concept is described in Figures 9 and 10.

STREET FLOWS

Discharge onto streets occurs from Tracts B, C, D, and K, and several lots in Blocks One and Two. Computed street flows are presented in Table 6. As shown on the D&G Plan, extensive cut and fill was required for street construction. Wherever possible, slopes will be graded to 3H:1V and adequately protected from erosion as discussed in the Slope Stability Section of this report. Where slopes greater than 3H:1V are required along the streets, as shown on the D&G Plan, concrete or rip rap lining or other erosion control and slope stabilizing means will be provided. All property line elevations along the street right-of-way will be at least one foot above the street flow line elevation. Where drainage crosses private streets, a concrete dip section, at 10H:1V side slope (Figure 11), will be provided.

DETENTION PONDS

Three temporary detention ponds are proposed on Tracts E, F and G. Details on these ponds are presented in Table 5. Because these ponds will be deeper than 18 inches, fences will be constructed around the ponds and landscaping will be provided if the individual tracts (in which they are located) are developed. Otherwise, final development drainage plans will consider the acquisition of drainage easements to Tijeras Arroyo. Maintenance provisions and commitments will be submitted with the drainage reports for the individual tracts.

DRAINAGE EASEMENTS

All drainage easements are 10 to 30 feet wide, as shown in the D&G Plan and listed in Table 4. In general easements follow tract or lot boundaries and would be divided equally between adjacent tracts or lots except along the

property boundaries where they would lie wholly within the tract or lot. Where lot boundary bearings and easement bearings do not coincide, the bearings of the easement lines are indicated on the D&G Plan.

Easement lengths and hydraulic data for the channels in each easement are provided in Table 4. All building slab elevations on the site will be at least one foot above the elevation of the 100-year flow in these channels. Retaining walls will be constructed when the vertical grade change for this requirement will be greater than 18 inches.

CONSTRUCTION EASEMENTS

Temporary construction easements 250 feet wide and centered on the public street centerlines will be provided for construction of all public streets and drainage facilities.

SLOPE STABILITY

All cut and fill slopes will be on a 3H:1V slope wherever possible. Adequate erosion protection as specified in NMSHD Specifications, Sections 2.11 and 2.12, will be provided in all disturbed areas. Where steeper slopes are required concrete or rip rap lining or other means of erosion control will be provided.

Because this drainage plan is conceptual, no detailed cross sections and spot elevations are provided at this time.

TABLE 1

FLOOD PLAIN EASEMENT PARAMETERS

Easement ID	Tract or Block	Lot No.	Width (ft)	Length (ft)
A	A	---	50	630
B1	J	---	30	200
B2	J	---	10	100
C	J	---	40	200
D	2	1	10	90
F	2	3	10	102
G	2	4	10	55
H	2	5A and 6A	30	40
J	2	9	20	75
L	2	11A	20	250
L1	2	11A and 12A	40	75
M	1	13 and 14	10	120

Note: Bearings for all easements are as noted or parallel to adjacent property lines.

TABLE 2

OFF SITE FLOW DETERMINATIONS

Area ID	Contrib. Area (ac)	Percent Develop.	Pipe Size	Runoff Coeff.	100-Year Flow Q (cfs)	100-Year Flow V (fps)	100-Year Flow D (ft)	10-Year Flow Q (cfs)	10-Year Flow V (fps)	10-Year Flow D (ft)
A	5.74	0	30" RCP	.35	10.93	2.23	----	7.18	1.46	----
B	0.55	95	24" RCP	.97	2.90	0.92	----	1.91	0.61	----
C	2.06	0	24" RCP	.35	3.93	1.25	----	2.58	0.82	----
D	52.91	30	4'x3' C.B.	.53	152.15	12.68	----	100.23	8.35	----
E	5.88	30	36" RCP	.53	16.95	2.40	----	11.14	1.58	----
F	1.32	0	channel	.20	1.44	1.71	0.29	0.95	1.52	0.25
G	4.56	0	channel	.20	4.96	3.10	0.80	3.26	2.82	0.68
H	5.01	0	channel	.20	5.45	1.79	0.45	3.58	1.57	0.39

Note: channel "n" value = 0.07; slope from topo map;
100-year rainfall intensity = 5.44 in/hr from DPM pg. 22.2.13
10-year rainfall intensity = 3.57 in/hr

TABLE 3

ON SITE FLOW DETERMINATIONS

Area ID	Contrib. Area (ac)	Undeveloped(100-yr) C	Q (cfs)	Vol. (ft^3)	Developed(100-yr) C	Q (cfs)	Vol. (ft^3)	Undev.(10-yr) Q (cfs)	Vol. (ft^3)	Dev. (10-yr) Q (cfs)	Vol. (ft^3)
I	3.03	.35	5.73	10,559	.89	14.56	22,438	3.76	1,320	9.57	11,879
J1	0.40	.20	0.43	697	.69	1.49	1,742	0.28	174	0.98	871
J2	1.24	.20	1.34	2,161	.69	4.62	5,401	0.88	532	3.04	2,701
J3	3.44	.20	3.72	5,994	.69	12.82	14,985	2.44	1,499	8.42	7,493
K1	1.78	.20	1.92	3,101	.69	6.63	7,754	1.26	775	4.36	3,877
K2	0.57	.20	0.62	993	.69	2.12	2,483	0.41	248	1.39	1,242
K3	1.81	.20	1.95	3,154	.69	6.74	7,884	1.28	789	4.43	3,942
L1	1.72	.35	3.25	5,994	.89	8.27	12,737	2.14	749	5.43	6,743
L2	4.87	.35	9.20	16,971	.89	23.41	36,063	6.04	2,121	15.38	19,092
M1	0.81	.35	1.53	2,823	.89	3.89	5,998	1.01	353	2.56	3,175
M2	1.57	.35	2.97	5,471	.89	7.55	11,626	1.95	684	4.96	6,155
N1	1.95	.20	2.11	3,398	.69	7.27	8,494	1.39	850	4.78	4,247
N2	1.77	.20	1.91	3,084	.69	6.60	7,710	1.25	771	4.34	3,885
N3	0.37	.20	0.40	645	.69	1.38	1,612	0.26	161	0.91	806
O	3.78	.20	4.08	6,586	.69	14.08	16,466	2.68	1,647	9.25	8,233
P	1.28	.20	1.38	2,230	.69	4.76	5,576	0.90	558	3.13	2,789
Q	1.50	.20	1.62	2,614	.69	5.59	6,534	1.06	654	3.67	3,267
R	2.11	.20	2.28	3,676	.69	7.86	9,191	1.50	919	5.16	4,596

Note: 100-year rainfall intensity = 5.44 in/hr
10-year rainfall intensity = 3.57 in/hr

TABLE 3 (CONTD.)

ON SITE FLOW DETERMINATIONS

Area ID	Contrib. Area (ac)	Undeveloped(100-yr) C	Q (cfs)	Vol. (ft^3)	Developed(100-yr) C	Q (cfs)	Vol. (ft^3)	Undev.(10-yr) Q (cfs)	Vol. (ft^3)	Dev. (10-yr) Q (cfs)	Vol. (ft^3)
S1	0.83	0.2	0.90	1,446	0.43	1.94	3,254	0.59	362	1.27	1,446
S2	0.76	0.2	0.83	1,324	0.43	1.78	2,980	0.55	331	1.17	1,324
S3	0.34	0.2	0.37	592	0.43	0.80	1,333	0.24	148	0.53	592
S4	4.21	0.2	4.58	7,336	0.55	12.64	16,505	3.01	1,834	8.30	7,336
T	23.94	0.3	39.07	55,230	0.69	89.86	94,675	25.67	23,670	59.04	63,117
U1	5.82	0.2	6.33	10,890	0.23	7.32	13,613	4.16	2,723	4.81	4,084
U2	6.85	0.2	7.45	12,685	0.24	9.12	15,856	4.89	3,171	5.99	4,757
U3	7.24	0.2	7.88	13,364	0.24	9.43	16,705	5.18	3,341	6.20	5,012
U4	1.15	0.2	1.25	2,004	0.43	2.69	4,508	0.82	510	1.77	2,004
U5	0.50	0.2	0.54	893	0.43	1.17	1,962	0.36	588	0.77	1,265
U6	2.16	0.2	2.35	3,764	0.43	5.05	8,468	1.54	941	3.32	3,764
U7	1.22	0.2	1.33	2,126	0.84	5.57	7,971	0.87	531	3.66	4,251
U8	0.40	0.2	0.44	697	0.43	0.94	1,568	0.29	174	0.62	697
U9	1.17	0.2	1.27	2,095	0.43	2.73	4,505	0.83	1,374	1.79	2,955

Flow @ → U2 is thru Mirabal's lot @ 13,815 waterlily Ct.

100yr Storm Developed Flow is 9.12 CU-FT/sec.

Note: 100-year rainfall intensity = 5.44 in/hr
10-year rainfall intensity = 3.57 in/hr

TABLE 4

DRAINAGE EASEMENT AND CHANNEL PARAMETERS

Easement No.	Contributing Tract or Lot	L (ft)	S (ft/ft)	100-Year Flow Q (cfs)	100-Year Flow V (fps)	100-Year Flow d (ft)	100-Year Flow F.N.	10-Year Flow Q (cfs)	10-Year Flow V (fps)	10-Year Flow d (ft)	10-Year Flow F.
1	off site flow	40	.02	10.93	4.11	0.94	--	7.18	3.70	0.80	--
2	E	195	.03	3.89	3.70	0.59	--	2.56	3.33	0.51	--
4	F	180	.08	1.38	4.12	0.35	--	0.92	3.73	0.29	--
5	1, 2, 3 Block 1	320	.03	2.15	3.19	0.47	--	1.41	2.87	0.40	--
6	1, 2, 3, 4 Block 1	200	.13	2.34	5.65	0.37	1.64	1.54	5.09	0.32	1.
7	6, 7 Block 1	124	.12	1.78	5.12	0.34	1.55	1.17	4.61	0.29	--
8	9 Block 1	100	.02	0.80	2.14	0.35	--	0.53	1.93	0.30	--
10	B, C	370	.02	8.12	3.82	0.84	--	5.33	3.44	0.72	--
11	D	130	.04	8.27	4.98	0.74	--	5.43	4.48	0.64	--
12	B, C	290	.10*	11.36	14.22	0.52	3.49	7.46	12.80	0.44	3.
13	A, off site flow	630	.05	185.5	4.89	1.20	0.79	121.87	4.24	0.95	0.
14	off site flow	90	.12	1.44	4.85	0.31	--	0.95	4.37	0.27	--
15	off site flow	75	.07*	16.95	13.75	0.64	3.03	11.14	12.38	0.55	2.
16	off site flow	285	.08	4.96	5.68	0.54	1.36	3.25	5.11	0.46	1.
17	K, A, off site flow	200	.07*	16.91	13.74	0.64	3.03	11.11	12.37	0.55	2.
19	15, 19 Block 2	120	.01	2.69	2.30	0.18	--	1.96	2.13	0.16	--
20	14, 15, Block 2	150	.12	2.69	5.67	0.40	1.58	1.77	5.11	0.34	1.
21	14, 15, 13A, 17A, 16A, Block 2	320	.02*	3.37	4.39	0.19	--	2.77	5.01	0.17	--
22	17A, 17B, 18A, K, off site	380	.04	7.32	4.83	0.71	--	4.81	4.35	0.61	--
23	17A, 17B, 18A, K off site	205	.15*	9.12	15.67	0.44	4.16	5.99	14.11	0.38	4.
24	14,13A,13B,12B,17A,17B,18 Block 2	215	.03**	13.02	14.49	0.76	2.33	8.55	12.85	0.60	2.
25	8, 9 Block 2	165	.33*	5.57	18.62	0.32	5.84	3.66	16.77	0.27	5.
27	off site flow	50	.01	3.93	2.46	0.73	--	2.58	2.21	0.62	--
28	off site flow	310	.01	2.90	2.28	0.65	--	1.91	2.05	0.56	--
29	1, 2, 3, 4, Block 1	200	.01	1.96	2.13	0.16	--	1.38	1.95	0.14	--
30	16A, 13A, 17A	195	.05	2.88	4.09	0.47	--	1.84	3.67	0.41	--

Easement #23 on SE side of Mirabal Parcel → 9.12cfs in 10' channel est. @ 0.44 ft deep

Note Ease. #30 on NW. side of Mirabals was intended to divert some flow to St.

Note: * Proposed concrete channel (n = 0.013); all others are earth (n = 0.030).
** Proposed 18" PVC Yelomine Pipe (n = .009).
F.N. is Fronde Number

TABLE 5

DETENTION POND PARAMETERS

Detention Pond	P-A	P-B	P-C
Location	Tract F	Tract F	Tract G
Pond			
Inflow Q100 (cfs)	18.71	6.60	14.08
Inflow Volume (ft^3)	26,118	7,710	18,080
Pond Capacity (ft^3)	17,250	4,626	10,850
10-yr W. S. Elevation (ft)	5671.0	5671.3	5647.9
100-yr W. S. Elevation (ft)	5672.2	5648.5	5648.2
Spillway			
Crest Elevation (ft)	5672.2	5672.5	5648.2
Outflow Q (cfs)	3.93	0.83	2.04
Length (ft)	9.5	2.0	5.0
Conduit			
Diameter (in)	4	4	6
Outflow Q5 (cfs)	1.15	1.04	2.44
Dam			
Height (ft)	6.5	4.7	6.8
Side Slopes (H:V)	3:1	3:1	3:1

Note: All dams will have 1.0 ft. freeboard; maximum design flow depth over spillway will be 0.25 ft.

TABLE 6

STREET FLOW PARAMETERS

Street Name	Lane	Width (ft)	Max Capacity (cfs)	Ave Slope (ft/ft)	100 Year Flood Q (cfs)	100 Year Flood V (fps)	100 Year Flood d (ft)	10 Year Flood Q (cfs)	10 Year Flood V (fps)	10 Year Flood d (ft)
ROSE WOOD PL. (N)	E	40	70	.01	53.20	4.8	.78	34.95	4.2	.67
	W		70		5.20	2.5	.35	3.42	2.4	.33
CHERRYWOOD PL.	E	40	70	.06	3.37	4.8	.26	2.21	4.3	.23
	W		70		28.39	7.4	.47	18.65	6.7	.42
PINE WOOD PL. (N)	E	32	56	.01	14.68	3.4	.49	9.64	2.9	.44
	W		56		2.23	2.1	.29	1.47	1.9	.26
PINE WOOD PL. (S)	E	32	56	.07	1.88	4.4	.21	1.24	4.1	.18
	W		56		1.88	4.4	.21	1.24	4.1	.18
ROSE WOOD PL. (S)	E	32	56	.10	2.45	5.4	.22	1.61	5.0	.18
	W		56		10.19	7.1	.32	6.16	6.6	.28

Note: Max. capacity determined from DPM Plates 22.3 D-1 and 22.3 D-2

LOCATION MAP

N

Central Ave

I-40

SITE

WELLS ADD'N

TIERROS ADD'N

SANDIA MANOR

ADD'N

4 HILLS RD

PICION

CAÑADA NO 2

TOWN COUNTRY

GULTON INDUSTRIES TRACT A

CREST DR

HILLS

RA-2

SU-1

C-1

C-2

L-23-Z

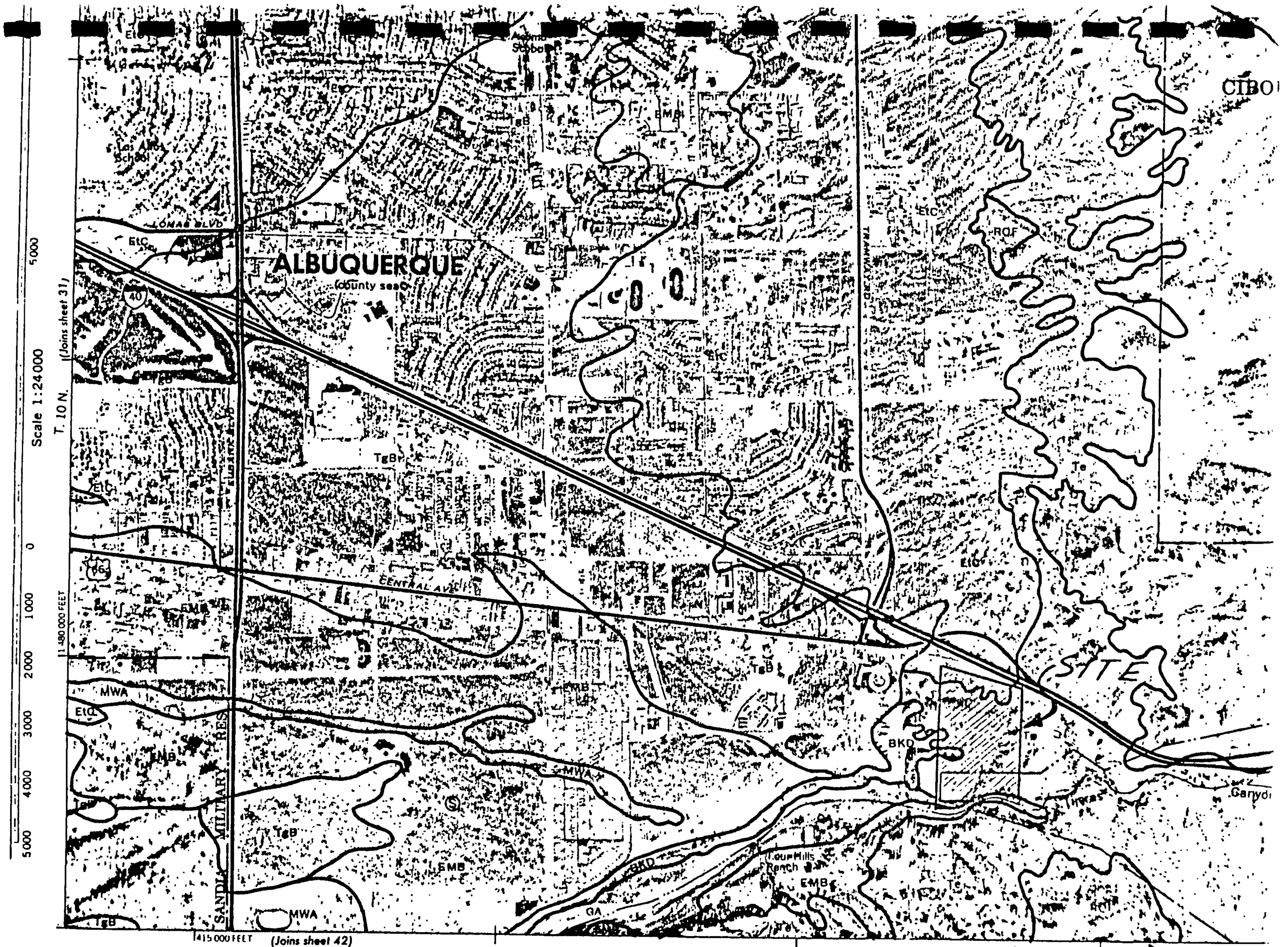
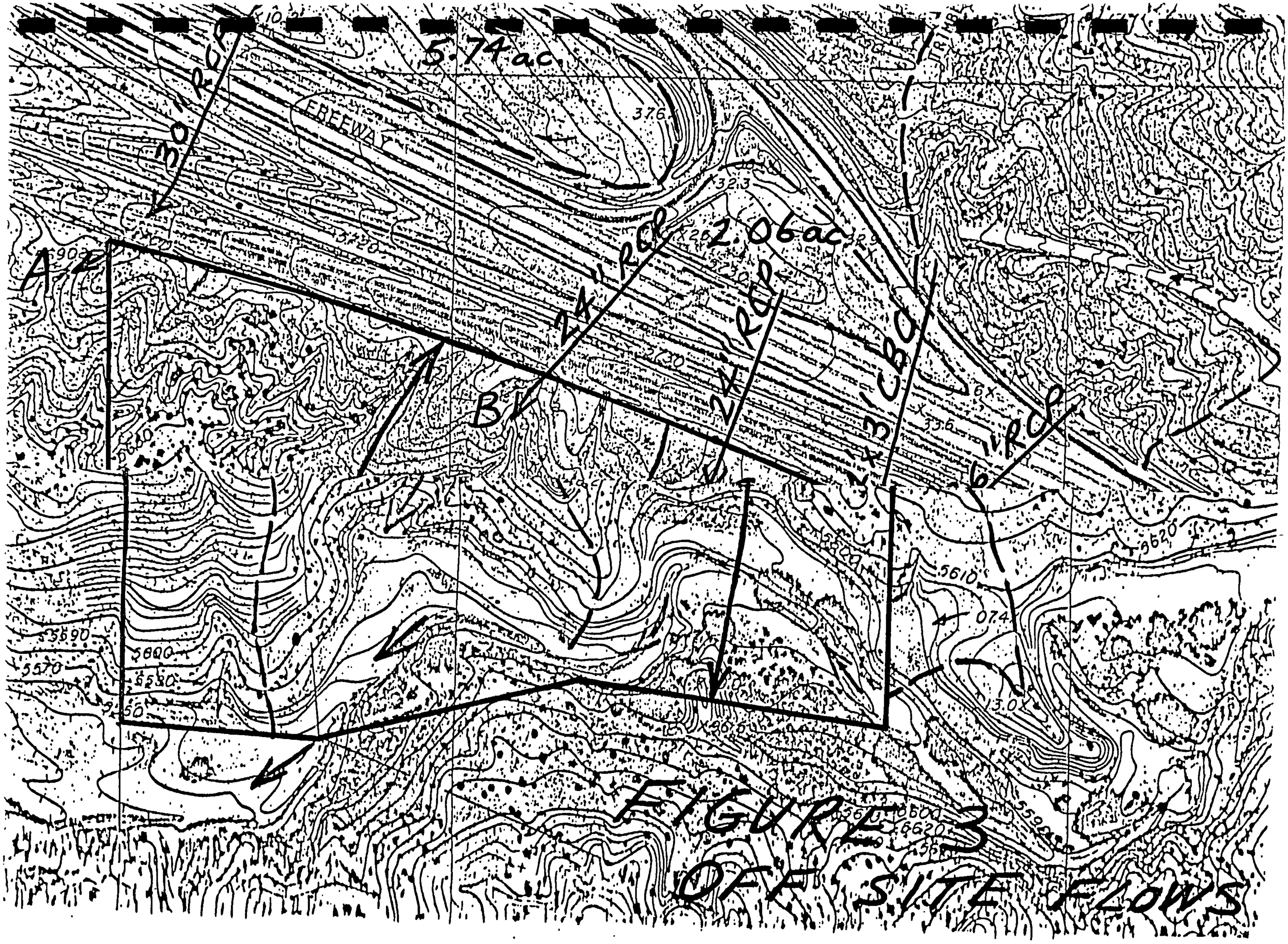
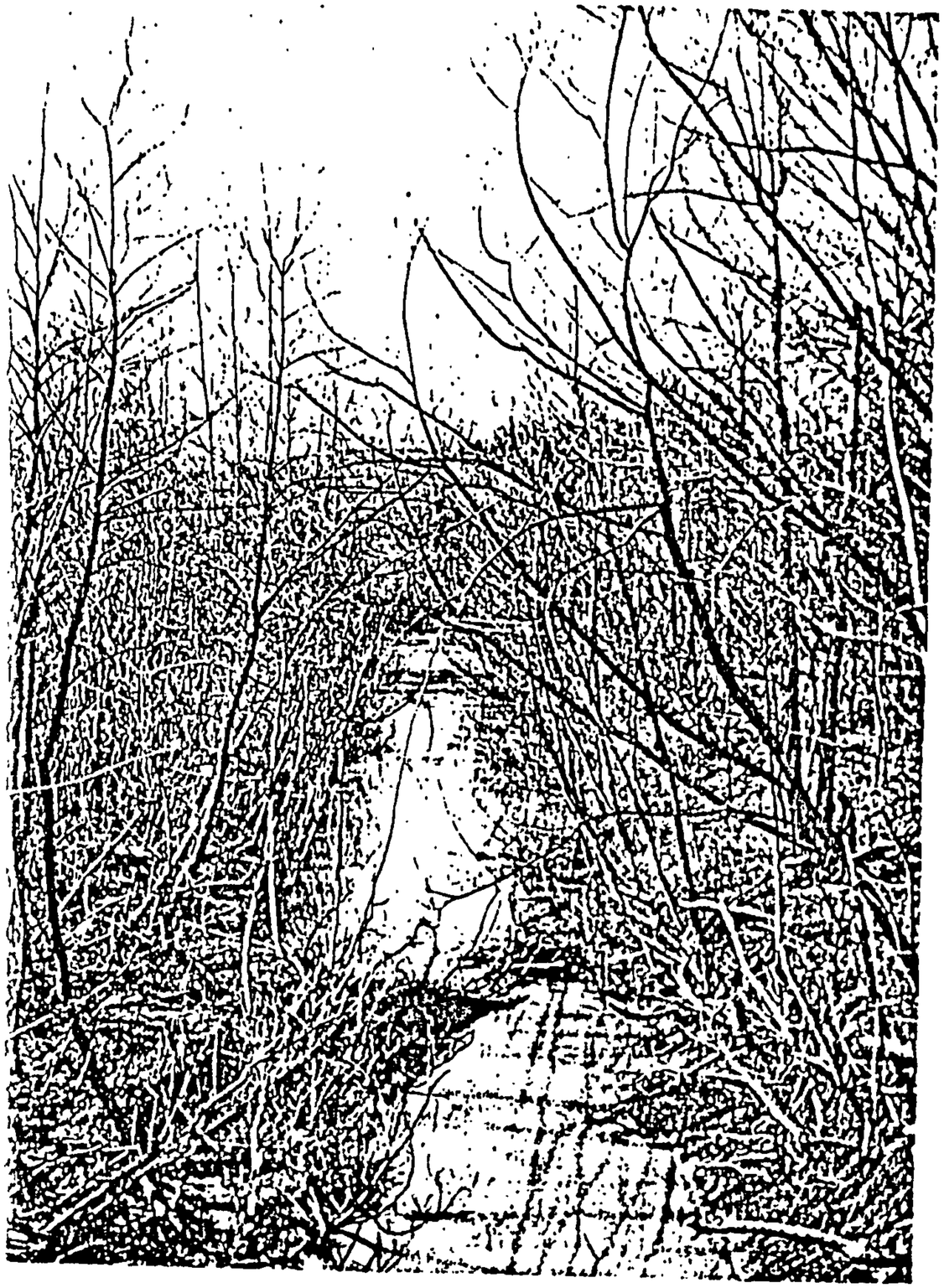
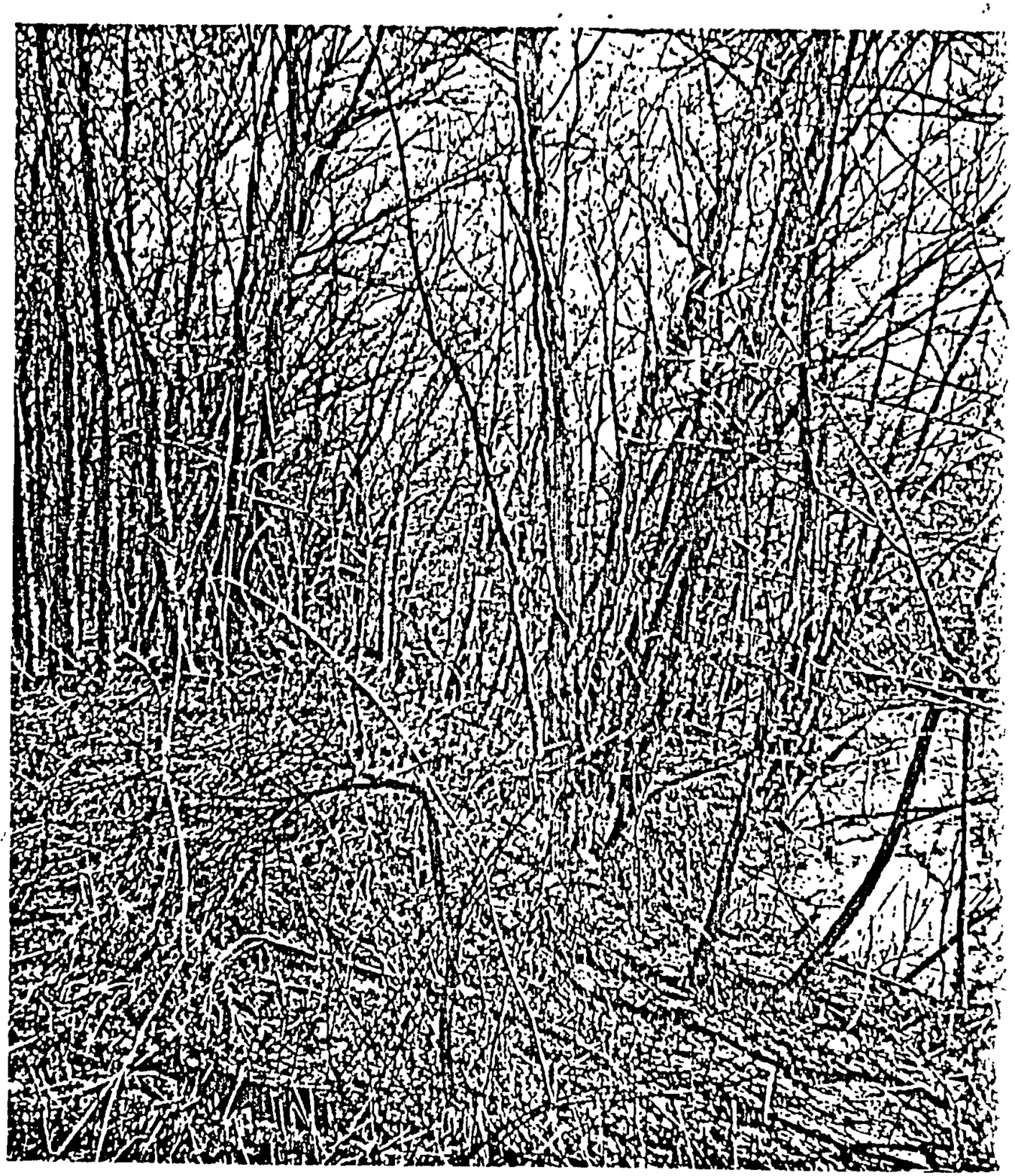


FIGURE 2 - SOILS MAP (ref. SCS)


5.74ac
FREEWAY
2.06ac
A
B
C
D
3.0 RCP
24" RCP
24" RCP
36" RCP
24" RCP
074
FIGURE 3
OFF SITE FLOWS

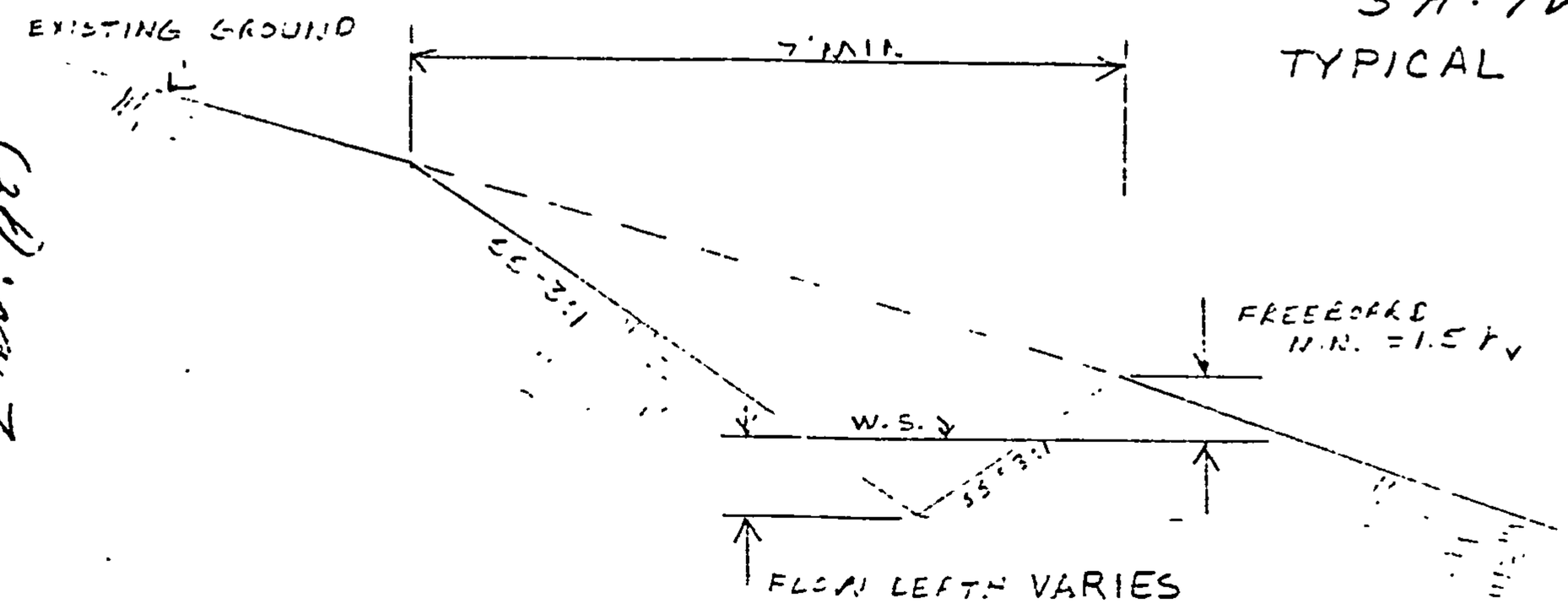


No. 452 downstream from above section 1,
Pond Creek near Louisville, Ky.



No. 453 upstream from right bank at section 7,
Pond Creek near Louisville, Ky.

FIGURE 4. - REPRESENTATIVE ROUGHNESS VALUES
from "Roughness Characteristics of Natural Channels", USGS WSP



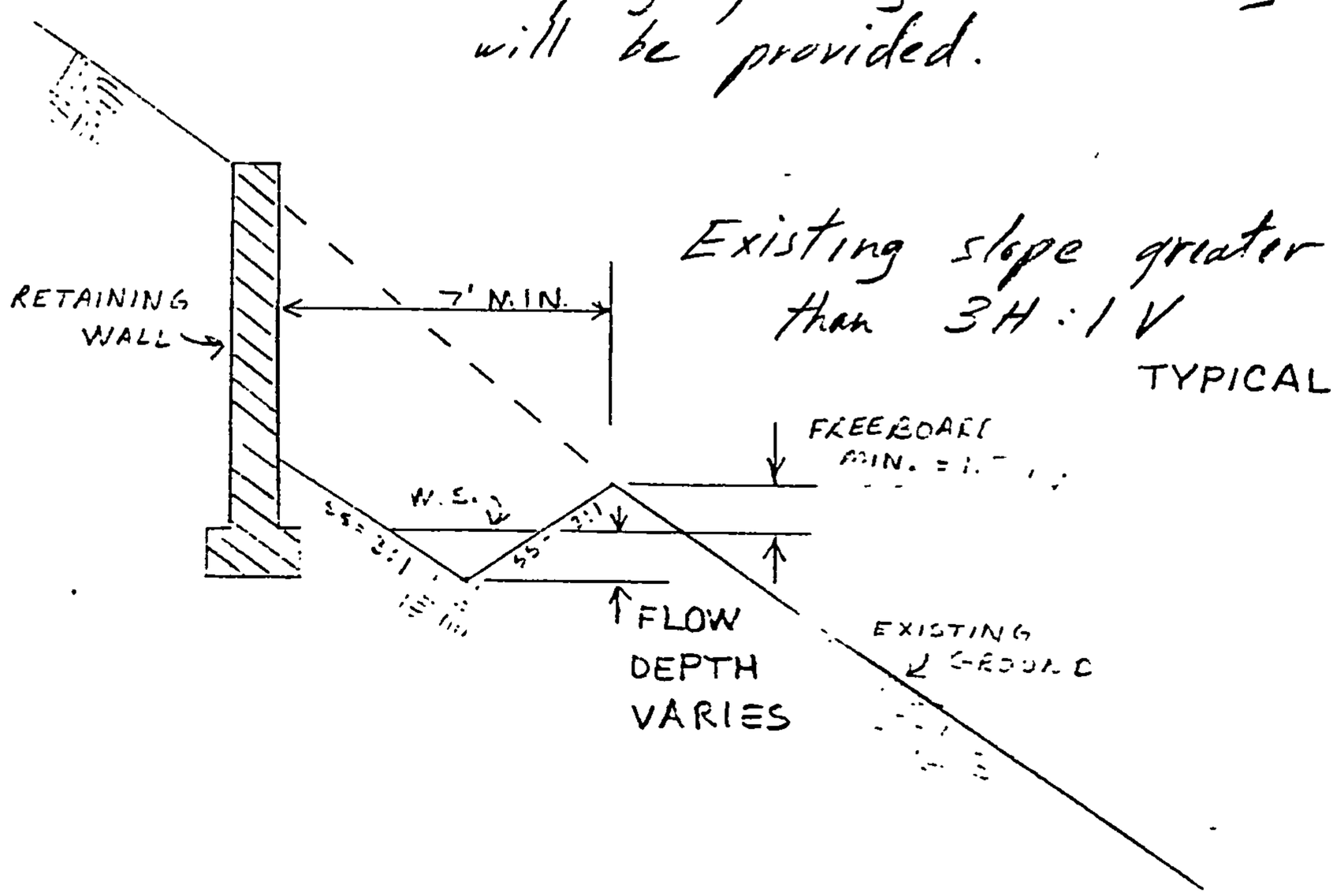
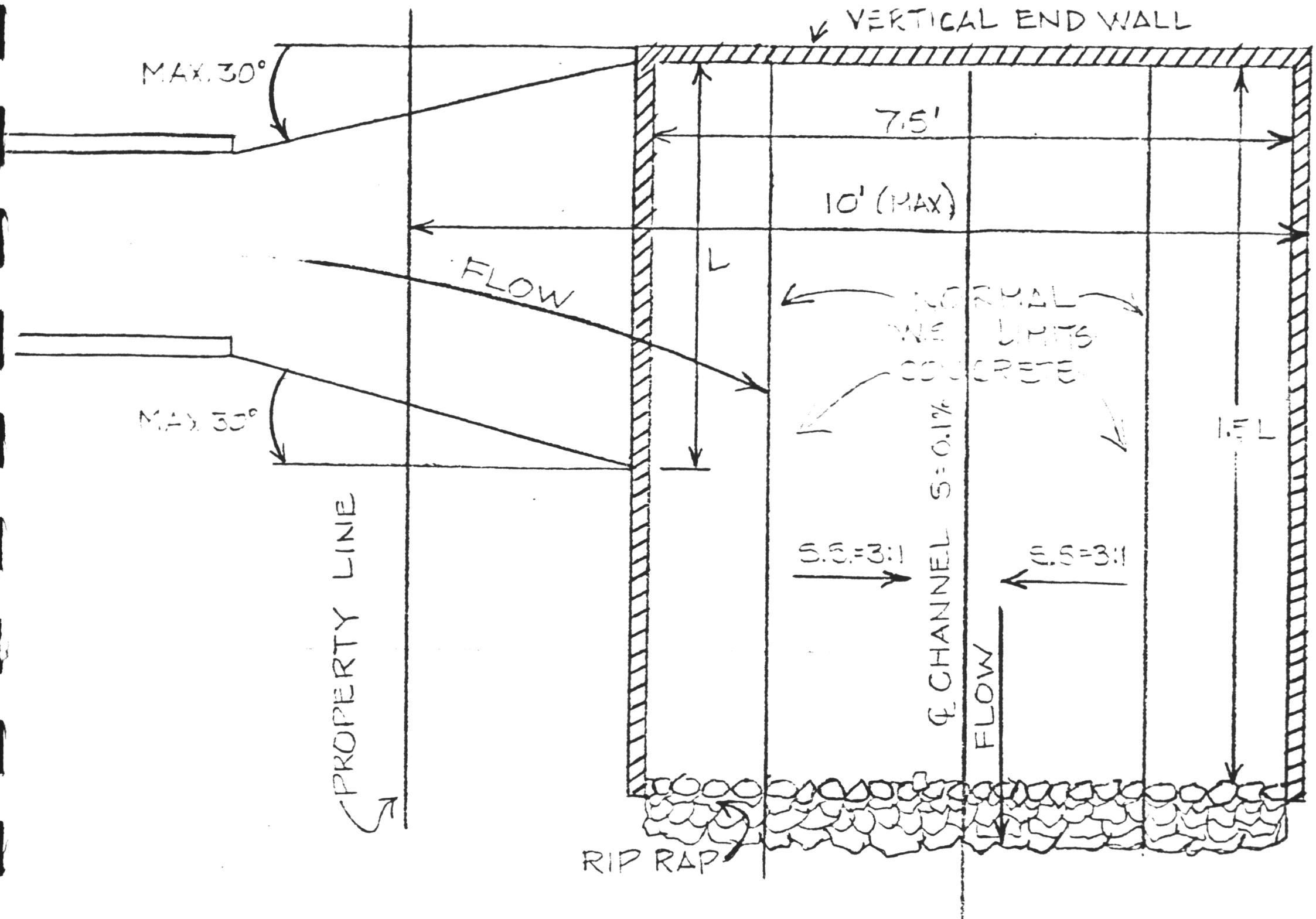


FIGURE 5 - TYPICAL CROSS SLOPE CHANNELS

SITE FLOW REC

PLAN



PROFILE

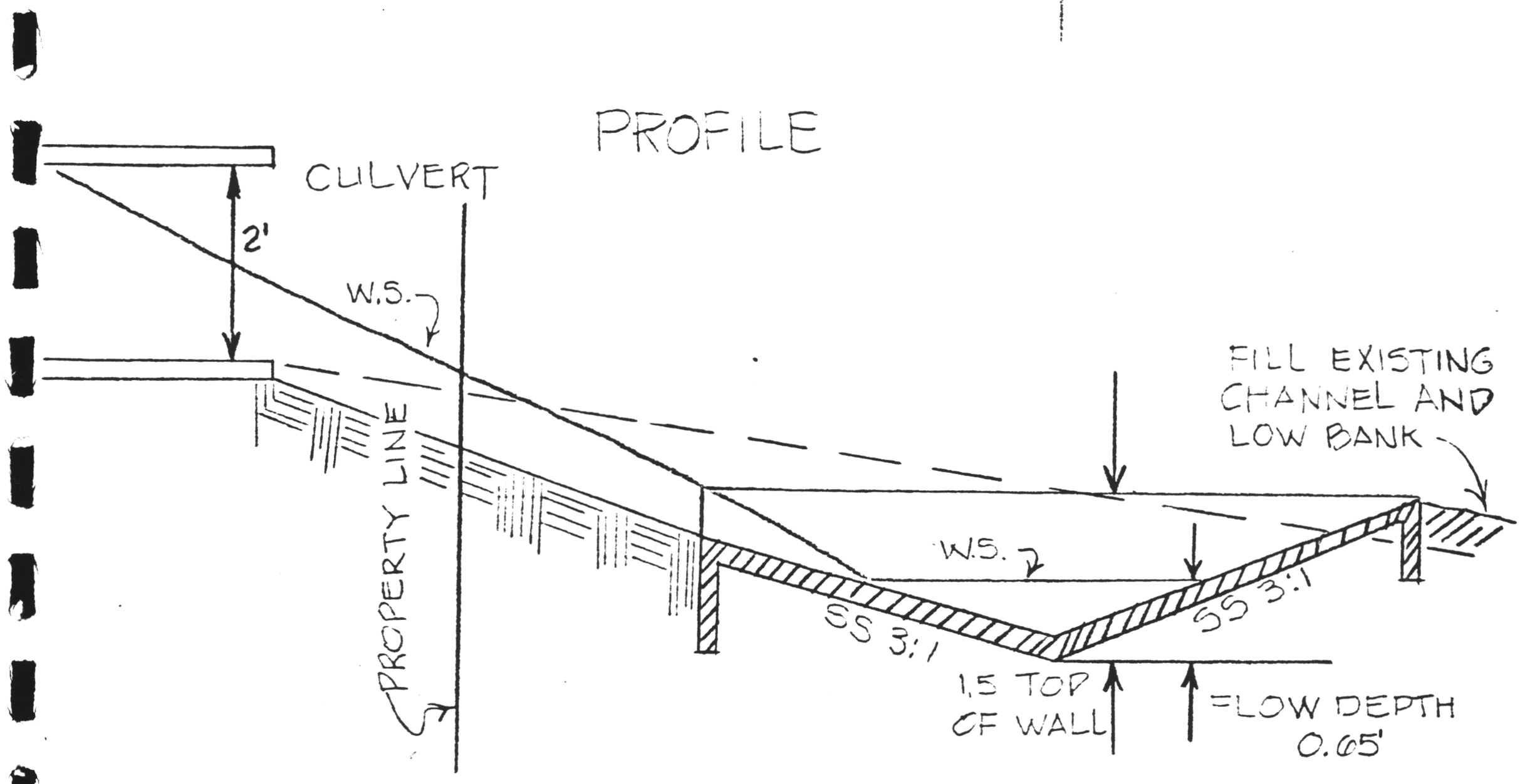


FIGURE 6 – PROPOSED STRUCTURE FOR RIGHT ANGLE TURN FOR OFF SITE FLOW REC

N

SCALE 1"=20'

CHERRY WOOD PL.

STD. CURB

GRADE

FLOW

1% SLOPE

CONCRETE STREET SECTION

40'

STA. CURB

RUNDOWN CURB

42" R.C.P

10' TRANSITION SECTION

℄ STILLING BASIN

16.8% SLOPE

30'

CONCRETE RUNDOWN

TRANSITION TO 6" INVERTED CROWN

Flow

10' RIP RAP PROTECTION

Note: Safety fencing will be provided as necessary around all structures.

Flow

60'

40'

STD. CURB

GRADE

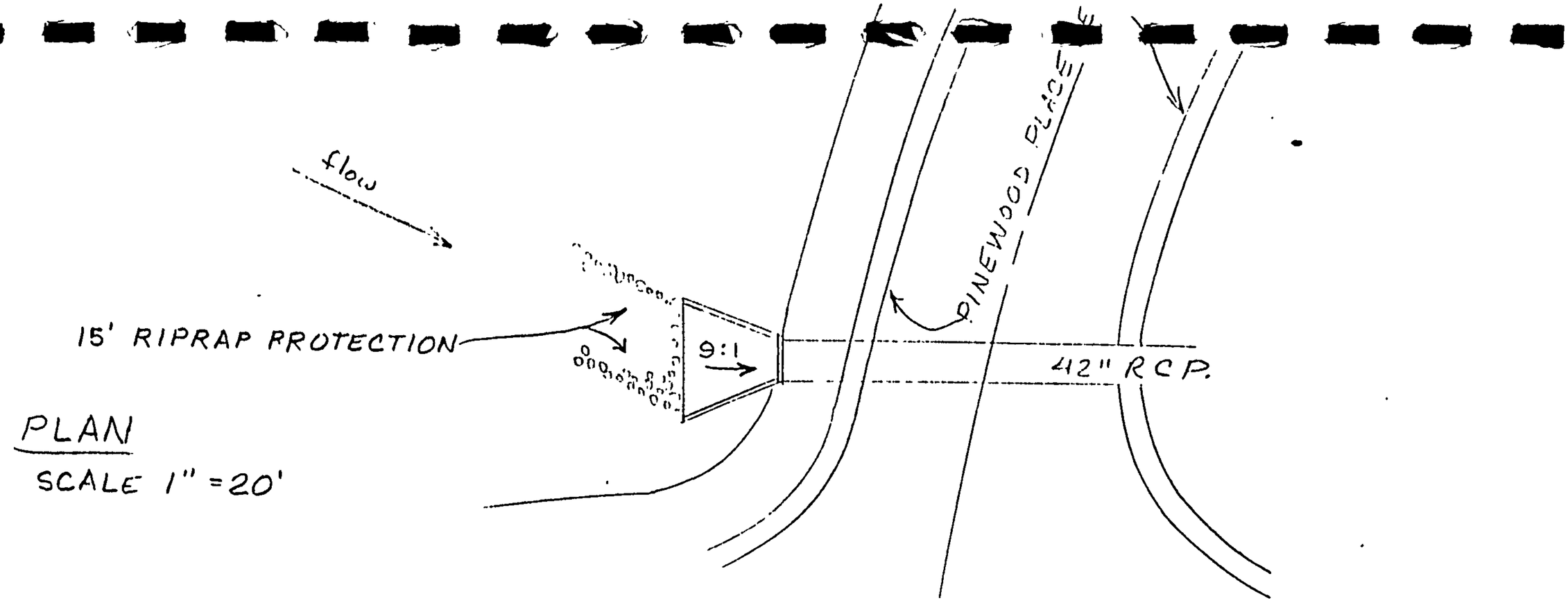
STORM SEWER

PIPE CONTINUES TO MEET C.B. ON NORTH SIDE OF STREET

M.H.

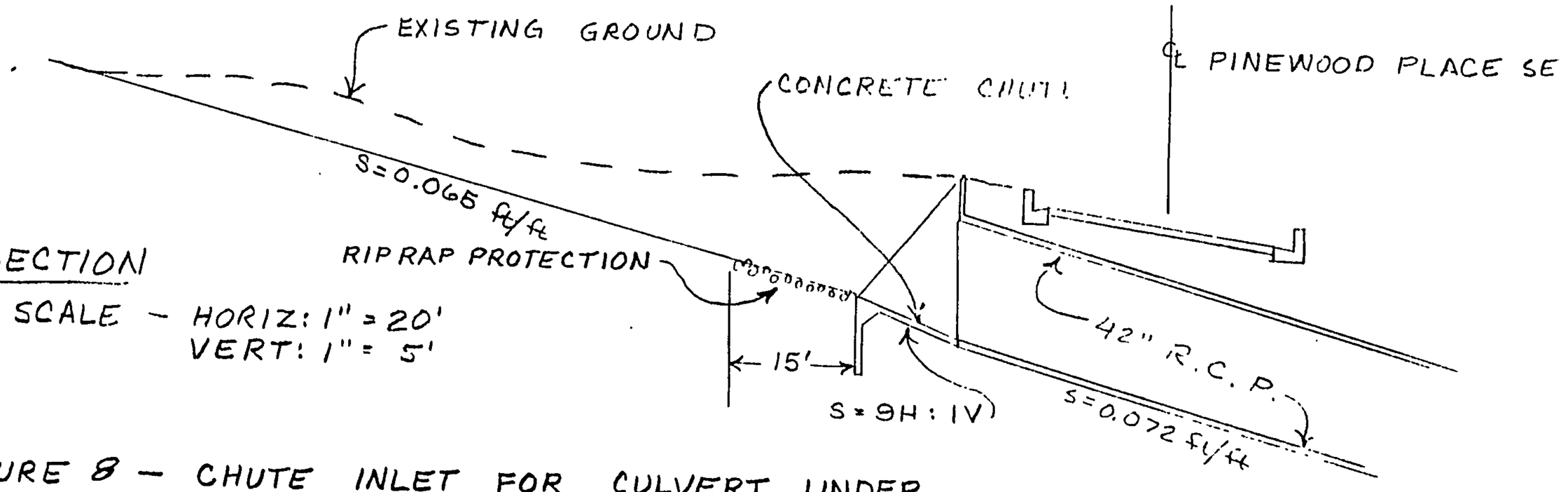
CATCH BASIN

FIGURE 9 — CONCRETE RUNDOWN FROM CHERRYWOOD PLACE S.E.



PLAN

SCALE 1" = 20'



SECTION

SCALE - HORIZ: 1" = 20'
VERT: 1" = 5'

FIGURE 8 — CHUTE INLET FOR CULVERT UNDER PINEWOOD PLACE S.E.

Parameters For Easement 23:

Q = 9.43 cfs
n = 0.013
ss = 10:1
d = 0.41'
Tw = 8.2'
S = .02'/ft
V = 5.64'/sec

5655-

℄ 10' concrete easement
Crossing Private street

Easement 23

EL. (ft)

5650-

5645-

Existing Ground

cut

Final street Grade

Final street Grade

Fill

-20 -10 0 10 20

distance (ft)

FIGURE 11 - TYPICAL CROSS SECTION FOR FLOWS ACROSS PRIVATE STREETS

RUNDOWN: WITH 6" INVERTED CROWN
Q = 139
S = .168 ft/ft
n = 0.013
Bω = 30'
d = 0.51'
V = 18 fps

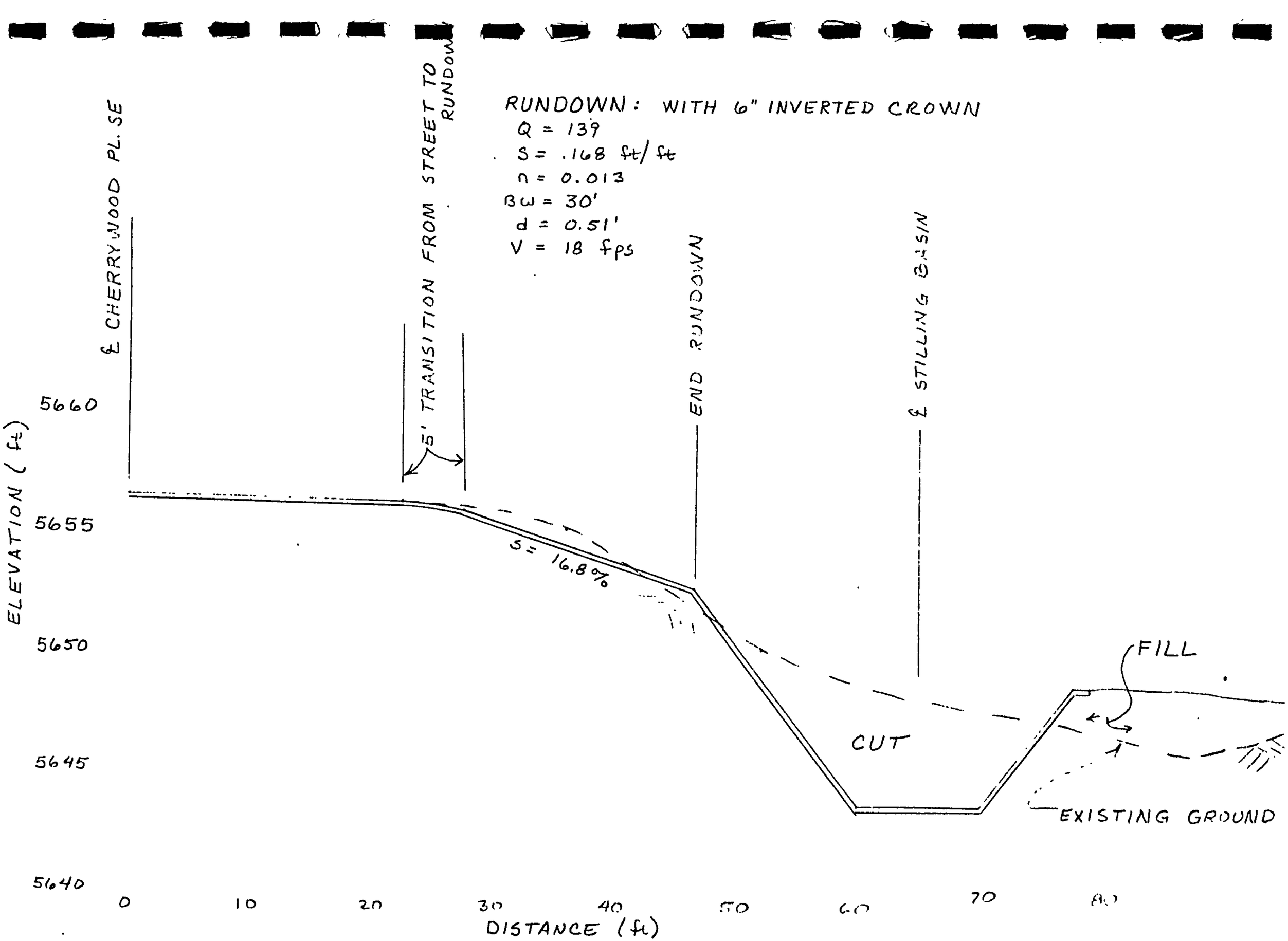


FIGURE 10 - SECTION THROUGH CONCRETE RUNDOWN FROM CHERRYWOOD PL. SE

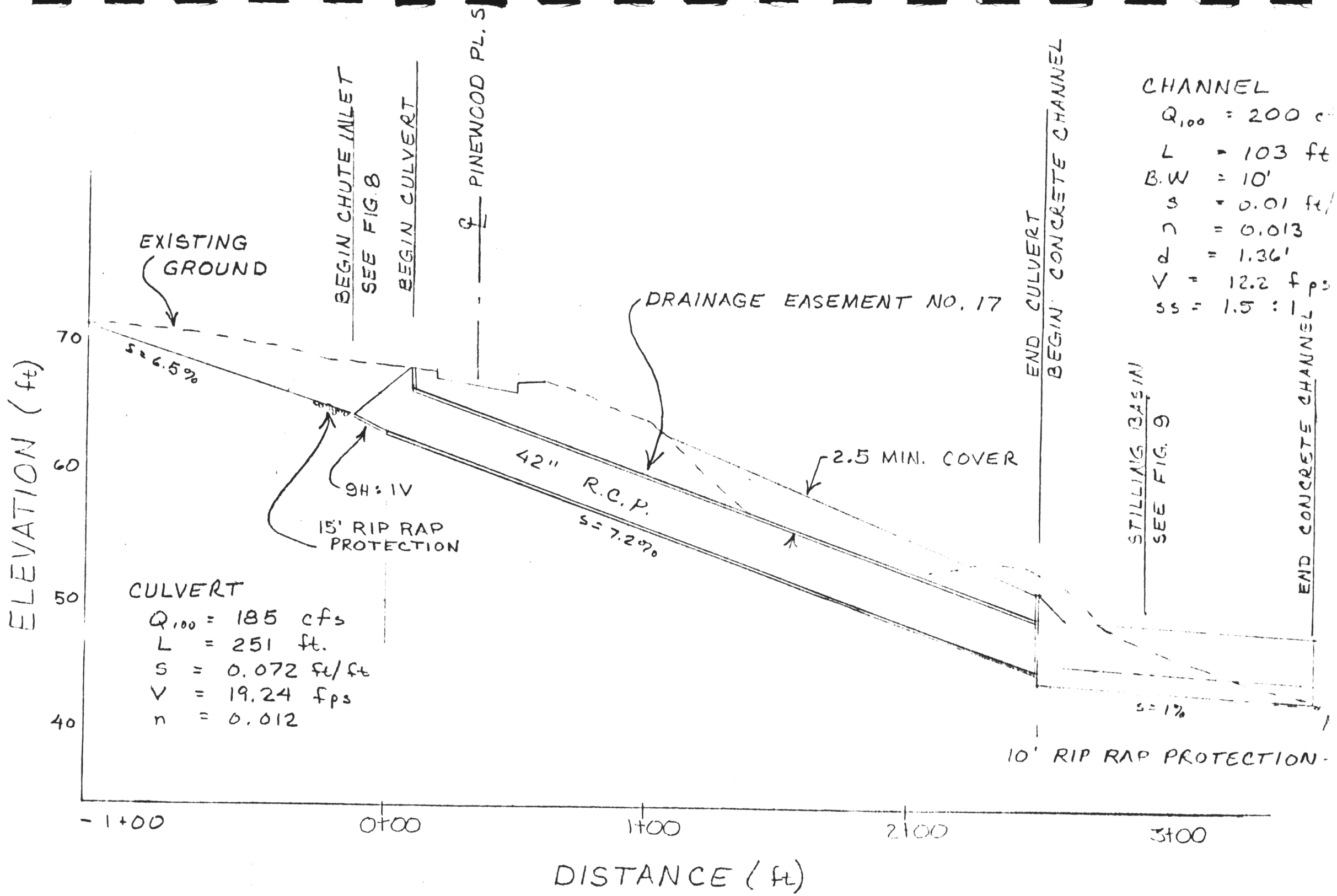


FIG. 7 - CULVERT UNDER PINEWOOD PLACE, SE

LETTER OF TRANSMITTAL

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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 345-2010

DATE 8/16/95 | JOB NO.

ATTENTION

RE: North Four Hills
Tract A

TO Lisa Manwell
Hydrology Dept.

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			Drainage Report C23/D1

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit_____copies for approval
☒ For your use ☐ Approved as noted ☐ Submit_____copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return_____corrected prints
☐ For review and comment ☒ Per Mark Goodwin PE
☐ FOR BIDS DUE _____ 19_____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

RECEIVED
AUG 16 1995
HYDROLOGY

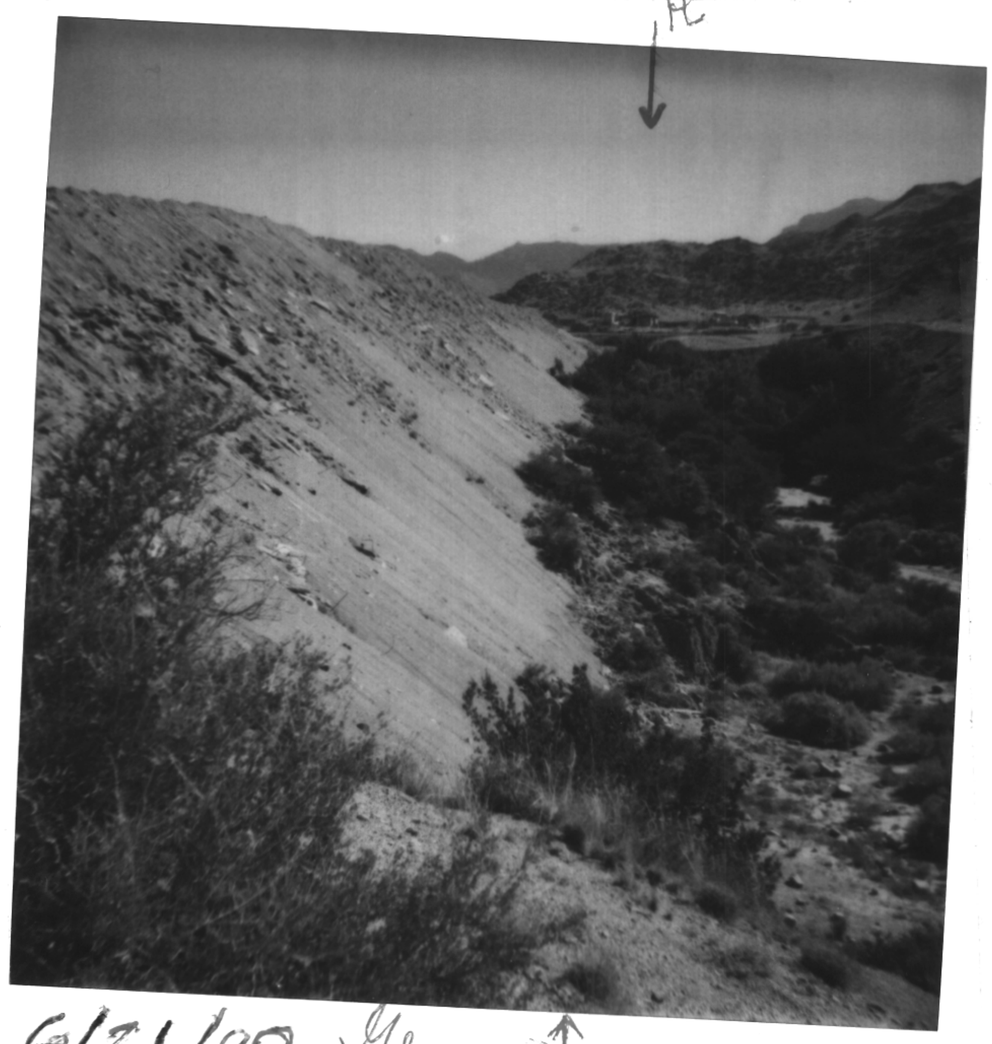
COPY TO _____

SIGNED: Susan J a

If enclosures are not as noted, kindly notify us at once.



EAST END OF POINSETTA PLACE STREET 6/21/90



6/21/90 GG
EAST END OF POINSETTA PLACE STREET



6/21/90 GG
SOUTH END OF POINSETTA PLACE STREET



6/21/90 GG
SOUTH END OF POINSETTA PLACE STREET



4-3-87 L23/D1



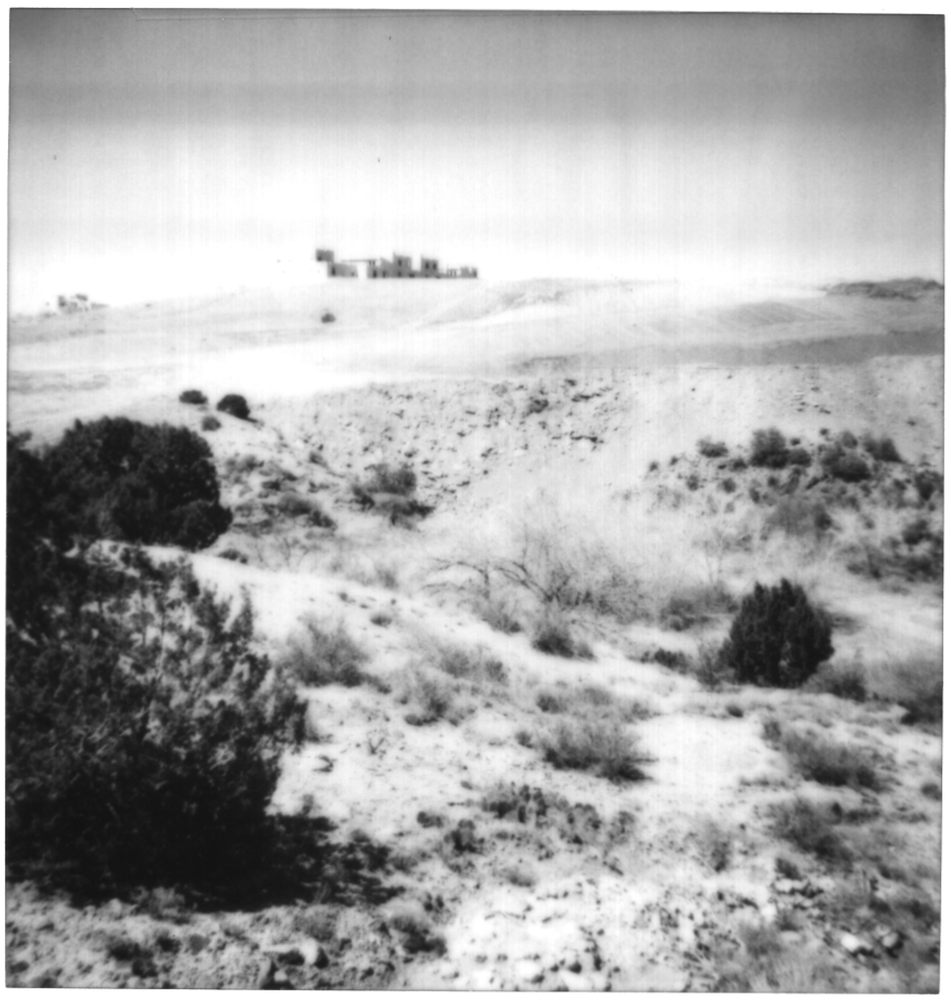
4-03-87 L23/D1



4-3-87 L23/D1

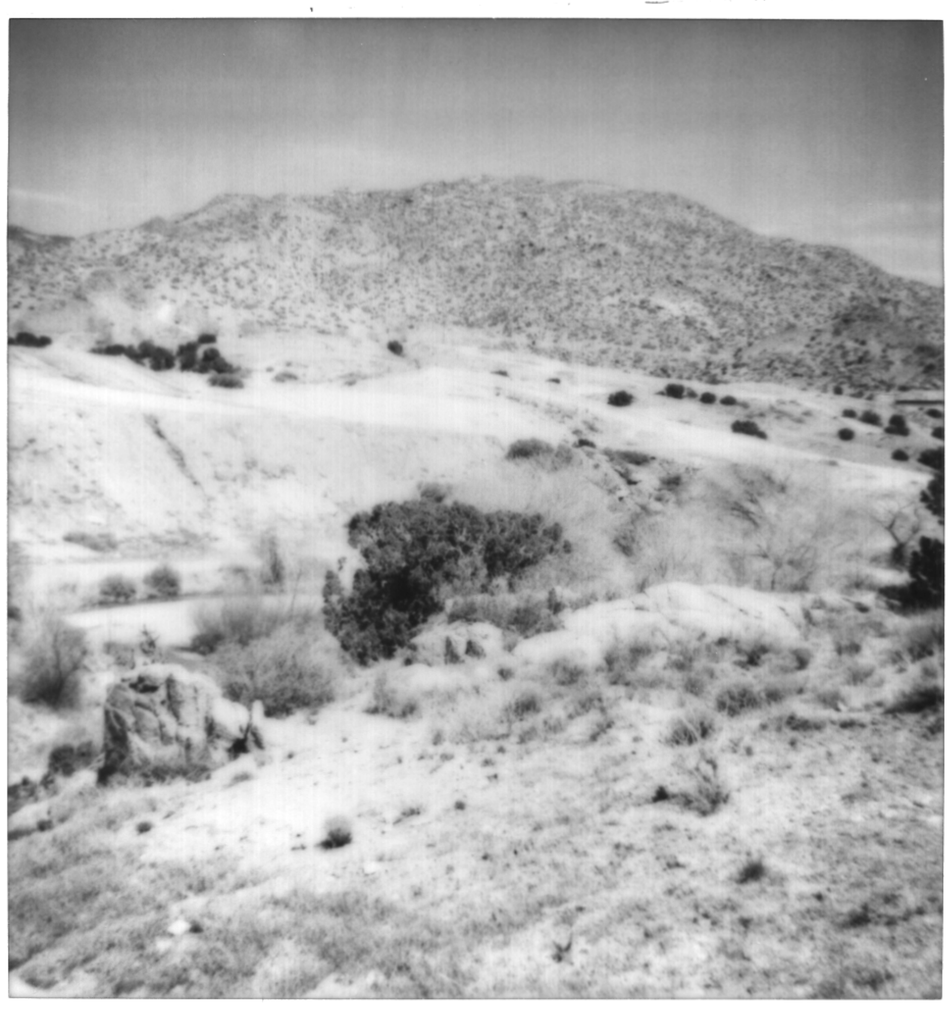


4-3-87 L23/D1



4-03-87

L23/D1



4-03-87

L23/D1



North Four Hills Sand
L23/D1 6/12/90 AL



4-03-87 L23/D1



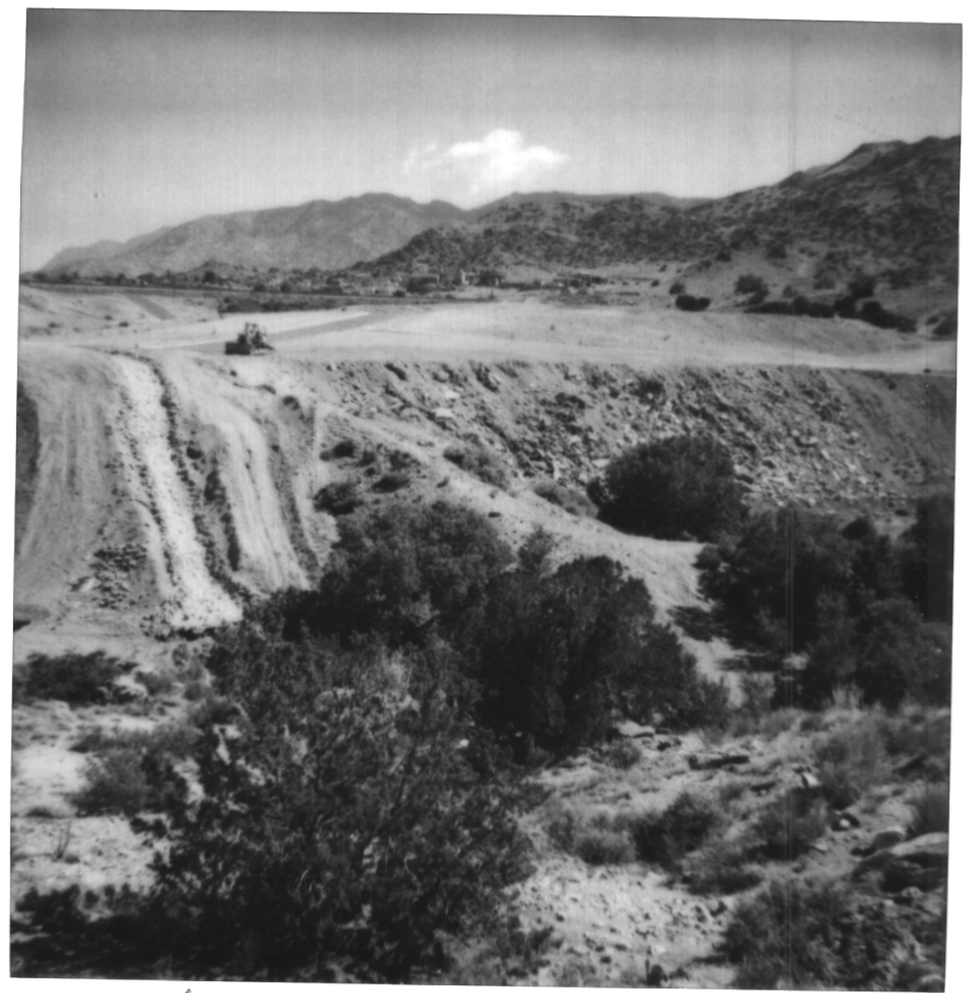
4-03-87 L23/D1



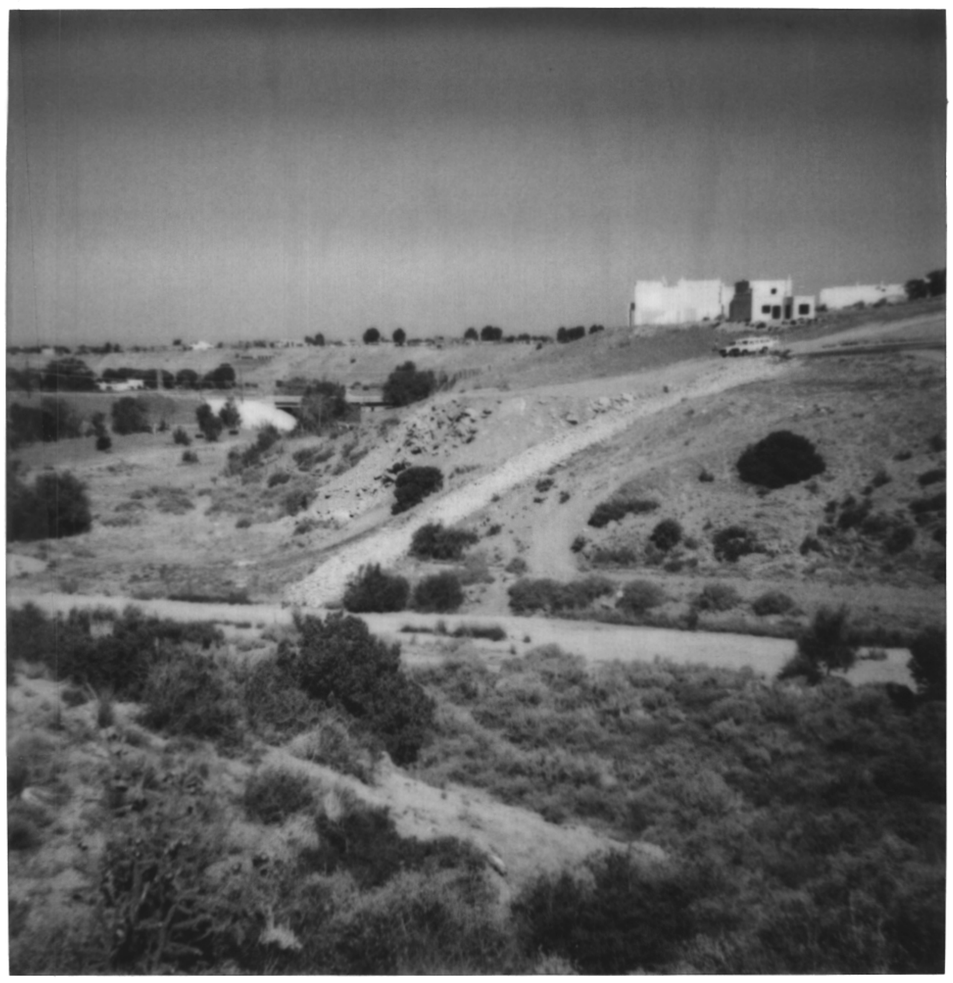
4-03-87 L23/D1



6/21/90 LG4
SOUTH END OFF POINSETTA PLACE
STREET



6/21/90
LOOKING NORTH FROM
SOUTH END TIJERAS



6/21/90 LG4
Looking North From South
end Tijeras

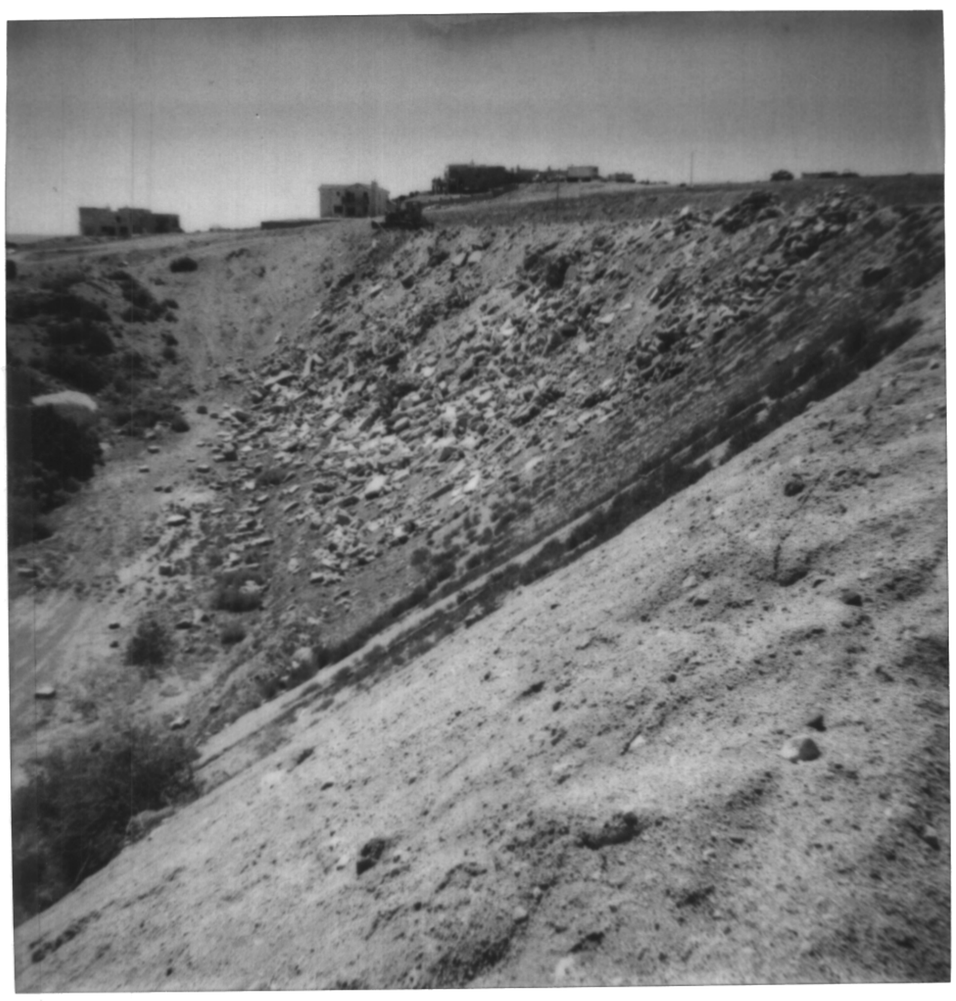


L23/D1

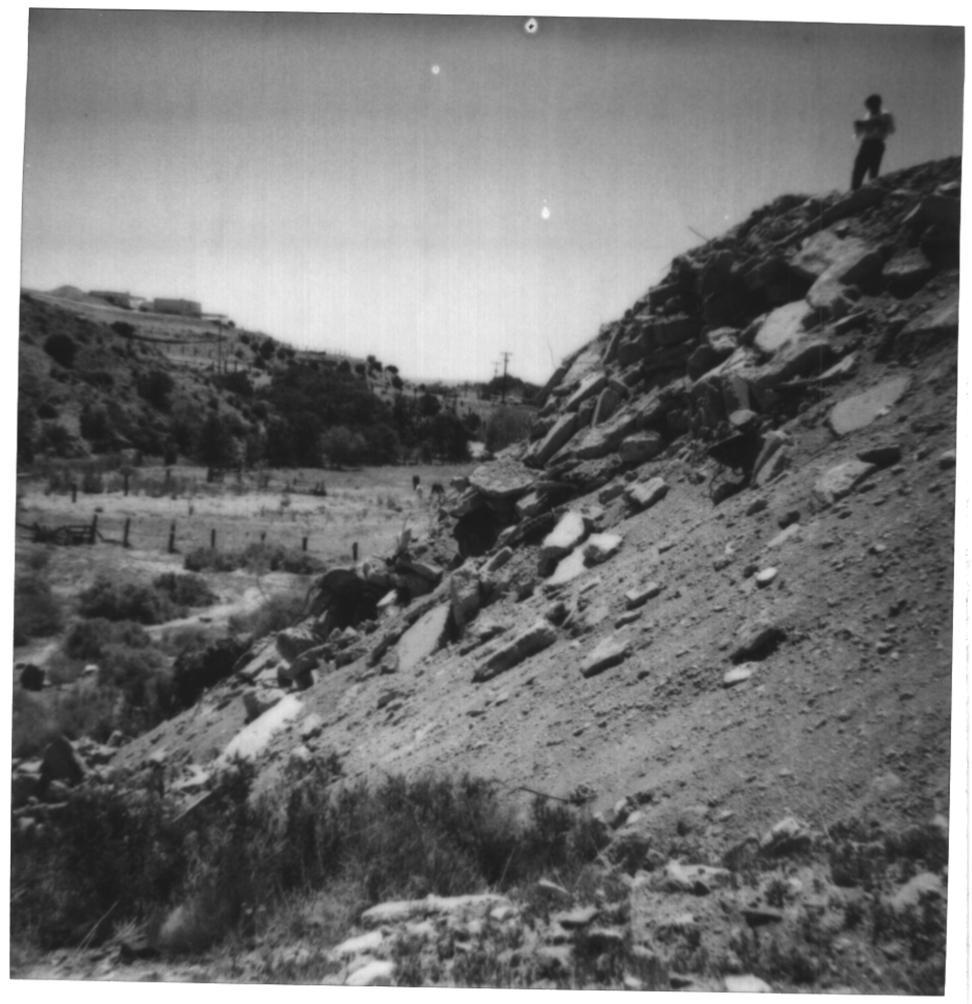
6/12/90 LG4

Siteplan

No Development shall occur below 5600'



L23/D1 6/12/90 GG



L23/D1 6/12/90 GG



North Four Hills Subd
L23/D1 6/12/90 GG



North Four Hills Subd
L23/D1 6/12/90 GG

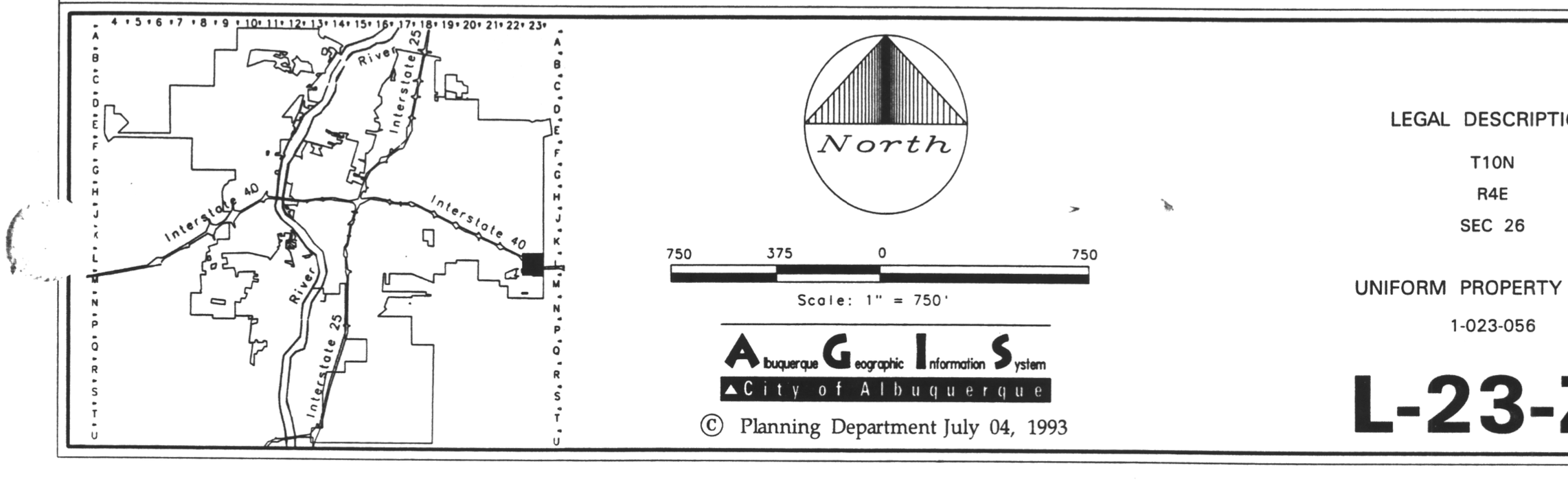
OPEN SPACE

H. 275-8091
Joe Hanson M. 250-2946

~~4 Hills & Poinsetia~~

Lot 11 A N Four Hills Sub.
461 Poinsettia Ct.
Water ponds in street in front of rundown.

7/3/96



North

750 375 0 750

Scale: 1" = 750'

Albuquerque Geographic Information System
City of Albuquerque

© Planning Department July 04, 1993

LEGAL DESCRIPTION

T10N

R4E

SEC 26

UNIFORM PROPERTY CODE

1-023-056

L-23-Z

H. 275-8091

Joe Hanson M. 250-2946

~~H. Hills & Forest~~

Lot 11 A N Four Hills Sub.

461 Poinsettia Ct.

Water ponds in street in front of rundown No.

7/3/96

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 4, 1993

D. Mark Goodwin, P.E.
D. Mark Goodwin and Associates, P.A.
Post Office Box 90606
Albuquerque, New Mexico

RE: NORTH FOUR HILLS SUBDIVISION RECLAMATION PLAN TO REMOVE DEBRIS - ADJACENT TO CITY PARK, (L-23/D1), ENGINEER'S STAMP DATED MARCH 1, 1993

Dear Mr. Goodwin:

Based on the information provided on the referenced plan received March 1, 1993, the certification of the reclamation plan, photographs of seeding, and seed tags, corrects the outstanding drainage violations encumbering this property.

Please keep in mind that each tract is zoned SU. This requires that a detailed drainage plan be submitted to this office for review as each site develops. This includes the currently platted residential lots.

If you should have any questions, please do not hesitate to call me at 768-2650.

Cordially,

Gilbert Aldaz, P.E. & L.S.
City/County Floodplain Administrator

xc: Mori Jafari, Property Owner
Larry Caudill, Environmental Health
Fred Aguirre, City Hydrologist
Clifford E. Anderson, AMAFCA
Mickey Pitschke, Zoning Enforcement
File

GA/wp+576

LEGAL DEPARTMENT

CITY OF ALBUQUERQUE

NEW MEXICO

Date: 10-25-90

To: Connie Armijo

From: Sylvia Fetter

About: N. 4 - Hills

- ☐ Review and Comment
- ☐ For Your Information
- ☐ Note and See Me
- ☐ Necessary Action
- ☐ Note and Return
- ☐ Per conversation
- ☐ As requested
- ☐ Read and File

We will need the required insurance certificate before this can be approved.

Thx

D. MARK GOODWIN & ASSOCIATES, PA
CONSULTING ENGINEERS AND SURVEYORS
P.O BOX 90606
ALBUQUERQUE, NM 87199
(505) 345-2010

*** FAX TRANSMITTAL SHEET ***

DATE: *January 18, 1995*

TO: *Scott Davis*
Hydrology - COA

FAX NUMBER: *(505) 768-3629*

REGARDING *Serenity @ North Four Hills*

FROM: *John M. MacKenzie, PE*

NUMBER OF PAGES: *2*
(Including fax transmittal sheet)

HARD COPY TO FOLLOW: YES ___ NO _X_

* * * * * * * * * * * * *

COMMENTS / NOTES:

*** *If there are any problems with this fax copy please contact Susan at 345-2010.* ***

RECEIVED
JAN 19 1995
HYDROLOGY DIVISION

D. Mark Goodwin & Associates, P.A.
Consulting Engineers and Surveyors
P.O. BOX 90606, ALBUQUERQUE NM 87199
(505) 345-2010

January 18, 1995

Mr. Fred Aguirre, PE
Hydrology Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87199

Re: **Serenity at North Four Hills Grading and Drainage Plan (L23 D18)**

Dear Mr. Aguirre

At your request, we have re-evaluated the grading and drainage conditions at this site relative to the original design concept that was certified by us in July 1994. This second evaluation was initiated by a drainage easement vacation and relocation request between lots 27 and 28 by Aldrich Land Surveying.

To the best of my knowledge, I can certify that this request will not negatively impact the original drainage concept between these lots, within the site or further downstream. Furthermore, this subject easement is intended for surface drainage between these two lots only, and not intended to serve a subsurface storm drain.

If I can be of further assistance please contact me.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

John M. MacKenzie

John M. MacKenzie P.E.
NMPE 11619

JMM/snll

ACORD. CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY): 4-5-91

PRODUCER

RIO GRANDE INSURANCE SERVICES
3671 HWY 47
PERALTA NM 87042

INSURED

CHAVA TRUCKING
P.O. BOX 25427
albuquerque nm 87105

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

COMPANY LETTER A	GENERAL AGENTS INSURANCE
COMPANY LETTER B	GUARANTY NATIONAL
COMPANY LETTER C	SAFECO INSURANCE COMPANY
COMPANY LETTER D	
COMPANY LETTER E	

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS MADE / OCCUR. OWNER'S & CONTRACTOR'S PROT.	101601	11/21/90	11/21/91	GENERAL AGGREGATE	$ 1,000,000
					PRODUCTS-COMP/OP AGG.	$ 1,000,000
					PERSONAL & ADV. INJURY	$ 1,000,000
					EACH OCCURRENCE	$ 1,000,000
					FIRE DAMAGE (Any one fire)	$ 50,000
					MED. EXPENSE (Any one person)	$ 5,000
B	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS X SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS GARAGE LIABILITY	TP1445967	07/06/90	07/06/91	COMBINED SINGLE LIMIT	$ 500,000
					BODILY INJURY (Per person)	$
					BODILY INJURY (Per accident)	$
					PROPERTY DAMAGE	$
	EXCESS LIABILITY UMBRELLA FORM OTHER THAN UMBRELLA FORM				EACH OCCURRENCE	$
					AGGREGATE	$
	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY				STATUTORY LIMITS	
					EACH ACCIDENT	$
					DISEASE—POLICY LIMIT	$
					DISEASE—EACH EMPLOYEE	$
C	OTHER Inland Marine	CP 8762096	07/09/90	07/09/91	Value $476,000	

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

CERTIFICATE HOLDER

City of Albuquerque
P.O. BOX 1293
Albuquerque NM 87103
ATT: Gilbert Aldaz-Hydrology

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

©ACORD CORPORATION 1990

NORTH FOUR HILLS SUBDIVISION
BEING A REPLAT OF TRACT "A"
OF THE REPLAT OF
TOWN & COUNTRY VILLAGE
AN ADDITION
TO THE CITY OF ALBUQUERQUE, NEW MEXICO

(SHEET 2 OF 2 SHEETS)

63

PRIVATE ACCESS & UTILITY EASEMENT DETAIL

TRACT "G" 3.2710 AC.

TRACT "H" 1.2773 AC.

TRACT "J" 1.3670 AC.

TRACT "K" 12.1083 AC.

TRACT "I" 2.3944 AC.

TRACT "L" 5.6803 AC.

TRACT "M" 1.0378 AC.

STREET A

STREET B

STREET C

PINEWOOD PLACE, S.E.

ROSEWOOD PLACE, S.E.

UNPLATTED LAND

WHITEWOOD PARK
Filed 7-31-80
Book C-17 Pg 33

N 85°30'00" W 325.00

S 66°53'27" W 459.36'

N 79°22'38" W 411.95

N 85°45'00" W 130.50'

N 0°30'00" W 1054.81'

SCALE 1"=100'

NOTE: TRACT I IS CITY PARK AND DRAINAGE ROW

TRACTS L AND M ARE PRIVATELY OWNED OPEN SPACE WITH DRAINAGE EASEMENTS OVER ENTIRE TRACT

30' easement for Tijeras Interceptor Phase II per Record Drawing, sheet 18 of 18: Easement/Alignment Location Map.
NOTE: Record Bearings of Easement must be rotated +01°18'34" to match local ground bearings

L23

PLANIMETRIC CERTIFICATION

This is to certify that I, Douglas M. Smith, am a Registered Professional Land Surveyor, that within the limits of the State of New Mexico, the plat was prepared by me and under my direct supervision, shows all monuments of record, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and that the same are true and correct to the best of my belief and knowledge.

6/24/81

DOUGLAS M. SMITH LAND SURVEYOR
NEW MEXICO
3/30/81

RESOURCE TECHNOLOGY, INCORPORATED

Surveyor		7-13-81
City Surveyor		8-12-81
Traffic Engineer		11-2-81
Water Utility Authority		12/16/82
Parks & Recreation Department		5-18-81
City Engineer		5-19-81
Real Property Division		1-22-82

CENTER-LINE CURVE DATA

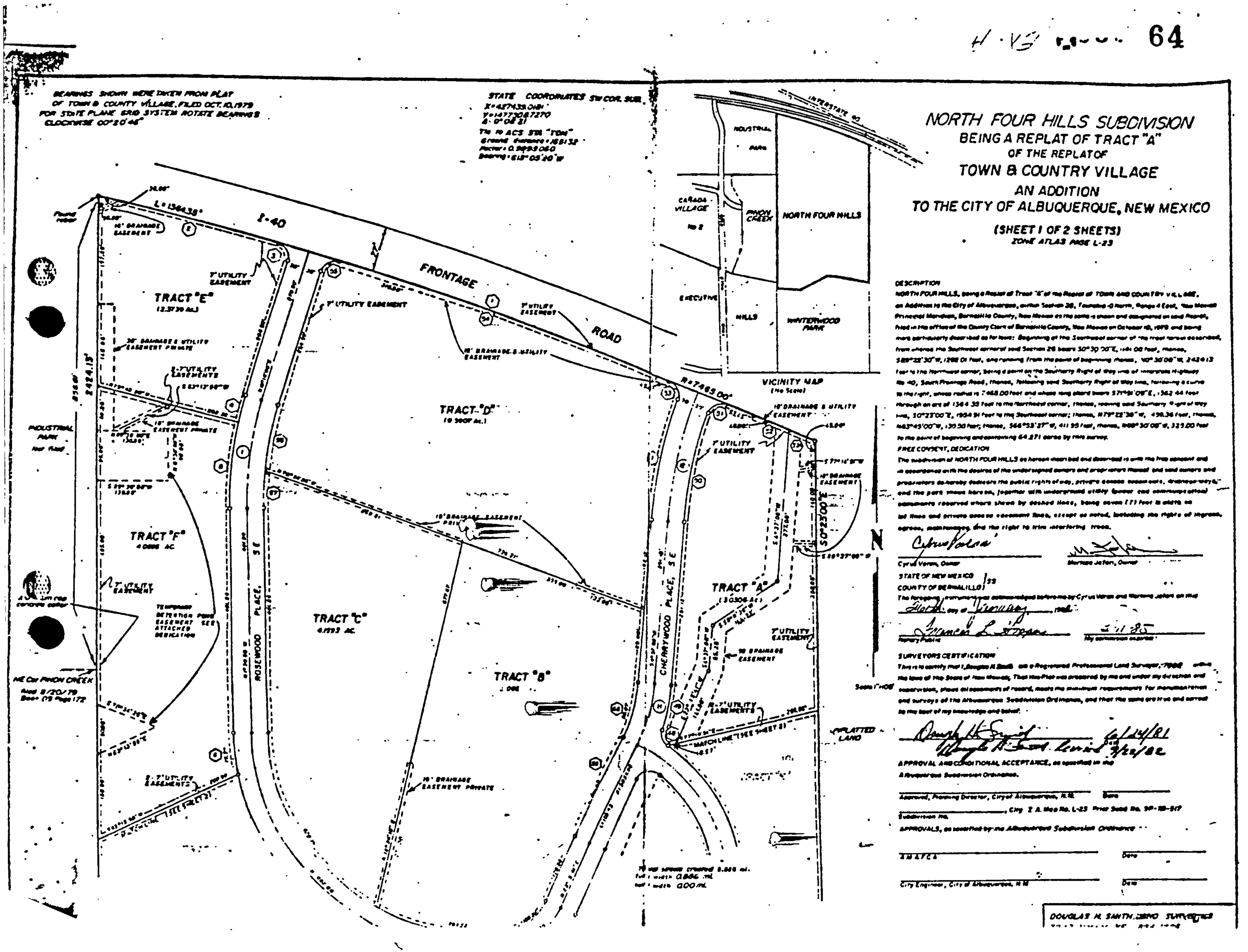
PROPERTY-LINE CURVE DATA

BEARINGS SHOWN WERE TAKEN FROM PLAT OF TOWN & COUNTRY VILLAGE, FILED OCT. 10, 1979 FOR STATE PLANE GRID SYSTEM ROTATE BEARINGS CLOCKWISE 00°20'46"

STATE COORDINATES SW COR. SUB.
X = 1,471,339.0484
Y = 1,477,308.7270
A = 0° 08' 21"
T to N ACS STN "TOM"
Ground Distance = 1,581.32
Factor = 0.9989 060
Bearing = 615° 05' 40" W

NORTH FOUR HILLS SUBDIVISION
BEING A REPLAT OF TRACT "A" OF THE REPLAT OF TOWN & COUNTRY VILLAGE AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO

(SHEET 1 OF 2 SHEETS)
ZONE ATLAS PAGE L-23



DESCRIPTION

NORTH FOUR HILLS, being a Replat of Tract "A" of the Replat of TOWN AND COUNTRY VILLAGE, an Addition to the City of Albuquerque, within Section 26, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico as the same is shown and delineated on said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on October 10, 1979 and being more particularly described as follows: Beginning at the Southwest corner of the tract herein described, from whence the Southwest corner of said Section 26 bears 50° 30' 20"E, 1481.08 feet, thence, S89°22'30"W, 1298.01 feet, and running from the point of beginning thence, N0° 30' 00"W, 243.013 feet to the Northwest corner, being a point on the Southerly Right of Way line of Interstate Highway No 40, South Frontage Road, thence, following said Southerly Right of Way line, following a curve to the right, whose radius is 7465.00 feet and whose long chord bears S71°59'09"E, 1362.44 feet through an arc of 1364.38 feet to the Northeast corner, thence, leaving said Southerly Right of Way line, S0°23'00"E, 1934.91 feet to the Southeast corner; thence, N79°22'38"W, 496.36 feet, thence, N43°45'00"W, 130.50 feet; thence, S66°53'27"W, 411.95 feet, thence, N89°30'00"W, 329.00 feet to the point of beginning and containing 64.271 acres by this survey.

FREE CONSENT, DEDICATION

The subdivision of NORTH FOUR HILLS as hereon shown and described is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof and said owners and proprietors do hereby dedicate the public rights of way, private access easements, drainage ways, and the park shown hereon, together with underground utility service and communication easements reserved where shown by dashed lines, being seven (7) feet in width on lot lines and private access easement lines, except as noted, including the rights of ingress, egress, maintenance, and the right to trim interfering trees.

Cyrus Varon
Cyrus Varon, Owner

Marlene Jafon
Marlene Jafon, Owner

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

The foregoing instrument was acknowledged before me by Cyrus Varon and Marlene Jafon on this 26th day of January, 1982.

Notary Public

My commission expires 7-11-85

SURVEYOR'S CERTIFICATION

This is to certify that I, Douglas M. Smith, am a Registered Professional Land Surveyor, 7868, under the laws of the State of New Mexico, That this Plat was prepared by me and under my direction and supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and that the same are true and correct to the best of my knowledge and belief.

Douglas M. Smith 1/24/82
Douglas M. Smith, New Mexico 7868 Date

APPROVAL AND CONDITIONAL ACCEPTANCE, as specified in the Albuquerque Subdivision Ordinance.

Approved, Planning Director, City of Albuquerque, N.M. Date

City Z. A. Map No. L-23 Prior Subd No. 79-10-517
Subdivision No.

APPROVALS, as specified by the Albuquerque Subdivision Ordinance

AMAFCA Date

City Engineer, City of Albuquerque, N.M. Date

DOUGLAS M. SMITH, NEW MEXICO SURVEYOR

2. HYDROLOGY

505-
764-1699 : 768-2650

Notes: 1. Advise Drainage inspector when grading is executed.
2. Any deletions or modifications to approved drainage plans must receive prior approval from City Hydrology prior to final inspection.

NAME

PLANS DISAPPROVED _____ DATE 1-18-91
PLANS APPROVED J. Martinez _____ DATE 1-28-91

PLAN CORRECTIONS REQUIRED:

(INDICATE CONSTRUCTION ORDINANCE SECTION REFERENCE)

BUILDING PLANS REJECTED FOR THE FOLLOWING REASONS :

(X) Drainage Report/Plan required for original construction and modifications and/or additions to existing structures of 500 square feet or more. See Section 12 B of the City's Drainage Ordinance.
NOTE: Recommend a pre-design meeting with this office prior to putting pen to paper, please contact this office for an appointment.

(X) Follow procedures for drainage submittals outlined in Page 101, Sec. 22.7 volume 2 of the City's Development Process Manual.

( ) Attach copies of the approved Drainage Plan/Report to the Building Plans.

( ) Attach signed copies of the "Private Storm Drain Facilities within City Right-of-Way" document to the Building Plans.

( ) Pending approval of Drainage Plan/Report submitted.

IF FURTHER INFO REQ CONTACT B MONTOYA OR CONSENT ADMR @ 768-2650

FLOOD HAZARD ORDINANCE CERTIFICATION

☑ This site is in flood hazard zone C (COMMENT: _____)

☐ The improvements must be in compliance with city ordinance 99-1981.
The flood plain elevation is _____.
The finish floor elevation shall be _____.
Separate Certification shall be required by the City Engineer prior to final inspection (call 766-7644).

☐ OTHER: _____

☑ APPROVED: dm 1-18-91 ☐ DISAPPROVED: _____

NORTH FOUR HILLS

A SUBDIVISION IN THE CITY OF ALBUQUERQUE

PREPARED FOR

M J B JOINT VENTURE

INDEX

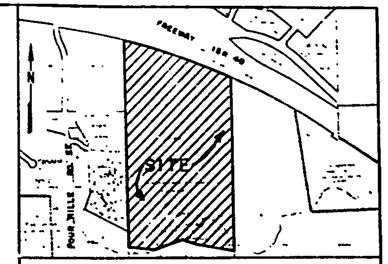
COVER SHEET	1
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APPROVAL OF AS BUILT DRAWINGS
CITY CONSTRUCTION ENGINEER
DATE 9-15-89

RECORD DRAWING

The improvements shown on this drawing have been as-built in accordance with field information provided by R. Mark Goodwin and Associates, PA, and by MJB Construction Company (Contractor) to reflect construction actually accomplished to the best of my knowledge and belief.

R. Mark Goodwin, P.E. 6948 — Date 9/26/89



L-23 VICINITY MAP SCALE 1"=800'

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS PUBLIC WORKS CONSTRUCTION 1985.
2. ALL CONSTRUCTION TO BE BASED ON RECOMMENDATIONS IN THE SOILS REPORT.
3. WATER AND SEWER LINES SHALL BE INSTALLED PRIOR TO PAVING.
4. ALL STATIONING IS FROM CENTER LINE OF ROAD EXCEPT WHERE NOTED OTHERWISE.
5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICES, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
7. A REVISED DRAINAGE AND GRADING PLAN WAS REQUIRED AFTER ROUGH GRADING IN SEPTEMBER 1986. THE AS-BUILT DESIGN WAS APPROVED PRIOR TO ROUGH GRADING, THEREFORE EXISTING TOPOGRAPHY ON THE STREET PLANS IS DIFFERENT THAN THAT SHOWN ON THE DRAINAGE AND GRADING PLAN.
8. ALL WORK SHALL BE INSTALLED BY QUALIFIED PERSONNEL IN AN APPROVED STANDARD OF PRACTICE.
9. THE COST OF ADDITIONAL DESIGN WORK DUE TO ERRORS AND OMISSIONS IN CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
10. VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES.
11. VERIFY IN FIELD ALL EXISTING CONDITIONS SHOWN ON DRAWINGS.
12. ALL UTILITIES SHOWN AND ANY OTHER UTILITIES THAT ARE NOT SHOWN ON THE PLANS BUT ARE WITHIN THE CONSTRUCTION AREA SHALL BE LOCATED, IDENTIFIED AND PROTECTED AT ALL TIMES DURING CONSTRUCTION BY THE CONTRACTOR.
13. ALL WORK SHALL MEET ALL APPLICABLE CODES, INCLUDING UBC, 1982 EDITION, NATIONAL ELECTRICAL CODE, UNIFORM PLUMBING CODE, UNIFORM MECHANICAL CODE, AND NATIONAL FIRE CODE.
14. WHERE DRAWINGS DO NOT CONFORM WITH MINIMUM CODE REQUIREMENTS THE WORK SHALL BE INSTALLED IN ACCORD WITH CODES AT NO ADDITIONAL COST TO OWNER.
15. THE TRAFFIC CONTROL PLAN (SHEET 22A) COMPLIES WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS."

MISTLETOE CT., WATERLILY CT., AND POINSETTIA CT. ARE PRIVATE STREETS AND ITEMS INCLUDED IN WORK ORDER ARE WATER AND SANITARY SEWER ONLY FOR THOSE STREETS

LIBRARY I.D.
EC 25C50189

REV.	SHEETS	CITY ENGINEER	DATE		DATE		DATE

APPROVAL OF REVISIONS

ENGINEERS SEAL
Edwin V. Diaz 4-24-86

PREPARED BY
Resource Technology, Inc.
PROJECT NO. 2565

APPROVED FOR CONSTRUCTION
[illegible] 4/8/87 C.E.
SHEET 1 OF 22

BY ___ DATE ___ OF ___

CITY OF ALBUQUERQUE

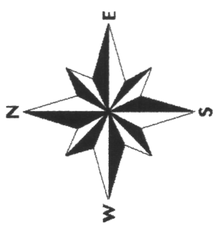
This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the PUBLIC WORKS DEPARTMENT - ENGINEERING and was filmed in the normal course of business.
The photographic processes used meet the Basic Standards of the National Standards Association (ANSI/AIIM MS23-1978).

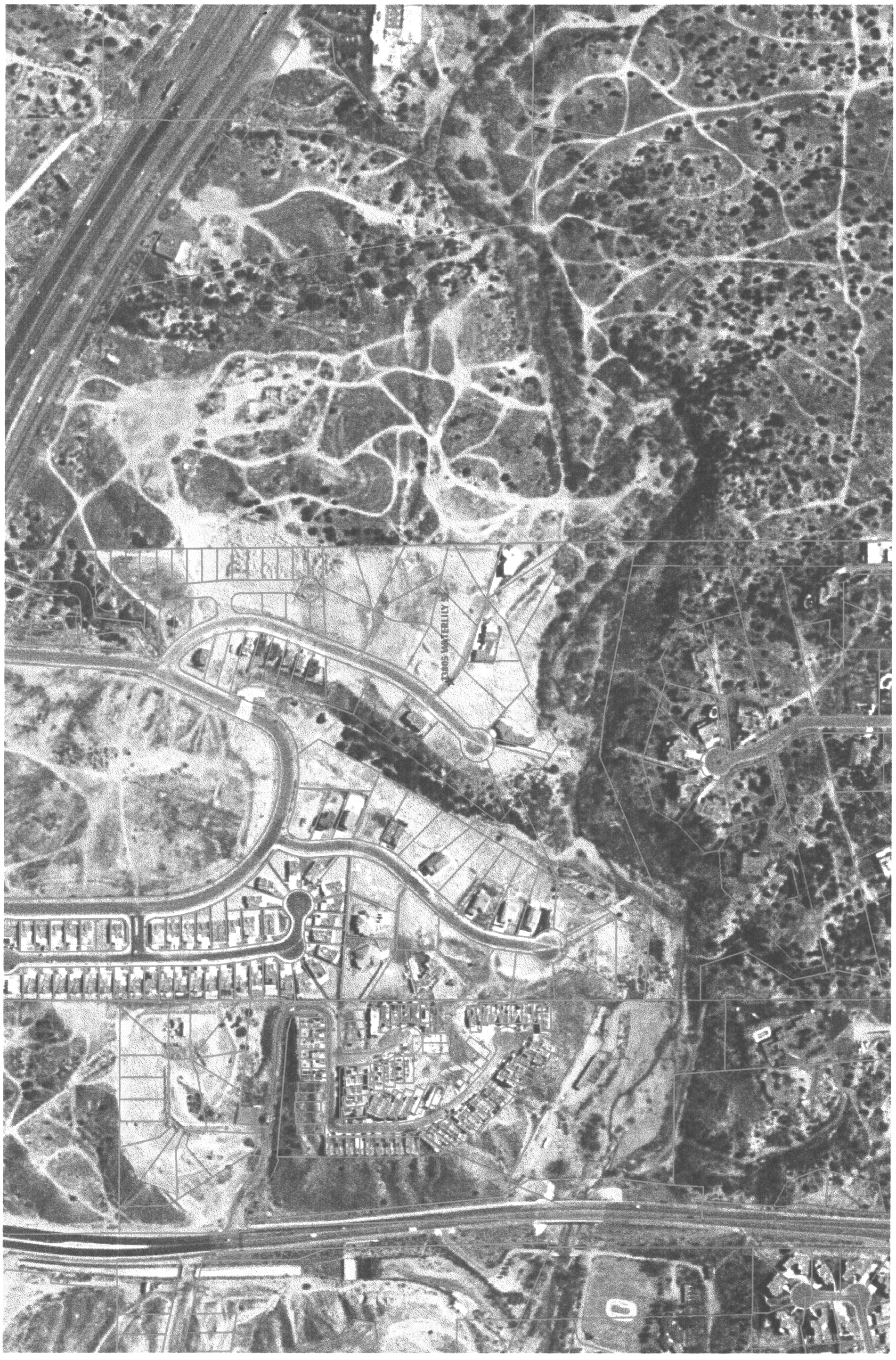
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D 24 C 20 B 16 A 12

CITY OF ALBUQUERQUE

C D





GIS PRODUCT REFERENCE: OPTIONS FOR ADDRESS: 13805 WATERLILY SE 07 09 99 PWHYD HYDRO #QQGRA