Federal Emergency Management Agency

Washington, D.C. 20472

September 25, 2008

#194
NEW
#159

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Martin J. Chavez
Mayor, City of Albuquerque
Post Office Box 1293
Albuquerque, NM 87103

IN REPLY REFER TO:
Case No.: 08-06-3117P
Community Name: City of Albuquerque, NM
Community No.: 350002
Effective Date of
This Revision: **September 29, 2008**

Dear Mayor Chavez:

The Flood Insurance Rate Map for your community has been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel(s) revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Denton, Texas, at (940) 898-5127, or the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at http://www.fema.gov/nfip.

Sincerely,

Joshua A. Smith, CFM, Program Specialist
Engineering Management Branch
Mitigation Directorate

For: William R. Blanton Jr., CFM, Chief
Engineering Management Branch
Mitigation Directorate

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map

H-13b047

cc: Mr. Bradley L. Bingham, P.E., CFM
Floodplain Administrator
City of Albuquerque

Mr. Ronald R. Bohannan, P.E.
Tierra West, LLC

194

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Albuquerque Bernalillo County New Mexico	NO PROJECT	REISSUANCE
	COMMUNITY NO.: 350002		
IDENTIFIER	Floral Meadows	APPROXIMATE LATITUDE & LONGITUDE: 35.109, -106.674 SOURCE: Other DATUM: NAD 83	

ANNOTATED MAPPING ENCLOSURES	ANNOTATED STUDY ENCLOSURES
TYPE: FIRM* NO.: 35001C0331 G DATE: September 26, 2008	NO REVISION TO THE FLOOD INSURANCE STUDY REPORT

*Enclosures reflect changes to flooding sources affected by this revision.
FIRM - Flood Insurance Rate Map; ** FBFM - Flood Boundary and Floodway Map; *** FHBM - Flood Hazard Boundary Map

FLOODING SOURCE(S) & REVISED REACH(ES)

Unnamed Ponding - approximately 500 feet northwest of the intersection of Interstate 40 and Rio Grande Boulevard Northwest

SUMMARY OF REVISIONS

This Letter of Map Revision (LOMR) is a reissuance of a LOMR dated July 26, 2006 (Case No. 06-06-BC48P), which revised the Special Flood Hazard Areas (SFHAs), the areas that would be inundated by the base (1-percent-annual-chance) flood and the Base Flood Elevations (BFEs) along Unnamed Ponding. However, the new countywide study will become effective on September 26, 2008. Therefore, this LOMR reissues the July 26 LOMR for the upcoming effective information shown on the FIRM for Bernalillo County, New Mexico and Incorporated Areas, dated September 26, 2008. This LOMR does not revise the SFHA boundaries or the BFEs from the July 26 LOMR along the revised reach.

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

Joshua A. Smith, CFM, Program Specialist
Engineering Management Branch
Mitigation Directorate

112553 10.3.1.08063117 102-I-A-C

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

This revision involves an accredited levee system. Your community is responsible for maintaining and disseminating information, such as the estimated level of protection provided (which may exceed the 1-percent-annual-chance level) and Emergency Action Plan, for the levee system(s) shown as providing protection. To mitigate flood risk in residual risk areas, property owners and residents are encouraged to consider flood insurance and floodproofing or other protective measures. For more information on flood insurance, interested parties should visit the FEMA Website at http://www.fema.gov/business/nfip/index.shtm.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This revision has met our criteria for removing an area from the 1-percent-annual-chance floodplain to reflect the placement of fill. However, we encourage you to require that the lowest adjacent grade and lowest floor (including basement) of any structure placed within the subject area be elevated to or above the Base (1-percent-annual-chance) Flood Elevation.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

Joshua A. Smith, CFM, Program Specialist
Engineering Management Branch
Mitigation Directorate

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Frank Pagano
Director, Mitigation Division
Federal Emergency Management Agency, Region VI
Federal Regional Center, Room 206
800 North Loop 288
Denton, TX 76209
(940) 898-5127

STATUS OF THE COMMUNITY NFIP MAPS

We are processing a FIRM and FIS report for Bernalillo County, New Mexico, and its incorporated areas in our countywide format. The countywide FIRM and FIS report, which include flood hazard information for your community, will become effective on September 26, 2008. Because the effective date has already been established, we will not incorporate the modifications made by this LOMR into the countywide FIRM before it becomes effective. However, the modifications made by this LOMR will supersede the new countywide FIRM for the area of revision after it becomes effective.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

Joshua A. Smith, CFM, Program Specialist
Engineering Management Branch
Mitigation Directorate

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

This letter is a reissuance of a LOMR for your community dated July 26, 2006 (Case No. 06-06-BC48P). A notice of BFE changes for the July 26 LOMR was published in your local newspaper on August 17 and August 24, 2006, and a 90-day appeal period was provided. This revision is effective as of September 29, 2008. We will not republish the BFE changes in the newspaper.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

Joshua A. Smith, CFM, Program Specialist
Engineering Management Branch
Mitigation Directorate

196

Federal Emergency Management Agency

MAR 15 2007

RECEIVED
MAR 26 2007
BY:

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
Case No.: 06-06-BC48P

The Honorable Martin J Chavez
Mayor, City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Community: City of Albuquerque, NM
Community No.: 350002
FIRM Panel Affected: 35001C 0331 E

116

Dear Mayor Chavez:

In a Letter of Map Revision (LOMR) dated July 26, 2006, you were notified of proposed modified flood elevation determinations affecting the Flood Insurance Rate Map (FIRM) report for the City of Albuquerque, Bernalillo County, New Mexico. These determinations were for Unnamed Ponding from approximately 500 feet northwest of the intersection of Interstate 40 and Rio Grande Boulevard Northwest. The 90-day appeal period that was initiated on August 24, 2006, when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed Base Flood Elevations (BFEs) in the *Albuquerque Journal*, has elapsed.

FEMA received no valid requests for changes to the modified BFEs. Therefore, the modified BFEs that became effective on July 26, 2006, remain valid and revise the FIRM and FIS report that were in effect prior to that date.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. The community number(s) and suffix code(s) are unaffected by this revision. The community number and appropriate suffix code as shown above will be used by the National Flood Insurance Program (NFIP) for all flood insurance policies and renewals issued for your community.

FEMA has developed criteria for floodplain management as required under the above-mentioned Acts of 1968 and 1973. To continue participation in the NFIP, your community must use the modified BFEs to carry out the floodplain management regulations for the NFIP. The modified BFEs will also be used to calculate the appropriate flood insurance premium rates for all new buildings and their contents and for the second layer of insurance on existing buildings and their contents.

If you have any questions regarding the necessary floodplain management measures for your community or the NFIP in general, please call the Director, Federal Insurance and Mitigation Division of FEMA in Denton, Texas, at (940) 898-5127.

If you have any questions regarding the LOMR, the proposed modified BFEs, or mapping issues in general, please call the FEMA Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627).

Sincerely,

William R Blanton Jr

William R. Blanton Jr., CFM, Chief
Engineering Management Section
Mitigation Division

cc:

Mr. Bradley Bingham, P.E.

196

Federal Emergency Management Agency

Washington, D.C. 20472

JUL 26 2006

RECEIVED
AUG 10 2006
BY:

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Martin J Chavez
Mayor, City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

IN REPLY REFER TO:
Case No.: 06-06-BC48P
Community Name: City Of Albuquerque, NM
Community No.: 350002
Effective Date of This Revision: JUL 26 2006

Dear Mayor Chavez:

The Flood Insurance Rate Map for your community has been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel(s) revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Federal Insurance and Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Denton, Texas, at (940) 898-5127, or the FEMA Map Assistance Center, toll free, at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at http://www.fema.gov/nfip.

Sincerely,

Kevin C Long

Kevin C. Long, CFM, Project Engineer
Engineering Management Section
Mitigation Division

For: Doug Bellomo, P.E., Acting Chief
Engineering Management Section
Mitigation Division

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map

cc:

Mr. Bradley L. Bingham, P.E.

MAYOR'S OFFICE
06 JUL 31 AM 8:06

 | Issue Date: JUL 26 2006 | Effective Date: JUL 26 2006 | Case No.: 06-06-BC48P | LOMR-APP

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Albuquerque Bernalillo County New Mexico	CHANNELIZATION DETENTION BASIN	HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 350002		
IDENTIFIER	Floral Meadows	APPROXIMATE LATITUDE & LONGITUDE: 35.109, -106.674 SOURCE: USGS QUADRANGLE DATUM: NAD 83	

ANNOTATED MAPPING ENCLOSURES	ANNOTATED STUDY ENCLOSURES
TYPE: FIRM* NO.: 35001C 0331 E DATE: November 19, 2003	NO REVISION TO THE FLOOD INSURANCE STUDY REPORT

* Enclosures reflect changes to flooding sources affected by this revision.
FIRM - Flood Insurance Rate Map; ** FBFM - Flood Boundary and Floodway Map; *** FHBM - Flood Hazard Boundary Map

FLOODING SOURCE(S) & REVISED REACH(ES)

Unnamed Ponding - Approximately 500 feet northwest of the intersection of Interstate 40 and Rio Grande Boulevard Northwest

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Unnamed Ponding	Zone AH	Zone X (unshaded)	NONE	YES
	Zone X (unshaded)	Zone AE	YES	NONE
	No BFEs	BFEs	YES	NONE

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

Kevin C. Long

Kevin C. Lomg, CFM, Project Engineer
Engineering Management Section
Mitigation Division

106979 10.3.1.0606BC48 102-I-A-C

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse including any related appurtenances such as bridges, culverts, and other drainage structures rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

Kevin C Long

Kevin C. Long, CFM, Project Engineer
Engineering Management Section
Mitigation Division

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Frank Pagano
Director, Federal Insurance and Mitigation Division
Federal Emergency Management Agency, Region VI
Federal Regional Center, Room 206
800 North Loop 288
Denton, TX 76209
(940) 898-5127

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

Kevin C Long

Kevin C. Long, CFM, Project Engineer
Engineering Management Section
Mitigation Division

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

PUBLIC NOTIFICATION

FLOODING SOURCE	LOCATION OF REFERENCED ELEVATION	BFE (FEETNAVD)		MAP PANEL NUMBER(S)
		EFFECTIVE	REVISED	
Unnamed Ponding	Approximately 500 feet northwest of the intersection of InterState 40 and Rio Grande Boulevard Northwest	none	4955	35001C0331E

Within 90 days of the second publication in the local newspaper, a citizen may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. This revision is effective as of the date of this letter. However, until the 90-day period has elapsed, the revised BFEs presented in this LOMR may be changed.

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below.

LOCAL NEWSPAPER Name: *Albuquerque Journal*
Dates: 08/17/2006 08/24/2006

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

Kevin C. Long

Kevin C. Long, CFM, Project Engineer
Engineering Management Section
Mitigation Division

CHANGES ARE MADE IN DETERMINATIONS OF BASE FLOOD ELEVATIONS FOR THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, UNDER THE NATIONAL FLOOD INSURANCE PROGRAM

On November 19, 2003, the Department of Homeland Security's Federal Emergency Management Agency identified Special Flood Hazard Areas (SFHAs) in Bernalillo County, New Mexico and Incorporated Areas, which includes the City of Albuquerque, through issuance of a Flood Insurance Rate Map (FIRM). The Mitigation Division has determined that modification of the elevations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) for certain locations in this community is appropriate. The modified Base Flood Elevations (BFEs) revise the FIRM for the community.

The changes are being made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65.

A hydraulic analysis was performed to incorporate the effects of construction of a storm sewer system and a retention pond at a location approximately 500 feet northwest of the intersection of Interstate 40 and Rio Grande Boulevard Northwest. This has resulted in increases and decreases in SFHA in the area of the project and establishment of BFEs in the retention pond.

The table below indicates existing and modified BFEs for selected locations along the affected lengths of the flooding source(s) cited above.

Location	Existing BFE (feet)*	Modified BFE (feet)*
Retention pond located approximately 500 feet northwest of the intersection of Interstate 40 and Rio Grande Boulevard Northwest	NONE	4,955

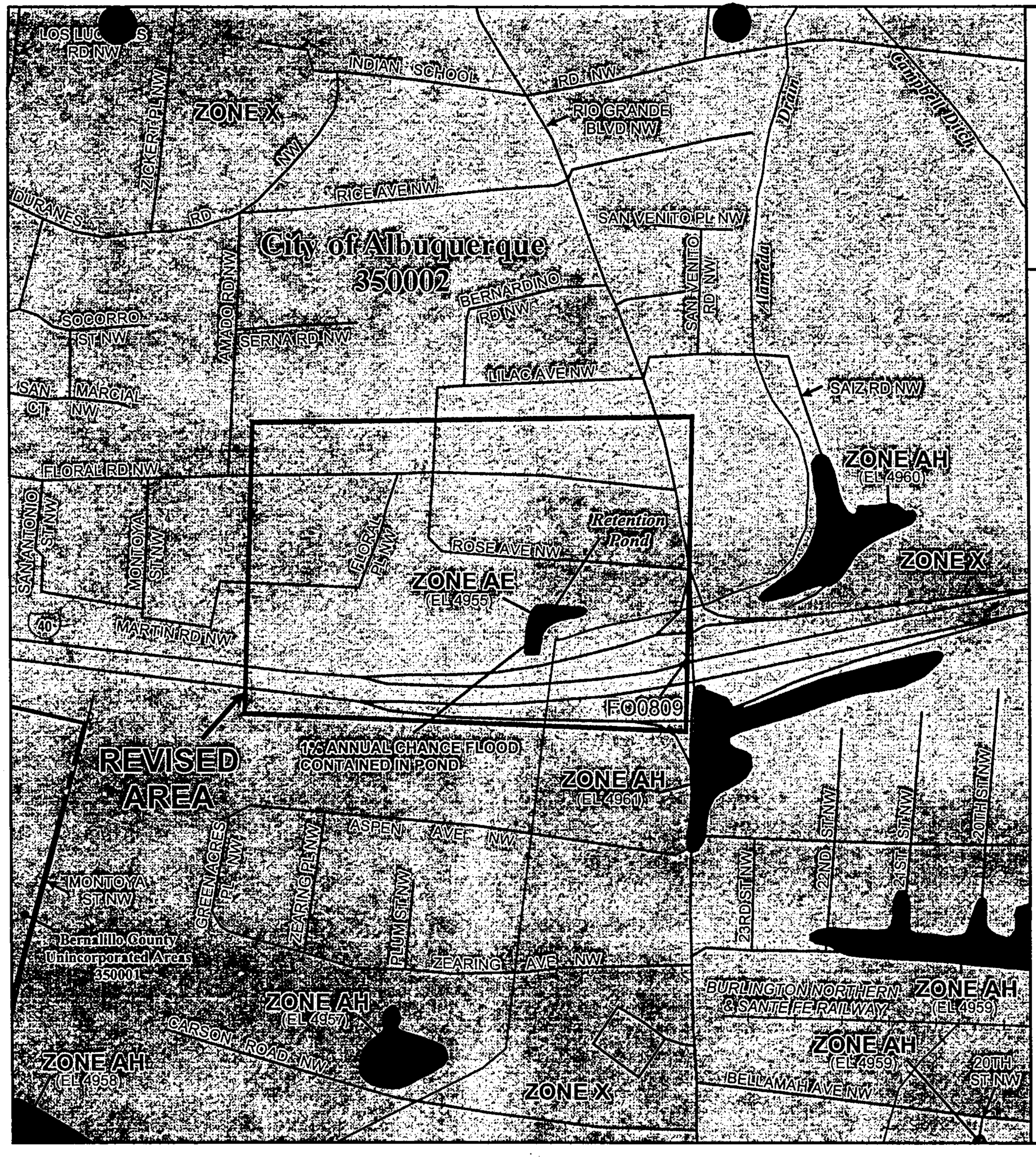
*National Geodetic Vertical Datum, rounded to nearest whole foot

Under the above-mentioned Acts of 1968 and 1973, the Mitigation Division must develop criteria for floodplain management. To participate in the National Flood Insurance Program (NFIP), the community must use the modified BFEs to administer the floodplain management measures of the NFIP. These modified BFEs will also be used to calculate the appropriate flood insurance premium rates for new buildings and their contents and for the second layer of insurance on existing buildings and contents.

Upon the second publication of notice of these changes in this newspaper, any person has 90 days in which he or she can request, through the Chief Executive Officer of the community, that the Mitigation Division reconsider the determination. Any request for reconsideration must be based on knowledge of changed conditions or new scientific or technical data. All interested parties are on notice that until the 90-day period elapses, the Mitigation Division's determination to modify the BFEs may itself be changed.

Any person having knowledge or wishing to comment on these changes should immediately notify:

The Honorable Martin J Chavez
Mayor, City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103



Legend

- 1% annual chance (100-Year) Floodplain
- 1% annual chance (100-Year) Floodway
- 0.2% annual chance (500-Year) Floodplain

MAP SCALE 1" = 500'

250 125 0 250 500 750 1,000

150 75 0 150 300

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0331 E

FIRM

FLOOD INSURANCE RATE MAP

BERNALILLO COUNTY, NEW MEXICO

AND INCORPORATED AREAS

PANEL 331 OF 825

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BERNALILLO COUNTY UNINCORPORATED AREAS	350001	0331	E
CITY OF ALBUQUERQUE	350002	0331	E

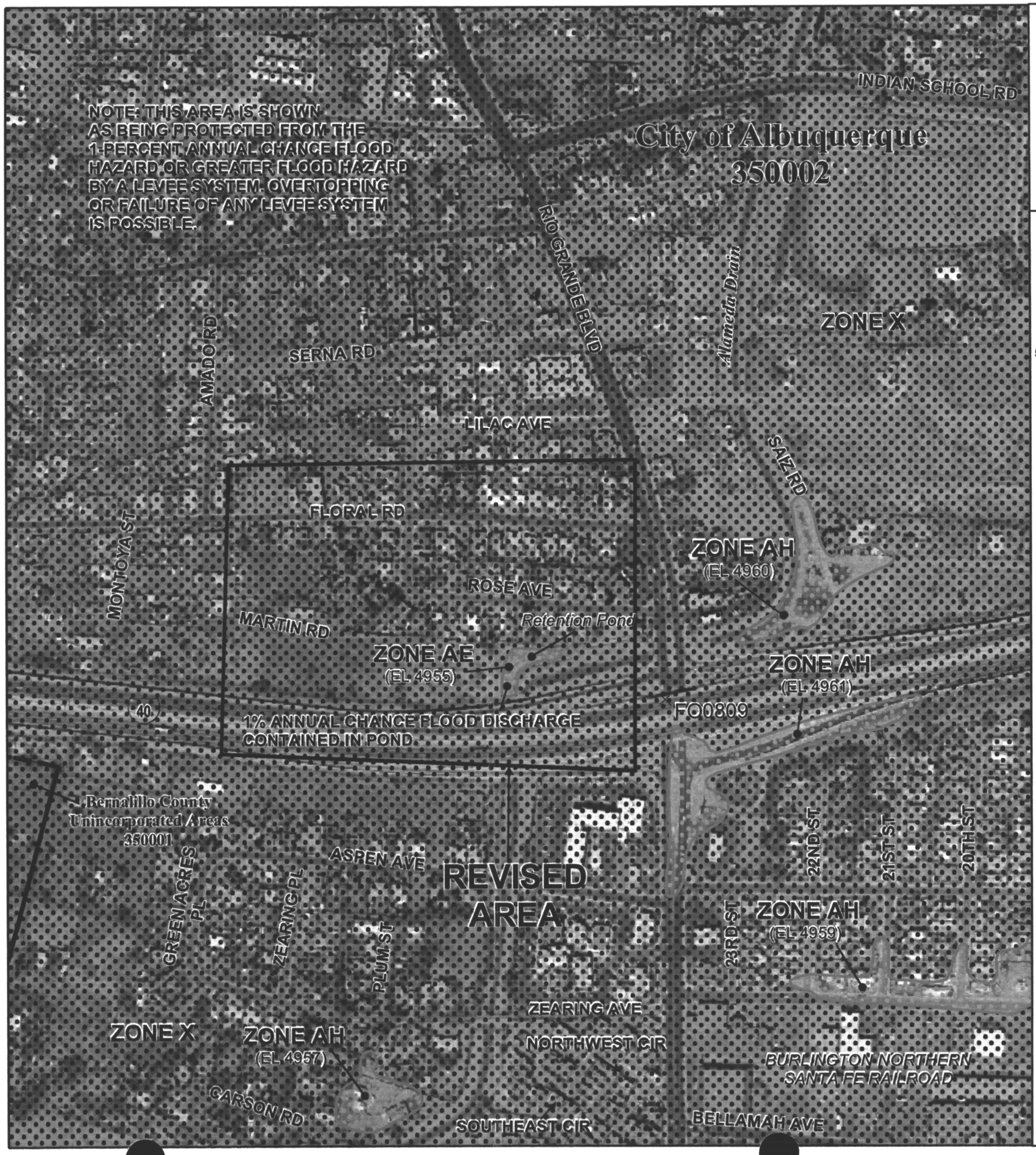
REVISED TO REFLECT LOMR DATED JUL 26 2006

Users should note that Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
35001C0331 E

MAP REVISED:
NOVEMBER 19, 2003

Federal Emergency Management Agency



Legend

- 1% annual chance (100-Year) Floodplain
- 1% annual chance (100-Year) Floodway
- 0.2% annual chance (500-Year) Floodplain

MAP SCALE 1" = 500'

500 250 0 500 1,000 Feet

0 150 300 Meters

NFIP

PANEL 0331G

FIRM

FLOOD INSURANCE RATE MAP BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS

PANEL 331 OF 825

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BERNALILLO COUNTY UNINCORPORATED AREAS	350001	0331	G
ALBUQUERQUE, CITY OF	350002	0331	G

REVISED TO REFLECT LOMR EFFECTIVE: September 29, 2008

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
35001C0331G

MAP REVISED:
SEPTEMBER 26, 2008

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

File 196

NATIONAL FLOOD INSURANCE PROGRAM

FEMA NATIONAL SERVICE PROVIDER

July 10, 2006

Mr. Ronald R. Bohannan, P.E.
Tierra West, LLC
8509 Jefferson North East
Albuquerque, NM 87113

IN REPLY REFER TO:
Case No.: 06-06-BC48P
Community: City of Albuquerque, NM
Community No.: 350002
316-AD

Dear Mr. Bohannan:

This is in regard to your request dated May 31, 2006, that the Department of Homeland Security's Federal Emergency Management Agency (FEMA) issue a revision to the Flood Insurance Rate Map (FIRM) for Bernalillo County, New Mexico, and Incorporated Areas. Pertinent information about the request is listed below.

Identifier:	Floral Meadows Subdivision
Flooding Source:	~~Rio Grande River~~
FIRM Panel(s) Affected:	35001C0331 E

The data required to complete our review, which must be submitted within 90 days of the date of this letter, are listed on the enclosed summary.

If we do not receive the required data within 90 days, we will suspend our processing of your request. Any data submitted after 90 days will be treated as an original submittal and will be subject to all submittal/payment procedures, including the flat review and processing fee for requests of this type established by the current fee schedule. A copy of the notice summarizing the current fee schedule, which was published in the *Federal Register,* is enclosed for your information.

FEMA receives a very large volume of requests and cannot maintain inactive requests for an indefinite period of time. Therefore, we are unable to grant extensions for the submission of required data/fees for revision requests. If a requester is informed by letter that additional data are required to complete our review of a request, the data/fees **must** be submitted within 90 days of the date of the letter. Any fees already paid will be forfeited for any request for which the requested data are not received within 90 days.

If you have general questions about your request, FEMA policy, or the National Flood Insurance Program, please call the FEMA Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627). If you have specific questions concerning your request, please call the Revisions Coordinator for your State, Mr. Daniel Power, who may be reached at (703) 960-8800, ext. 5514.

Sincerely,

Sheila M. Norlin, CFM
National LOMC Manager
Michael Baker Jr., Inc.

Enclosures

cc: Mr. Bradley L. Bingham, P.E.
Floodplain Administrator
City of Albuquerque

NATIONAL FLOOD INSURANCE PROGRAM

FEMA NATIONAL SERVICE PROVIDER

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

Case No.: 06-06-BC48P

Requester: Mr. Ronald R. Bohannan, P.E.

Community: City of Albuquerque, NM

Community No.: 350002

The issue listed below must be addressed before we can continue the review of your request.

Please submit documentation of the individual legal notice sent to all property owners affected by any widening and/or shifting of the floodplain and/or increase in water-surface elevations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This notice must include a descriptive explanation of the changes reflected in the revision. Please follow the template for this letter that can be found on Page 17 of the instructions for the MT-2 application/certification forms, which may be accessed at http://www.fema.gov/pdf/fhm/mt2_complete.pdf.

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

3601 Eisenhower Avenue, Alexandria, VA 22304-6425 PH:1-877-FEMA MAP FX: 703.960.9125

File (196)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

July 18, 2006

Mr. Ashok Bathulla
Michael Baker Corporation
3601 Eisenhower Avenue
Suite 600
Alexandria, VA 22304

RE: LOMR Case No.: 06-06-BC48P
Floral Meadows

Dear Mr. Bathulla:

This letter is to notify you that the Middle Rio Grande Conservancy District (MRGCD) has been notified by the City of Albuquerque that the base flood elevation (BFE) has been modified at the pond located approximately 500 feet northwest of I-40 and Rio Grande Blvd within our property. The BFE at the pond is 4955. The City of Albuquerque has approved the drainage pond with modified base flood elevation.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Subhas Shah
Chief Executive Officer

cc: Michael Baker, Jr.

SS/eb

P.O. Box 581
87103-0581
1931 Second St. SW
Albuquerque, NM
87102-4515
[illegible]247-0234
Fax # 505-243-7308

NATIONAL FLOOD INSURANCE PROGRAM

FEMA NATIONAL SERVICE PROVIDER

196

July 24, 2006

Mr. Ronald R. Bohannan, P.E.
Tierra West, LLC
5571 Midway Park Place North East
Albuquerque, NM 87109

IN REPLY REFER TO:
Case No.: 06-06-BC48P
Community: City of Albuquerque, NM
Community No.: 350002

316-ACK

Dear Mr. Bohannan:

This responds to your submittal dated July 24, 2006, concerning a May 31, 2006, request that the Department of Homeland Security's Federal Emergency Management Agency (FEMA) issue a Letter of Map Revision (LOMR) for Bernalillo County, New Mexico, and Incorporated Areas. Pertinent information about the request is listed below.

Identifier:	Floral Meadows Subdivision
Flooding Source:	Rio Grande River
FIRM Panel(s) Affected:	35001C0331 E

We have completed an inventory of the items you submitted. Our review of the submitted data indicates we have the minimum data required to perform a detailed technical review of your request. If additional data are required or if delays are encountered, we will inform you within 60 days of the date of this letter.

Please direct questions concerning your request to us at the address shown at the bottom of this page. For identification purposes, please include the case number referenced above on all correspondence.

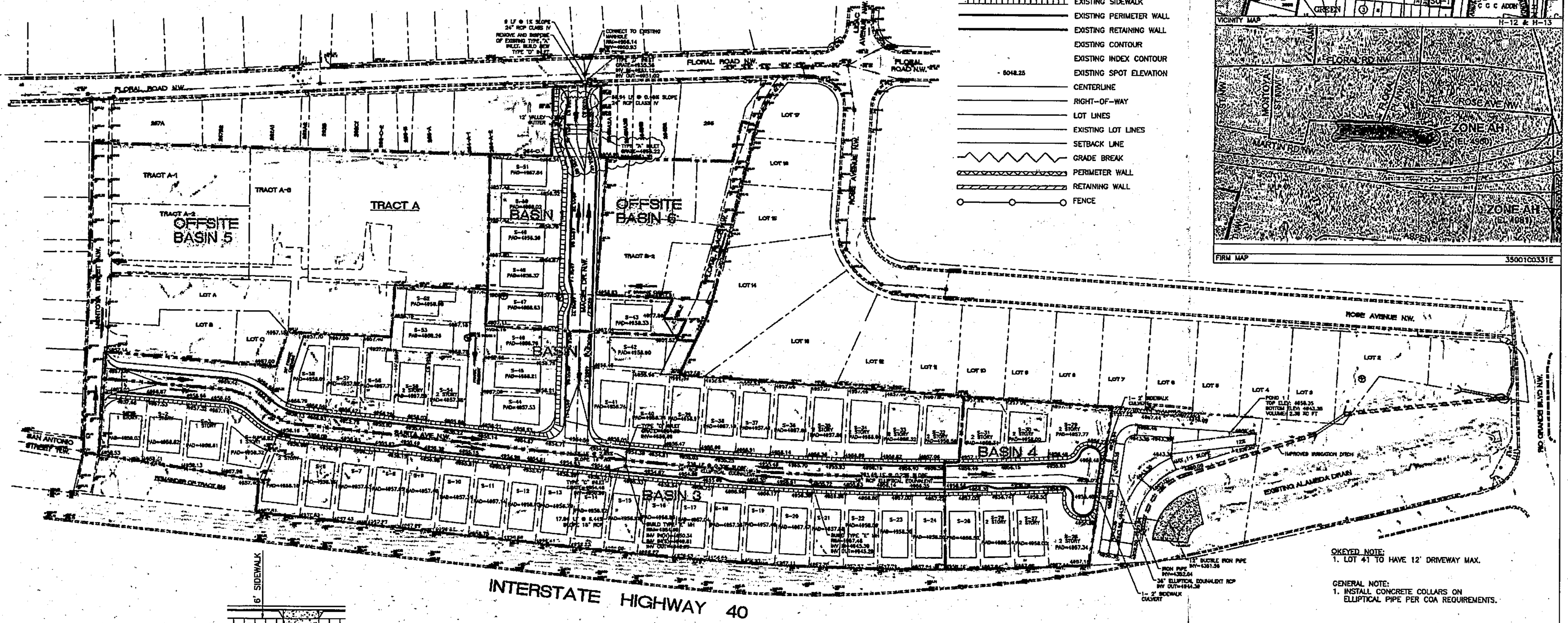
If you have general questions about your request, FEMA policy, or the NFIP, please call the FEMA Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627). If you have specific questions concerning your request, please call the Revisions Coordinator for your State, Mr. Daniel Power, who may be reached at (703) 960-8800, ext. 5514.

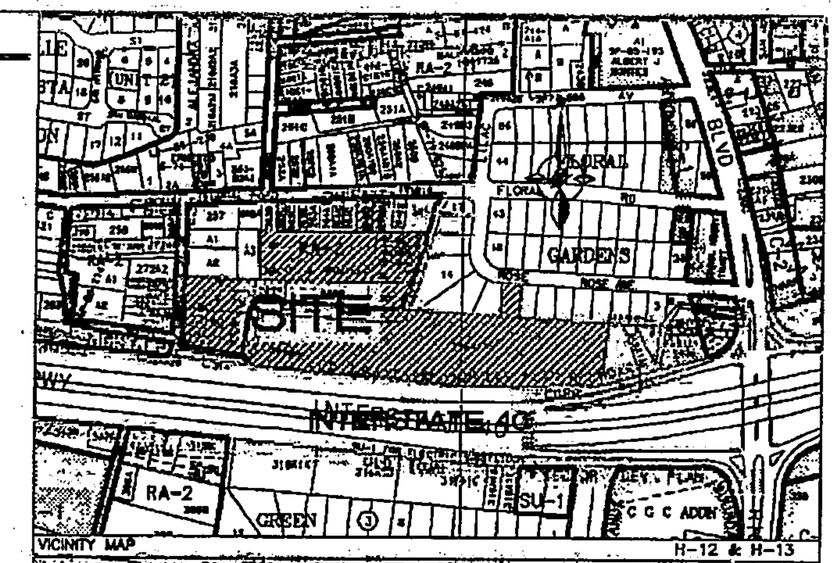
Sincerely,

Sheila M. Norlin, CFM
National LOMC Manager
Michael Baker Jr., Inc.

Enclosures

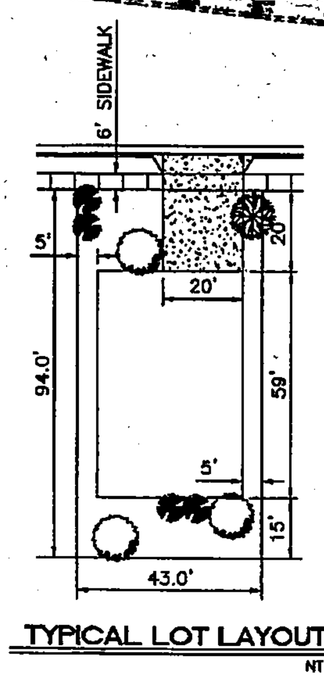
cc: Mr. Bradley L. Bingham, P.E.
Floodplain Administrator
City of Albuquerque





LEGEND

- EXISTING SAS MANHOLE
- EX. 8" SAS — EXISTING SANITARY SEWER LINE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EX. 16" W. — EXISTING WATER LINE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EX. 24" RCP — EXISTING STORM SEWER LINE
- EXISTING FENCE
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EASEMENT
- EXISTING SIDEWALK
- EXISTING PERIMETER WALL
- EXISTING RETAINING WALL
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- 5048.25 — EXISTING SPOT ELEVATION
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- EXISTING LOT LINES
- SETBACK LINE
- GRADE BREAK
- PERIMETER WALL
- RETAINING WALL
- FENCE



TYPICAL LOT LAYOUT
NTS

OKEYED NOTE:
1. LOT 41 TO HAVE 12' DRIVEWAY MAX.

GENERAL NOTE:
1. INSTALL CONCRETE COLLARS ON ELLIPTICAL PIPE PER COA REQUIREMENTS.

SITE DATA

PROPOSED USAGE:	SINGLE FAMILY HOUSING
TRACT AREA:	7.64 AC
NUMBER OF LOTS:	58
AVERAGE LOT SIZE:	45' X 86'
TOTAL UNITS:	58
ZONING:	RLT

GRAPHIC SCALE
60 30 0 30 60
SCALE: 1"=60'

ENGINEER'S SEAL

RONALD R BOHANNAN
P.E. #7868

FLORAL MEADOWS

GRADING AND DRAINAGE PLAN

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY EMT
DATE 06-08-06
Basin Map Exhibit
SHEET # 1
JOB # 230134

File (196)

NATIONAL FLOOD INSURANCE PROGRAM

FEMA NATIONAL SERVICE PROVIDER

June 16, 2006

Mr. Ronald R. Bohannan, P.E.
Tierra West, LLC
8509 Jefferson North East
Albuquerque, NM 87113

IN REPLY REFER TO:
Case No.: 06-06-BC48P
Community: City of Albuquerque, NM
Community No.: 350002

316-ACK

Dear Mr. Bohannan:

This responds to your request dated May 31, 2006, that the Department of Homeland Security's Federal Emergency Management Agency (FEMA) issue a Letter of Map Revision (LOMR) for Bernalillo County, New Mexico, and Incorporated Areas. Pertinent information about the request is listed below.

Identifier:	Floral Meadows Subdivision
Flooding Source:	Rio Grande River
FIRM Panel(s) Affected:	35001C0331 E

We have completed an inventory of the items you submitted. Our review of the submitted data indicates we have the minimum data required to perform a detailed technical review of your request. If additional data are required or if delays are encountered, we will inform you within 60 days of the date of this letter.

Please direct questions concerning your request to us at the address shown at the bottom of this page. For identification purposes, please include the case number referenced above on all correspondence.

If you have general questions about your request, FEMA policy, or the NFIP, please call the FEMA Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627). If you have specific questions concerning your request, please call the Revisions Coordinator for your State, Mr. Daniel Power, who may be reached at (703) 960-8800, ext. 5514.

Sincerely,

Sheila M. Norlin, CFM
National LOMC Manager
Michael Baker Jr., Inc.

Enclosures

cc: Mr. Bradley L. Bingham, P.E.
City of Albuquerque
Floodplain Administrator

NATIONAL FLOOD INSURANCE PROGRAM

FEMA NATIONAL SERVICE PROVIDER

File (196)

June 9, 2006

Mr. Ronald R. Bohannan, P.E.
Tierra West, LLC
8509 Jefferson North East
Albuquerque, NM 87113

IN REPLY REFER TO:
Case No.: 06-06-BC48P
Community: City of Albuquerque, NM
Community No.: 350002

316-AD

Dear Mr. Bohannan:

This responds to your request dated May 31, 2006, that the Department of Homeland Security's Federal Emergency Management Agency (FEMA) issue a revision to the Flood Insurance Rate Map (FIRM) for Bernalillo County, New Mexico and Incorporated Areas. Pertinent information about the request is listed below.

Identifier:	Floral Meadows Subdivision
Flooding Source:	Rio Grande River
FIRM Panel(s) Affected:	35001C0331 E

The data required to complete our review, which must be submitted within 90 days of the date of this letter, are listed on the enclosed summary.

If we do not receive the required data within 90 days, we will suspend our processing of your request. Any data submitted after 90 days will be treated as an original submittal and will be subject to all submittal/payment procedures, including the flat review and processing fee for requests of this type established by the current fee schedule. A copy of the notice summarizing the current fee schedule, which was published in the *Federal Register,* is enclosed for your information.

FEMA receives a very large volume of requests and cannot maintain inactive requests for an indefinite period of time. In addition, as a result of the aftermath of recent hurricanes, many FEMA employees have been deployed to assist in disaster relief efforts. Therefore, we are unable to grant extensions for the submission of required data/fees for revision requests. If a requester is informed by letter that additional data are required to complete our review of a request, the data/fee **must** be submitted within 90 days of the date of the letter. Any fees already paid will be forfeited for any request for which the requested data are not received within 90 days.

We will continue to work expeditiously to review all submittals in accordance with National Flood Insurance Program (NFIP) regulations, and will aim to meet the regulatory timeframe for the review of all requests. However, requesters should be aware that delays may occur in the review process because of the current emergency situation. We appreciate the patience and cooperation of all requesters as FEMA assists in hurricane relief efforts.

If you have general questions about your request, FEMA policy, or the NFIP, please call the FEMA Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627). If you have specific questions concerning your request, please call the Revisions Coordinator for your State, Mr. Daniel Power, who may be reached at (703) 960-8800, ext. 5514.

Sincerely,

Sheila M. Norlin, CFM
National LOMC Manager
Michael Baker Jr., Inc.

Enclosures

cc: Mr. Bradley L. Bingham, P.E.
Floodplain Administrator
City of Albuquerque

NATIONAL FLOOD INSURANCE PROGRAM

FEMA NATIONAL SERVICE PROVIDER

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

Case No.: 06-06-BC48P

Requester: Mr. Ronald R. Bohannan, P.E.

Community: City of Albuquerque, NM

Community No.: 350002

The issues listed below must be addressed before we can continue the review of your request.

1. Our preliminary review revealed that no backup hydrologic calculations were provided for the area of study. Please submit the backup hydrologic calculations used to determine the peak discharge values for all subbasins, both onsite and offsite, that contribute runoff to the study area.

2. Please provide a drainage area topographic map that includes all necessary topographic information and the flowpaths for all onsite and offsite subbasins that contribute runoff to the study area.

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

3601 Eisenhower Avenue, Alexandria, VA 22304-6425 PH:1-877-FEMA MAP FX: 703.960.9125

File (194)

NATIONAL FLOOD INSURANCE PROGRAM

FEMA NATIONAL SERVICE PROVIDER

April 20, 2006

Mr. Phillip J. Lovato, CFM
Floodplain Administrator
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

IN REPLY REFER TO:
Case No.: 06-06-B744P
Community: City of Albuquerque, NM
Community No.: 350002

316-AD

Dear Mr. Lovato:

This responds to your request dated March 17, 2006, that the Department of Homeland Security's Federal Emergency Management Agency (FEMA) issue a letter of map revision to the Flood Insurance Rate Map (FIRM) for Bernalillo County, New Mexico and Incorporated Areas. Pertinent information about the request is listed below.

Identifier:	Arrowwood Development
Flooding Source:	Unnamed Channel
FIRM Panel(s) Affected:	35001C0336 E

The data required to complete our review, which must be submitted within 90 days of the date of this letter, are listed on the enclosed summary.

If we do not receive the required data within 90 days, we will suspend our processing of your request. Any data submitted after 90 days will be treated as an original submittal and will be subject to all submittal/payment procedures, including the flat review and processing fee for requests of this type established by the current fee schedule. A copy of the notice summarizing the current fee schedule, which was published in the *Federal Register,* is enclosed for your information.

FEMA receives a very large volume of requests and cannot maintain inactive requests for an indefinite period of time. In addition, as a result of the aftermath of recent hurricanes, many FEMA employees have been deployed to assist in disaster relief efforts. Therefore, we are unable to grant extensions for the submission of required data/fee for revision requests. If a requester is informed by letter that additional data are required to complete our review of a request, the data/fee **must** be submitted within 90 days of the date of the letter. Any fees already paid will be forfeited for any request for which the requested data are not received within 90 days.

We will continue to work expeditiously to review all submittals in accordance with National Flood Insurance Program (NFIP) regulations, and will aim to meet the regulatory timeframe for the review of all requests. However, requesters should be aware that delays may occur in the review process because of the current emergency situation. We appreciate the patience and cooperation of all requesters as FEMA assists in hurricane relief efforts.

If you have general questions about your request, FEMA policy, or the NFIP, please call the FEMA Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627). If you have specific questions concerning your request, please call the Revisions Coordinator for your state, Mr. Daniel Power, who may be reached at (703) 960-8800, ext. 5514.

Sincerely,

Sheila M. Norlin, CFM
National LOMC Manager
Michael Baker Jr., Inc.

Enclosures

cc: Mr. Brad Bingham, P.E., CFM
Floodplain Administrator
City of Albuquerque

Mr. Daniel S. Aguirre, P.E.
Wilson and Company

Mr. Bo K. Johnson, P.E.

CITY OF ALBUQUERQUE

March 16, 2006

Attn: LOMR DEPOT
FEMA Depot
3601 Eisenhower Avenue
Alexandria, VA 22304-6425

Re: Request for a Letter of Map Revision (LOMR) for Floral Meadows Subdivision, City of Albuquerque, New Mexico, Community No. 350002, FIRM Panel 35001C0331 E

Dear LOMR Reviewer,

The purpose of this submittal is to convey the documents required to request a Letter of Map Revision for the Floral Meadows Subdivision based on constructed the storm drain and retention pond. Enclosed with this letter are the completed MT-2 Forms, as-builts and a processing fee of $4400.00 (check #12080).

As the Community official, I have reviewed the above-mentioned L.O.M.R. request submitted by Tierra West, LLC and endorse the proposed revisions to the N.F.I.P. maps. The public storm drain and the private retention pond will be maintained City of Albuquerque and the Homeowners Association respectively. Our Community would greatly appreciate your prompt response and approval for this Letter of Map Revision.

If you have any questions, you can contact me at (505) 924-3986.

Sincerely,

Bradley L. Bingham, P.E., C.F.M.
City Floodplain Administrator

Attachments

cc: Ron Bohannan, P.E., Tierra West, LLC (w/o attachments)
Bill Blanton, FEMA Headquarters (w/o attachments)
Jack Quarles, FEMA Region VI (w/o attachments)
file (w/ attachments)

P.O. Box 1293

uquerque

New Mexico 87103

www.cabq.gov

CITY OF
Albuquerque

Federal Emergency Management Agency
Hazard Identification & Risk Assessment Division
500 C Street SW, Room 422
Washington, D.C. 20472

Community: City of Albuquerque,
New Mexico

Community No.: 350002

The City of Albuquerque, Public Works Department, Storm Drainage Maintenance Division, is responsible for the operation and maintenance of storm drainage systems in the City. The Storm Drainage Maintenance Division has 25 full-time employees, and is equipped to perform maintenance operations for all types of storm drainage facilities. Maintenance operations include sediment removal, pipe cleaning and flushing, pipeline, manhole, inlet repair and construction, concrete channel repair, and vegetation control.

Storm drainage maintenance activities are on-going throughout the year. Drainage system components are maintained per the following schedule:

System Component	*Inspection*	*Maintenance*
Pipes, Manholes, Inlets	Annual and following Complaints	Pipes, Manholes - Biannual Inlets - Annual
Channels, Arroyos	Annual	Annual, As Required
Detention Basins	Annual and following Complaints	Mowing - Annual Sediment Removal - As Req.

The Storm Drainage Maintenance Division is supervised by Mr. Glenn Jurgensen, Storm Drainage Superintendent.

Sincerely,

Larry A. Blair, P.E., Director
Public Works Department

Good for You, Albuquerque!

17.00

154481

AGREEMENT AND COVENANT

This Agreement and Covenant, between the City of Albuquerque, New Mexico ("City") and **FLORAL MEADOWS HOMEOWNERS ASSOCIATION** ("User") is made in Albuquerque, New Mexico and is entered into as of the date of recording this Agreement with the Bernalillo County Clerk.

1. Recital. The User is the owner of certain real property ("User's Property") located at **MONTOYA STREET NW AND SARITA AVENUE NW**, in Albuquerque, New Mexico, and more particularly described as: (give legal description and filing information)

PORTION OF PARCEL G-30-22, R/W MAPS FOR NEW MEXICO PROJECT NO. "I-040-3(27)155" JUDGEMENT RENDERED IN DISTRICT COURT CAUSE NO. A-3415, FILED AUGUST 11, 1996, DOCUMENT NO. 18905.

The City is the owner of certain real property, easement or public right-of-way ("City's Property") in the vicinity of, contiguous to, abutting or within User's Property, and more particularly described as:

A EIGHT FOOT WATERLINE WITHIN THE ALAMEDA DRAIN RIGHT-OF-WAY PER M.R.G.C.D. CONTRACT NO. 2-193-2005 AND ALSO A STORM DRAIN CROSSING WITHIN THE ZEARING LATERAL PER M.R.G.C.D. CONTRACT NO. 2-191-2005. INSTALL & MAINTAIN A STORM WATER POND WITHIN THE ALAMEDA DRAIN RIGHT-OF-WAY PER M.R.G.C.D CONTRACT NO, 2-192-2005.

The User wishes to construct upon, improve or repair and to maintain the following "Improvement" on the City's Property (or already has done so):

A EIGHT FOOT WATERLINE WITHIN THE ALAMEDA DRAIN RIGHT-OF-WAY PER M.R.G.C.D. CONTRACT NO. 2-193-2005 AND ALSO A STORM DRAIN CROSSING WITHIN THE ZEARING LATERAL PER M.R.G.C.D. CONTRACT NO. 2-191-2005 INSTALL & MAINTAIN a STORM WATER POND WITHIN THE ALAMEDA DRAIN R.O.W PER MRGCD CONTR # 2-192-2005

A sketch of the proposed or existing Improvement is attached as Exhibit A and made a part of this Agreement.

The City agrees to permit the Improvement to exist on the City's Property provided the User complies with the terms of this Agreement.

2. City Use of City's Property and City Liability. The City has the right to enter upon the City's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the User. If the Work affects the Improvement the City will not be financially or otherwise responsible for rebuilding or repairing the Improvement. The User promptly will repair the Improvement to the City's satisfaction. User will pay the cost of repairing the Improvement.

3. User's Responsibility for Improvement. The User will be solely responsible for constructing, maintaining, repairing and, if required, removing the Improvement, all in accordance with standards required by the City as per the approved Grading and Drainage Plan **H13/D47** on file at the City Engineer's office. The User will be solely responsible for paying all related costs. The User will be solely responsible for paying all related costs. The User will not permit the Improvement to constitute a hazard to the health or safety of the general public or to interfere with the City's use of

2005133946
6329995
Page: 1 of 5
09/13/2005 11:15A
Bk-A103 Pg-3565
Mary Herrera Bern. Co. AGRE R 17.00

the City's Property. The User will conform with all applicable laws, ordinances and regulations.

4. Use of the Improvement. If the City's Property is a public right-of-way, it shall be open to the use of the general public at all times, subject to reasonable curtailment during periods of construction, maintenance or repair.

5. Demand for Repair, Modification or Removal. The City may send written notice ("Notice") to the User requiring the User to repair, modify or remove the Improvement within 30 days ("Deadline") and the User will comply promptly with the requirements of the Notice. If removal is demanded, the City also may require the User to return the City's Property to its original condition by the Deadline. The User will perform all required work by the Deadline, at User's sole expense.

6. Failure to Perform by User and Emergency Work by City. If the User fails to comply with the terms of the Notice by the Deadline stated, or, if the City determines that an emergency condition exists, the City may perform the work itself. The City then may assess the User for the cost of the work and for any other expenses or damages, which result from User's failure to perform. The User agrees promptly to pay the City the amount assessed. If the User fails to pay the City within thirty (30) days after the City gives the User written notice of the amount due, the City may impose a lien against User's Property for the total resulting amount.

7. Cancellation of Agreement and Release of Covenant. This Agreement may be canceled and User's covenants released by the City at will by the City's mailing to the User notice of the City's intention to record a Cancellation and Release with the Bernalillo County Clerk. The Cancellation and Release will be effective thirty (30) days after the date of mailing the notice to the User unless a later date is stated in the notice or the Cancellation and Release. After the effective date, the City will record the Cancellation and Release with the Bernalillo County Clerk.

8. Condemnation. If the City ever condemns any part of the User's Property, the User will forego all claims to compensation for any portion of User's structure, which encroaches, on City Property and for severance damage to the remaining portion of User's structure on User's Property.

9. Assessment. Nothing in this Agreement shall be construed to relieve the User, his heirs, assigns and successors from an assessment against User's Property for improvements to the City Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Improvement will not reduce the amount assessed by the City.

10. Notice. For purposes of giving formal written notice to the User, User's address is:

FLORAL MEADOWS HOMEOWNERS ASSOCIATION
C/O CANYON GATE REAL ESTATE
PO BOX 93488
ALBUQUERQUE, NM 87199

Notice may be given to the User either in person or by mailing the notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the User within 3 days after the notice is mailed if there is no actual evidence of receipt. The User may change User's address by giving written notice of the change by certified mail, return receipt requested, to the City Engineer at P.O. Box 1293, Albuquerque, New Mexico 87103.

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Page: 2 of 5
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Bk-A103 Pg-3565
Mary Herrera Bern. Co. AGRE R 17.00

11. Indemnification. The User agrees to defend, indemnify and hold harmless the City, its officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against said parties as a result of User's use of the City's Property. To the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give direction or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

12. Term. This Agreement shall continue until revoked by the City pursuant to Section 7 above.

13. Binding on User's Property. The covenants and obligations of the User set forth herein shall be binding on User, his heirs assigns and successors and on User's Property and constitute covenants running with User's Property until released by the City.

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

15. Changes of Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

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

17. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

CITY OF ALBUQUERQUE:

By: _____
Chief Administrative Officer
Dated: 9/2/05

USER:

By: _____
Title: INVESTMENT
Dated: 7-29-05

APPROVED:

_____
Director, Public Works Dept.

Reviewed by:

_____
City Engineer
8/16/05

kfg 8/25/05

rpd4\agmcov3.agm (Revised by Legal 8/97)

Mary Herrera Bern. Co. AGRE R 17.00
2005133946
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09/13/2005 11:15A
Bk-A103 Pg-3565

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on the 2nd day of September, 2005 by James B Lewis, Chief Administrative Officer for the City of Albuquerque, a New Mexico municipal corporation, on behalf of the corporation.

Notary Public

My Commission Expires:

1-27-06

USER'S ACKNOWLEDGMENT

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

This instrument was acknowledged before me on the 20th day of July 2005, by JEFFREY JESIONOWSKI, PRESIDENT, on behalf of Floral Meadows HOA.

Notary Public

My Commission Expires:

3.26.08

rpd4\agmcov3.agm (Revised by Legal 8/97)

Mary Herrera Bern. Co. AGRE R 17.00
2005133946
8329995
Page: 4 of 5
09/13/2005 11:15A
Bk-A103 Pg-3565

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

4958.38
4957.18

4956.75

1– 2' SIDEWALK CULVERT

4959.11
4959.04

MAX 3:1 SLOPE

4957.68

4957.44

4959.05

4959.74

4958.09

4959.00

4959.00

POND 1
TOP ELEV: 4955.35
BOTTOM ELEV: 4943.35
VOLUME: 2.38 AC FT

S–29
2 STORY
PAD=4957.77

4956.46

4959.45

4956.27

4955.84

4943.35 4943.35

12%

4956.49

4955.45

4955.35

POND

4943.35

4959.50

4955.83

MAX 1:1 SLOPE

IMPROVED IRRIGATION DITCH

4960.00

4956.00

4943.35

4960.00

4955.84

4955.45

4955.35

EXISTING ALAMEDA DRAIN

4956.58

4955.35

4943.35

4943.35

4943.35

4959.04

4959.50

S–28
2 STORY
PAD=4957.34

4955.35

4957.44

4957.16

4958.81
FEN

4959.28
FEN

4960.15
WALL

4960.43
FEN AP

4959.73
WALL

12" DUCTILE IRON PIPE
INV=4351.56

IRON PIPE
INV=4352.04

36" ELLIPTICAL EQUIVALENT RCP
INV OUT=4944.39

1– 2' SIDEWALK CULVERT

POND COVENANT EXHIBIT
FLORAL MEADOWS

PAGE 1 of 1

2005133946
6329995
Page: 5 of 5
09/13/2005 11:15A
Mary Herrera Bern Co ACPF R 17.00 D1-0102 Pg-0565

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

J:\2003\230134\Drawings\DRC\23134-GRC-11-30-04.dwg

12080

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
(505) 858-3100

HIGH DESERT STATE BANK
ALBUQUERQUE, NM 87122
95-667-1070

CHECK DATE May 3, 2006

PAY Four Thousand Four Hundred and 00/100 Dollars

AMOUNT $4,400.00

TO FEMA

Details on back.
Security Features included.

⑈012080⑈ ⑆107006677⑆ 100201813⑈

IERRA WEST, LLC

12080

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
LOMAS FLORAL MEA	4/30/06	0003290	4,400.00			4,400.00
FEMA Corporate 1		Totals	4,400.00			4,400.00

FLORAL MEADOWS SUBDIVISION

LETTER OF MAP REVISION

Prepared by:

Tierra West, LLC
8509 Jefferson NE
Albuquerque, New Mexico 87113

May 2006

I certify that this report was prepared under my supervision, and I am a registered professional engineer in the State of New Mexico in good standing.

Ronald R. Bohannan
PE NO. 7868

Job No 23134

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Approved Grading and Drainage Plan.....Map Pocket 1
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Retention Pond As-Builts.....Map Pocket 3
Approved Plat.....Map Pocket 4

FORM 1

FEDERAL EMERGENCY MANAGEMENT AGENCY

OVERVIEW & CONCURRENCE FORM

O.M.B No. 3067-0148
Expires September 30, 2005

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this form is estimated to average 1 hour per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing, reviewing, and submitting the form. You are not required to respond to this collection of information unless a valid OMB control number appears in the upper right corner of this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Federal Emergency Management Agency, 500 C Street, SW, Washington DC 20472, Paperwork Reduction Project (3067-0148). Submission of the form is required to obtain or retain benefits under the National Flood Insurance Program. **Please do not send your completed survey to the above address.**

A. REQUESTED RESPONSE FROM FEMA

This request is for a (check one):

☐ CLOMR: A letter from FEMA commenting on whether a proposed project, if built as proposed, would justify a map revision, or proposed hydrology changes (See 44 CFR Ch. 1, Parts 60, 65 & 72).

☒ LOMR: A letter from FEMA officially revising the current NFIP map to show the changes to floodplains, regulatory floodway or flood elevations. (See Parts 60 & 65 of the NFIP Regulations.)

B. OVERVIEW

1. The NFIP map panel(s) affected for all impacted communities is (are):

Community No.	Community Name	State	Map No.	Panel No.	Effective Date
Ex: 480301	City of Katy	TX	480301	0005D	02/08/83
480287	Harris County	TX	48201C	0220G	09/28/90
350002	Albuquerque, City of Bernalillo County	NM	35001C	0331E	11/19/03

2. Flooding Source: Rio Grande River

3. Project Name/Identifier: Floral Meadows LOMR

4. FEMA zone designations affected: Zone AH (choices: A, AH, AO, A1-A30, A99, AE, AR, V, V1-V30, VE, B, C, D, X)

5. Basis for Request and Type of Revision:

a. The basis for this revision request is (check all that apply)

☒ Physical Change ☐ Improved Methodology/Data

☐ Regulatory Floodway Revision ☐ Other (Attach Description)

Note: A photograph and narrative description of the area of concern is not required, but is very helpful during review.

b. The area of revision encompasses the following types of flooding and structures (check all that apply)

Types of Flooding: ☐ Riverine ☐ Coastal ☒ Shallow Flooding (e.g., Zones AO and AH)

☐ Alluvial fan ☐ Lakes ☐ Other (Attach Description)

Structures: ☐ Channelization ☐ Levee/Floodwall ☐ Bridge/Culvert

☐ Dam ☐ Fill ☒ Other, Attach Description

C. REVIEW FEE

Has the review fee for the appropriate request category been included? ☒ Yes Fee amount: $4400

☐ No, Attach Explanation

Please see the FEMA Web site at http://www.fema.gov/fhm/frm_fees.shtm **for Fee Amounts and Exemptions.**

D. SIGNATURE

All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Name: Ronald R. Bohannan	Company: Tierra West, LLC	
Mailing Address: 8509 Jefferson Abuquerque, NM 87113	Daytime Telephone No.: (505) 858-3100	Fax No.: (505) 831-1118
	E-Mail Address: sabeyta@tierrawestllc.com	
Signature of Requester (required):		Date: 3/7/06

As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this Letter of Map Revision (LOMR) or conditional LOMR request. Based upon the community's review, we find the completed or proposed project meets or is designed to meet all of the community floodplain management requirements, including the requirement that no fill be placed in the regulatory floodway, and that all necessary Federal, State, and local permits have been, or in the case of a conditional LOMR, will be obtained. In addition, we have determined that the land and any existing or proposed structures to be removed from the SFHA are or will be reasonably safe from flooding as defined in 44CFR 65.2(c), and that we have available upon request by FEMA, all analyses and documentation used to make this determination.

Community Official's Name and Title: Bradley L. Bingham, PE		Telephone No.: (505) 924-3986
Community Name: City of Albuquerque	Community Official's Signature (required): Bradley L. Bingham	Date: 5/16/06

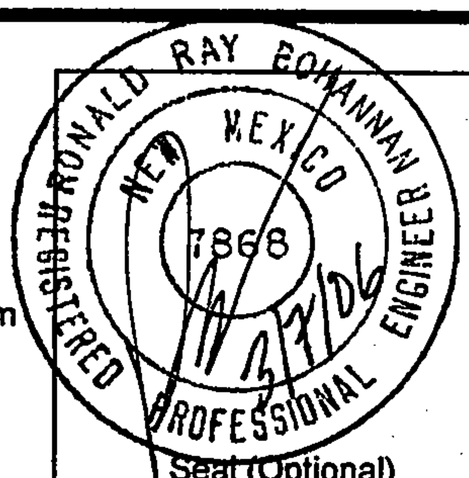
CERTIFICATION BY REGISTERED PROFESSIONAL ENGINEER AND/OR LAND SURVEYOR

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name: Ronald R. Bohannan	License No.: 7868	Expiration Date: December 31, 2006
Company Name: Tierra West, LLC	Telephone No.: (505) 858-3100	Fax No.: (505) 858-1118
Signature:		Date: 3/7/06

Ensure the forms that are appropriate to your revision request are included in your submittal.

Form Name and (Number)	Required if ...
☐ Riverine Hydrology and Hydraulics Form (Form 2)	New or revised discharges or water-surface elevations
☐ Riverine Structures Form (Form 3)	Channel is modified, addition/revision of bridge/culverts, addition/revision of levee/floodwall, addition/revision of dam
☐ Coastal Analysis Form (Form 4)	New or revised coastal elevations
☐ Coastal Structures Form (Form 5)	Addition/revision of coastal structure
☐ Alluvial Fan Flooding Form (Form 6)	Flood control measures on alluvial fans

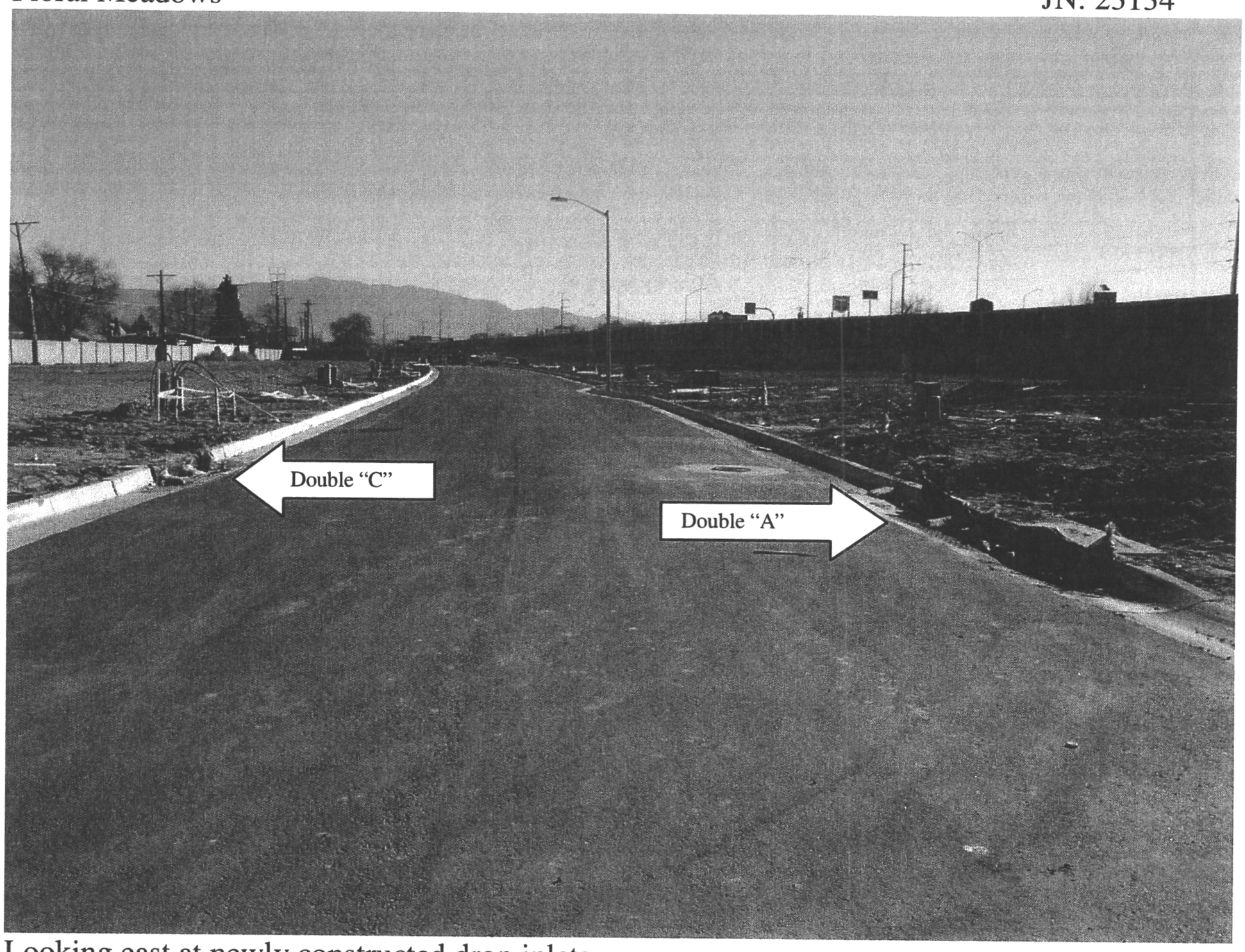


Seal (Optional)

Additional Information for Form 1
Overview and Concurrence Form
Floral Meadows Subdivision LOMR

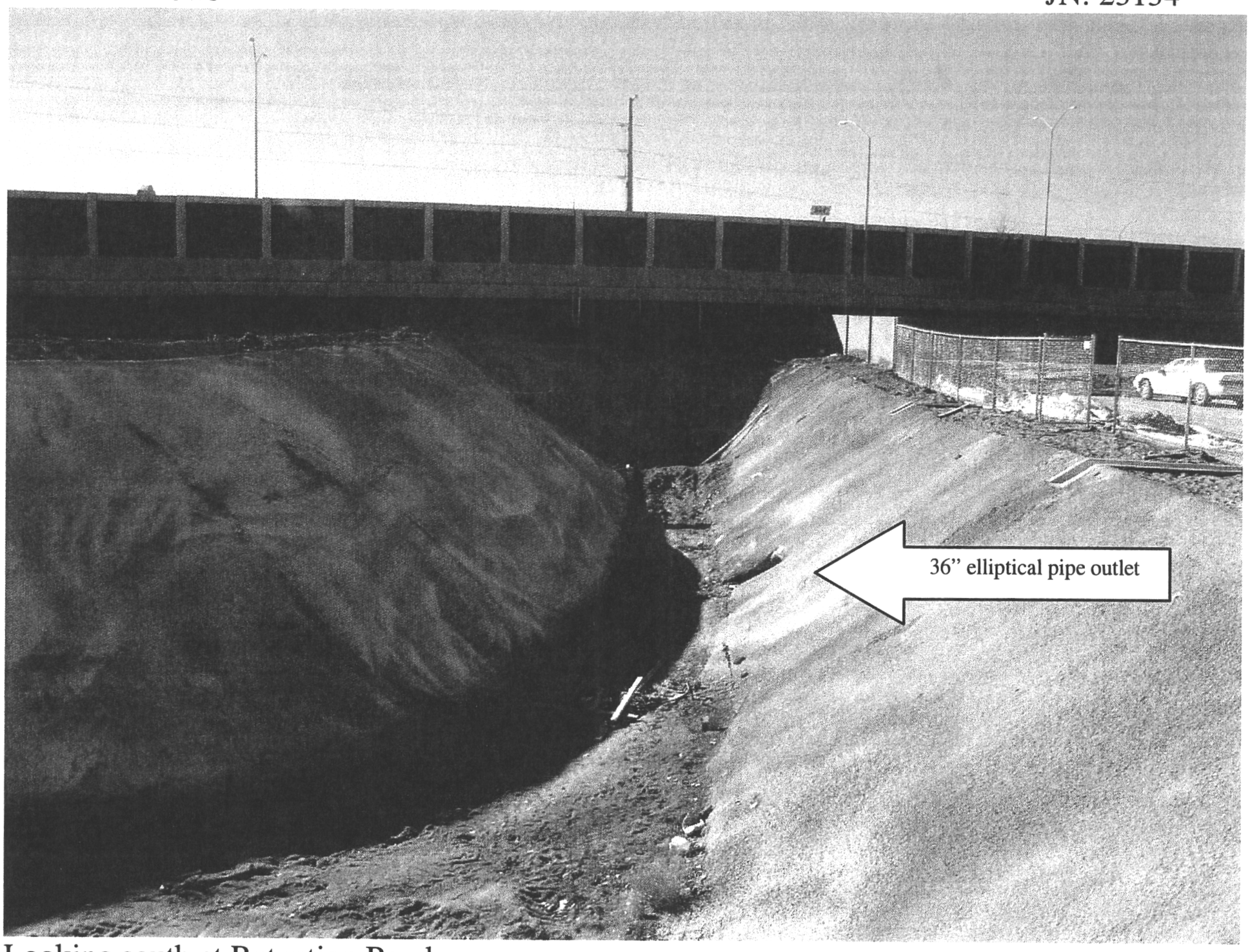
B. **Overview**

There is one floodplain location on a portion of the property. The improvements that were built with the subdivision include curb and gutter, storm drain and a retention pond. The floodplain is now conveyed via curb and gutter to type Double "A" and Double "C" drop inlets. From the inlets the water is conveyed in a 36" elliptical pipe to a drainage pond built with the subdivision. The pond was designed as a retention pond with an emergency overflow pipe which transfers overflow to the existing Alameda drain. We have provided as-builts showing the new construction.

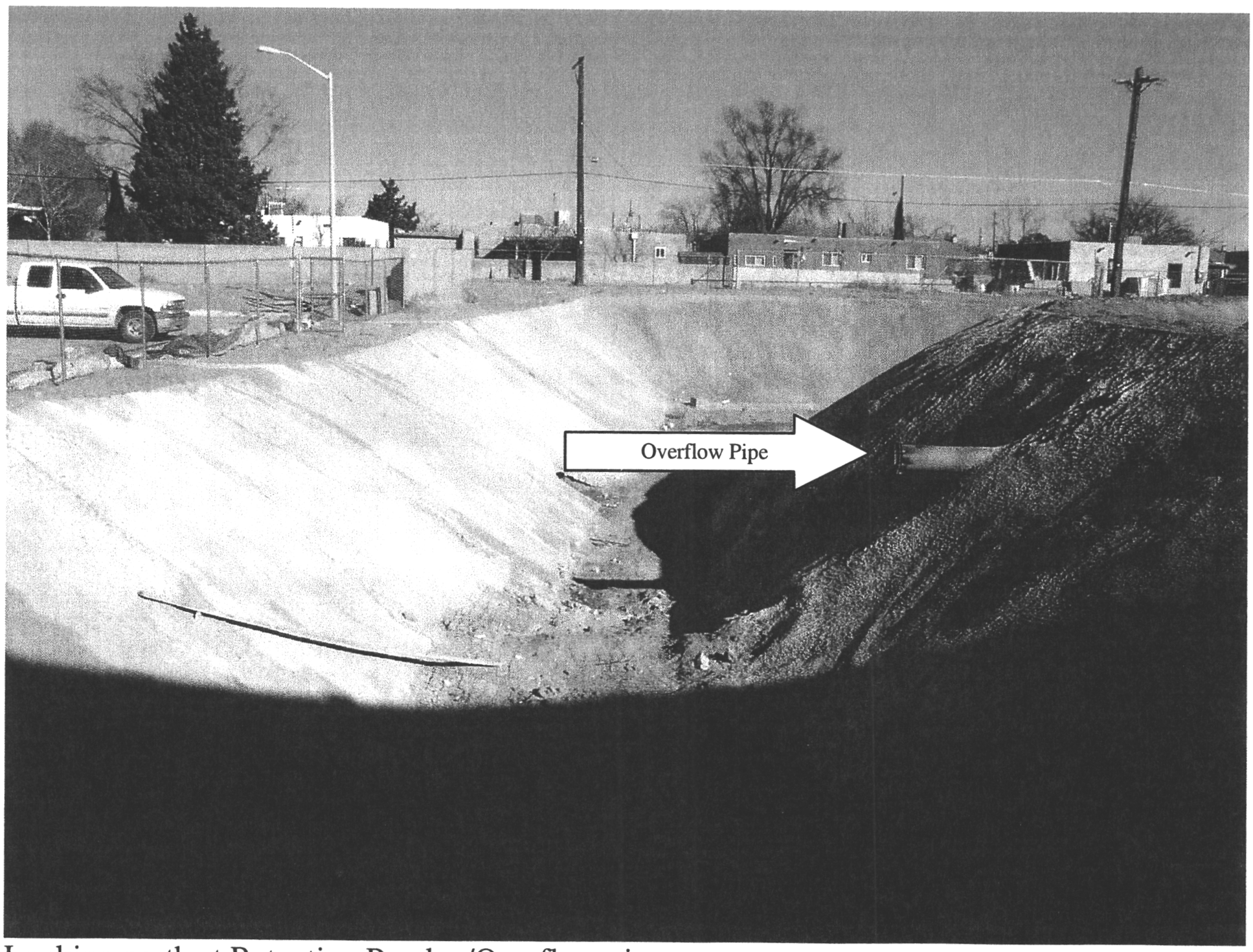


Looking east at newly constructed drop inlets

Looking west at newly constructed Retention Pond

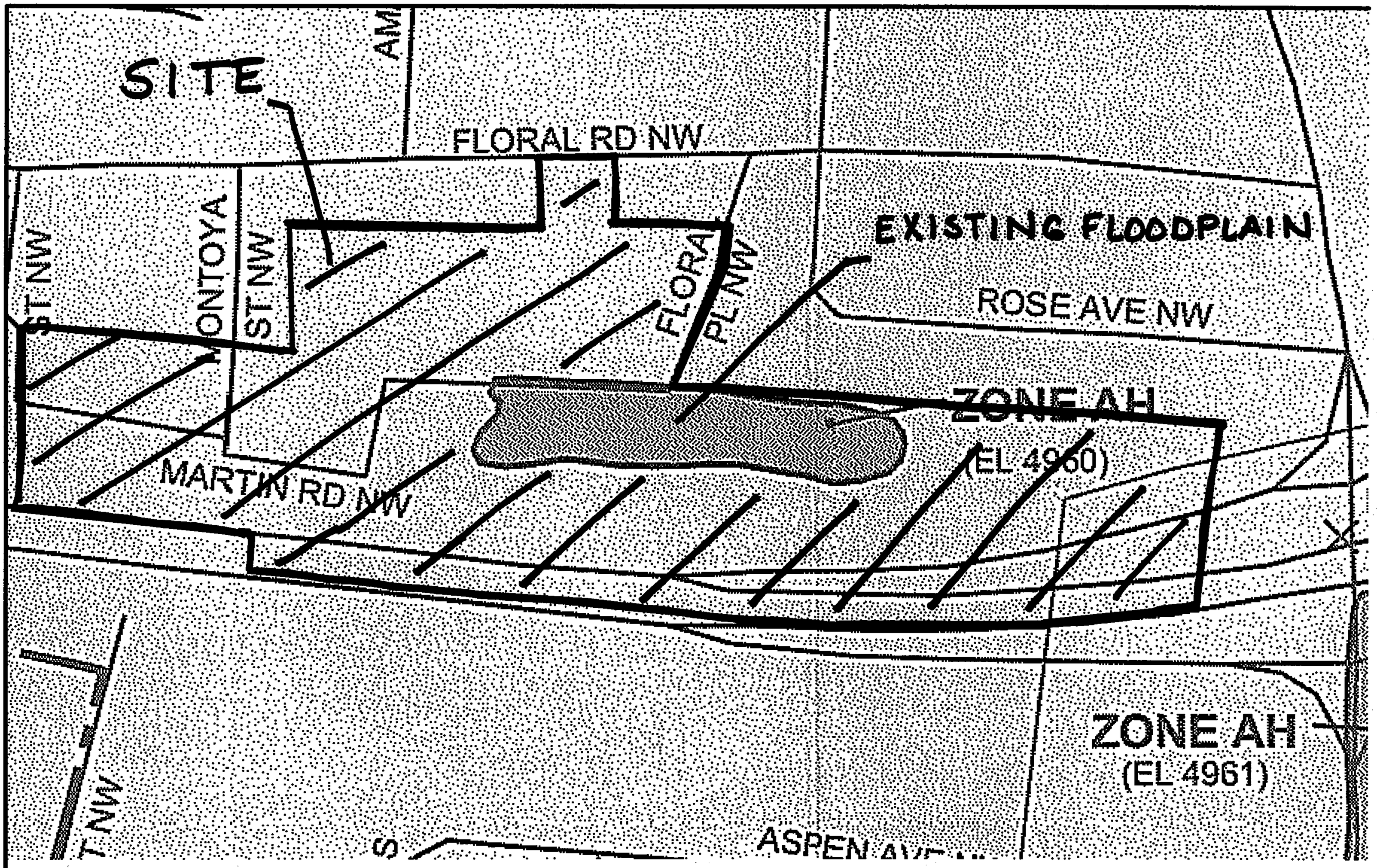


Looking south at Retention Pond



Looking north at Retention Pond w/Overflow pipe

LILAC
FLORAL
ROSE
SAN ANTONIO
SARITA
Site
I40 EASTBOUND
I40 WESTBOUND
I40 RAMP
I40 RAMP



FIRM MAP

35001C0331E

FORM 2

FEDERAL EMERGENCY MANAGEMENT AGENCY

RIVERINE HYDROLOGY & HYDRAULICS FORM

O.M.B No. 3067-0148
Expires September 30, 2005

PAPERWORK REDUCTION ACT

Public reporting burden for this form is estimated to average 3 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing, reviewing, and submitting the form. You are not required to respond to this collection of information unless a valid OMB control number appears in the upper right corner of this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Federal Emergency Management Agency, 500 C Street, SW, Washington DC 20472, Paperwork Reduction Project (3067-0148). Submission of the form is required to obtain or retain benefits under the National Flood Insurance Program. **Please do not send your completed survey to the above address.**

Flooding Source:
Note: Fill out one form for each flooding source studied

A. HYDROLOGY

1. Reason for New Hydrologic Analysis (check all that apply)

☐ Not revised (skip to section 2) ☐ No existing analysis ☐ Improved data
☐ Alternative methodology ☐ Proposed Conditions (CLOMR) ☒ Changed physical condition of watershed

2. Comparison of Representative 1%-Annual-Chance Discharges

Location	Drainage Area (Sq. Mi.)	FIS (cfs)	Revised (cfs)

3. Methodology for New Hydrologic Analysis (check all that apply)

☐ Statistical Analysis of Gage Records ☒ Precipitation/Runoff Model [TR-20, HEC-1, HEC-HMS etc.]
☐ Regional Regression Equations ☐ Other (please attach description)

Please enclose all relevant models in digital format, maps, computations (including computation of parameters) and documentation to support the new analysis. The document, "Numerical Models Accepted by FEMA for NFIP Usage" lists the models accepted by FEMA. This document can be found at: http://www.fema.gov/fhm/en_modl.shtm.

4. Review/Approval of Analysis

If your community requires a regional, state, or federal agency to review the hydrologic analysis, please attach evidence of approval/review.

5. Impacts of Sediment Transport on Hydrology

Was sediment transport considered? ☐ Yes ☒ No If yes, then fill out Section F (Sediment Transport) of Form 3. If No, then attach your explanation for why sediment transport was not considered.

B. HYDRAULICS

1. Reach to be Revised

	Description	Cross Section	Water-Surface Elevations (ft.) Effective	Proposed/Revised
Downstream Limit				
Upstream Limit				

Hydraulic Method Used

Hydraulic Analysis [HEC-2 , HEC-RAS, Other (Attach description)]

B. HYDRAULICS (CONTINUED)

3. Pre-Submittal Review of Hydraulic Models

FEMA has developed two review programs, CHECK-2 and CHECK-RAS, to aid in the review of HEC-2 and HEC-RAS hydraulic models, respectively. These review programs verify that the hydraulic estimates and assumptions in the model data are in accordance with NFIP requirements, and that the data are comparable with the assumptions and limitations of HEC-2/HEC-RAS. CHECK-2 and CHECK-RAS identify areas of potential error or concern. These tools do not replace engineering judgment. CHECK-2 and CHECK-RAS can be downloaded from http://www.fema.gov/fhm/frm_soft.shtm. We recommend that you review your HEC-2 and HEC-RAS models with CHECK-2 and CHECK-RAS. If you disagree with a message, please attach an explanation of why the message is not valid in this case. Review of your submittal and resolution of valid modeling discrepancies will result in reduced review time.

HEC-2/HEC-RAS models reviewed with CHECK-2/CHECK-RAS? ☐ Yes ☒ No

4. Models Submitted

Duplicate Effective Model*	Natural File Name:	Floodway File Name:
Corrected Effective Model*	Natural File Name:	Floodway File Name:
Existing or Pre-Project Conditions Model	Natural File Name:	Floodway File Name:
Revised or Post-Project Conditions Model	Natural File Name:	Floodway File Name:
Other - (attach description)	Natural File Name:	Floodway File Name:

*Not required for revisions to approximate 1%-annual-chance floodplains (Zone A) – for details, refer to the corresponding section of the instructions.

The document "Numerical Models Accepted by FEMA for NFIP Usage" lists the models accepted by FEMA. This document can be found at: http://www.fema.gov/fhm/en_modl.shtm.

C. MAPPING REQUIREMENTS

A **certified topographic map** must be submitted showing the following information (where applicable): the boundaries of the effective, existing, and proposed conditions 1%-annual-chance floodplain (for approximate Zone A revisions) or the boundaries of the 1%- and 0.2%-annual-chance floodplains and regulatory floodway (for detailed Zone AE, AO, and AH revisions); location and alignment of all cross sections with stationing control indicated; stream, road, and other alignments (e.g., dams, levees, etc.); current community easements and boundaries; boundaries of the requester's property; certification of a registered professional engineer registered in the subject State; location and description of reference marks; and the referenced vertical datum (NGVD, NAVD, etc.).

Note that the boundaries of the existing or proposed conditions floodplains and regulatory floodway to be shown on the revised FIRM and/or FBFM must tie-in with the effective floodplain and regulatory floodway boundaries. Please attach **a copy of the effective FIRM and/or FBFM,** annotated to show the boundaries of the revised 1%- and 0.2%-annual-chance floodplains and regulatory floodway that tie-in with the boundaries of the effective 1%- and 0.2%-annual-chance floodplain and regulatory floodway at the upstream and downstream limits of the area of revision.

D. COMMON REGULATORY REQUIREMENTS

1. For CLOMR requests, do Base Flood Elevations (BFEs) increase? ☐ Yes ☒ No

For CLOMR requests, if either of the following is true, please submit evidence of compliance with Section 65.12 of the NFIP regulations:
- The proposed project encroaches upon a regulatory floodway and would result in increases above 0.00 foot.
- The proposed project encroaches upon a SFHA with BFEs established and would result in increases above 1.00 foot.

2. Does the request involve the placement or proposed placement of fill? ☐ Yes ☒ No

If Yes, the community must be able to certify that the area to be removed from the special flood hazard area, to include any structures or proposed structures, meets all of the standards of the local floodplain ordinances, and is reasonably safe from flooding in accordance with the NFIP regulations set forth at 44 CFR 60.3(a)(3), 65.5(a)(4), and 65.6(a)(14). Please see the MT-2 instructions for more information.

3. For LOMR requests, is the regulatory floodway being revised? ☐ Yes ☒ No

If Yes, attach evidence of regulatory floodway revision notification. As per Paragraph 65.7(b)(1) of the NFIP Regulations, notification is required for requests involving revisions to the regulatory floodway. (Not required for revisions to approximate 1%-annual-chance floodplains [studied Zone A designation] unless a regulatory floodway is being added. Elements and examples of regulatory floodway revision notification can be found in the MT-2 Form 2 Instructions.)

4. For LOMR requests, does this request require property owner notification and acceptance of BFE increases? ☐ Yes ☒ No

If Yes, please attach proof of property owner notification and acceptance (if available). Elements of and examples of property owner notification can be found in the MT-2 Form 2 Instructions.

Additional Information for Form 2
Riverine Hydrology & Hydraulics Form
Floral Meadows Subdivision LOMR

1. Reasons for New Hydrologic Analysis

Changed Physical Condition of Watershed:

The floodplain located on the site was caused by the flat grade of the property. The grades were relatively flat in this location and the water had no place to drain. The new drop inlets and storm drain were built in Sarita Road, which was constructed with the subdivision, diverting the flows from the floodplain to the new retention pond. As-builts for this storm drain and retention pond are included for review.

4. Review/Approval of Analysis

Please see attached drainage report and the City of Albuquerque Approval Letter.

5. Sediment Transport

The area is mostly developed with little opportunity for sediment transport.

CITY OF ALBUQUERQUE

April 29, 2005

Ron Bohannan, PE
Tierra West LLC
8509 Jefferson NE
Albuquerque, NM 87113

Re: Floral Meadows Subdivision Drainage Report
Engineer Stamp date 1-8-05 (H13/D47)

Dear Mr. Bohannan,

Based on information provided in your submittal dated 1-12-05, the above referenced report is approved for Preliminary Plat action by the DRB. Once that board approves the plan, please submit a mylar copy for my signature in order to obtain a Rough Grading Permit.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development - Hydrology section at 768-3654 (Charles Caruso).

Prior to Work Order or Final Plat, a License Agreement with MRGCD will be required. If you have any questions, you can contact me at 924-3986.

Sincerely,

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

C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

3886

3886 000M

JOINS PANEL 0327

COCA NW
CAMILO LN NW
RICARDO RD NW
GABALDON RD NW
LOS LUCEROS RD NW
APPLE LN NW
CHERRY LN NW
VIZCAYA PLAZA NW
KROGH CT NW
FREDERICK PL NW
EL NIDO CT NW
SAXTON CT NW
RIO GRANDE BLVD NW
MEADOWVIEW PL NW
MEADOWVIEW CT NW
20TH ST NW
19TH ST NW
SAN ISIDRO ST NW
18TH ST NW
TOWNER AVE NW
PROSPECT AVE NW
17TH ST NW
INDIAN SCHOOL RD NW
ZICKERT RD NW
LEONORA DR NW
ZICKERT PL NW
DAMACIO RD NW
JULIET CT NW
DURANES RD NW
RICE AVE NW
SAN VENITO PL NW
SAN VENITO RD NW
BERNARDINO RD NW
SERNA RD NW
SOCORRO ST NW
SAN MARCIAL CT NW
AMADO RD NW
LILAC AVE NW
SAIZ RD NW
FLORAL RD NW
GABALDON PL NW
NICOLAS RD NW
SAN ANTONIO ST NW
MONTOYA ST NW
FLORAL PL NW
ROSE AVE NW
MARTIN RD NW
FO0811
FO0809
VILLA RIO CORTE NW
MAXIMILLIAN RD NW
SPUR CT NW
GABALDON DR NW
AZAR PL NW
LULAC AVE NW
ASPEN AVE NW
GREEN ACRES PL NW
ZEARING PL NW
PLUM ST NW
ZEARING AVE NW
23RD ST NW
22ND ST NW
21ST ST NW
20TH ST NW
19TH ST NW
MILL POND RD NW
ATCHISON NORTHERN & SANTE FE RAILWAY
CARSON RD NW
PUEBLO BONITO CT NW
15TH ST NW

Bernalillo County Unincorporated Areas 350001

City of Albuquerq 350002

ZONE X

Alameda Drain

Campbell Ditch

ZONE AH (EL 4963)

ZONE AH (EL 4960)

ZONE AH (EL 4960)

ZONE AH (EL 4961)

ZONE AH (EL 4959)

ZONE AH (EL 4957)

ZONE AH (EL 4958)

ZONE AH (EL 4959)

ZONE X

FIRM MAP 35001C0331E

COCA NW
CAMILO LN NW
RICARDO RD NW
GABALDON RD NW
LEONORA DR NW
LOS LUCEROS RD NW
APPLE LN NW
CHERRY LN NW
PLAZA NW
EL NIDO CT NW
RIO GRANDE BLVD NW
ZICKERT RD NW
ZICKERT PL NW
DAMACIO RD NW
JULIET CT NW
DURANES RD NW
SOCORRO ST NW
SAN MARCIAL CT NW
SERNA RD NW
AMADO RD NW
FLORAL RD NW
SAN ANTONIO ST NW
MONTOYA ST NW
FLORAL PL NW
MARTIN RD NW
FROUGH CT NW
FREDERICK PL NW
SAXTON CT NW
MEADOWVIEW PL NW
MEADOWVIEW CT NW
20TH ST NW
19TH ST NW
SAN ISIDRO ST NW
18TH ST NW
TOWNER AVE NW
PROSPECT AVE NW
17TH ST NW
INDIAN SCHOOL RD NW
RICE AVE NW
SAN VENITO PL NW
SAN VENITO RD NW
BERNARDINO RD NW
LILAC AVE NW
SAIZ RD NW
Alameda Drain
Campbell Ditch
JOINS PANEL 0327
GABALDON PL NW
NICOLAS RD NW
FO0811
FO0809
3886 000M
VILLA RIO CORTE NW
GABALDON DR NW
SPUR CT NW
AZAR PL NW
LULAC AVE NW
MAXIMILLIAN RD NW
CARSON RD NW
PUEBLO BONI
ROSE AVE NW
ASPEN AVE NW
ZEARING AVE NW
GREEN ACRES PL NW
ZEARING PL NW
PLUM ST NW
22ND ST NW
21ST ST NW
23RD ST NW
MILL POND RD NW
ATCHISON, TOPEKA & SANTE FE RAILWAY

Bernalillo County Unincorporated Areas 350001

City of Albuquerq 350002

ZONE X

ZONE AH (EL 4963)

ZONE AH (EL 4960)

ZONE AH (EL 4961)

ZONE AH (EL 4959)

ZONE AH (EL 4957)

ZONE AH (EL 4958)

FLOODPLAIN REROUTED TO NEW RETENTION POND

ZONE AH POND DEPTH 12 FT

FLOODPLAIN TO BE REMOVED

FIRM MAP 35001C0331E

WITH AREA TO BE REMOVED NOTED

FORM 3

FEDERAL EMERGENCY MANAGEMENT AGENCY

RIVERINE STRUCTURES FORM

O.M.B. No. 3067-0148
Expires September 30, 2005

PAPERWORK REDUCTION ACT

Public reporting burden for this form is estimated to average 7 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing, reviewing, and submitting the form. You are not required to respond to this collection of information unless a valid OMB control number appears in the upper right corner of this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Federal Emergency Management Agency, 500 C Street, SW, Washington DC 20472, Paperwork Reduction Project (3067-0148). Submission of the form is required to obtain or retain benefits under the National Flood Insurance Program. **Please do not send your completed survey to the above address.**

Flooding Source:
Note: Fill out one form for each flooding source studied

A. GENERAL

Complete the appropriate section(s) for each Structure listed below:

Channelization ..... complete Section B
Bridge/Culvert ..... complete Section C
Dam ..... complete Section D
Levee/Floodwall ..... complete Section E
Sediment Transport ..... complete Section F (if required)

Description Of Structure

1. Name of Structure: 4' Concrete Channel

Type (check one): ☐ Channelization ☐ Bridge/Culvert ☐ Levee/Floodwall ☐ Dam

Location of Structure:

Downstream Limit/Cross Section:

Upstream Limit/Cross Section:

2. Name of Structure:

Type (check one): ☐ Channelization ☐ Bridge/Culvert ☐ Levee/Floodwall ☐ Dam

Location of Structure:

Downstream Limit/Cross Section:

Upstream Limit/Cross Section:

3. Name of Structure:

Type (check one) ☐ Channelization ☐ Bridge/Culvert ☐ Levee/Floodwall ☐ Dam

Location of Structure:

Downstream Limit/Cross Section:

Upstream Limit/Cross Section:

NOTE: For more structures, attach additional pages as needed.

B. CHANNELIZATION

Flooding Source:

Name of Structure:

1. Accessory Structures

The channelization includes (check one):

- ☐ Levees [Attach Section E (Levee/Floodwall)]
- ☐ Superelevated sections
- ☐ Debris basin/detention basin
- ☒ Other (Describe): Drop Inlets
- ☐ Drop structures
- ☐ Transitions in cross sectional geometry
- ☐ Energy dissipator

2. Drawing Checklist

Attach the plans of the channelization certified by a registered professional engineer, as described in the instructions.

3. Hydraulic Considerations

The channel was designed to carry (cfs) and/or the 100-year flood.

The design elevation in the channel is based on (check one):

☐ Subcritical flow ☐ Critical flow ☐ Supercritical flow ☐ Energy grade line

If there is the potential for a hydraulic jump at the following locations, check all that apply and attach an explanation of how the hydraulic jump is controlled without affecting the stability of the channel.

☐ Inlet to channel ☐ Outlet of channel ☐ At Drop Structures ☐ At Transitions
☐ Other locations (specify):

4. Sediment Transport Considerations

Was sediment transport considered? ☐ Yes ☒ No If Yes, then fill out Section F (Sediment Transport).
If No, then attach your explanation for why sediment transport was not considered.

C. BRIDGE/CULVERT

Flooding Source:

Name of Structure:

1. This revision reflects (check one):

- ☐ New bridge/culvert not modeled in the FIS
- ☐ Modified bridge/culvert previously modeled in the FIS
- ☐ New analysis of bridge/culvert previously modeled in the FIS

2. Hydraulic model used to analyze the structure (e.g., HEC-2 with special bridge routine, WSPRO, HY8):
If different than hydraulic analysis for the flooding source, justify why the hydraulic analysis used for the flooding source could not analyze the structures. Attach justification.

3. Attach plans of the structures certified by a registered professional engineer. The plan detail and information should include the following (check the information that has been provided):

- ☐ Dimensions (height, width, span, radius, length)
- ☐ Shape (culverts only)
- ☐ Material
- ☐ Beveling or Rounding
- ☐ Wing Wall Angle
- ☐ Skew Angle
- ☐ Distances Between Cross Sections
- ☐ Erosion Protection
- ☐ Low Chord Elevations – Upstream and Downstream
- ☐ Top of Road Elevations – Upstream and Downstream
- ☐ Structure Invert Elevations – Upstream and Downstream
- ☐ Stream Invert Elevations – Upstream and Downstream
- ☐ Cross-Section Locations

4. Sediment Transport Considerations

Was sediment transport considered? ☐ Yes ☐ No If yes, then fill out Section F (Sediment Transport).
If No, then attach your explanation for why sediment transport was not considered.

D. DAM

Flooding Source:

Name of Structure:

1. This request is for (check one): ☐ Existing dam ☐ New dam ☐ Modification of existing dam

2. The dam was designed by (check one): ☐ Federal agency ☐ State agency ☐ Local government agency

   ☐ Private organization Name of the agency or organization:

3. Does the project involve revised hydrology? ☐ Yes ☐ No

   If Yes, complete the Riverine Hydrology & Hydraulics Form (Form 2).

4. Does the submittal include debris/sediment yield analysis? ☐ Yes ☐ No

   If yes, then fill out Section F (Sediment Transport).
   If No, then attach your explanation for why debris/sediment analysis was not considered.

5. Does the Base Flood Elevation behind the dam or downstream of the dam change?

   ☐ Yes ☐ No If Yes, complete the Riverine Hydrology & Hydraulics Form (Form 2) and complete the table below.

Stillwater Elevation Behind the Dam

FREQUENCY (% annual chance)	FIS	REVISED
10-year (10%)		
50-year (2%)		
100-year (1%)		
500-year (0.2%)		
Normal Pool Elevation		

6. Please attach a copy of the formal Operation and Maintenance Plan

E. LEVEE/FLOODWALL

1. System Elements

a. This Levee/Floodwall analysis is based on (check one):

- ☐ upgrading of an existing levee/floodwall system
- ☐ a newly constructed levee/floodwall system
- ☐ reanalysis of an existing levee/floodwall system

b. Levee elements and locations are (check one):

☐ earthen embankment, dike, berm, etc.	Station	to
☐ structural floodwall	Station	to
☐ Other (describe):	Station	to

c. Structural Type (check one):

- ☐ monolithic cast-in place reinforced concrete
- ☐ reinforced concrete masonry block
- ☐ sheet piling
- ☐ Other (describe):

d. Has this levee/floodwall system been certified by a Federal agency to provide protection from the base flood?

☐ Yes ☐ No

If Yes, by which agency?

e. Attach certified drawings containing the following information (indicate drawing sheet numbers):

1. Plan of the levee embankment and floodwall structures.	Sheet Numbers:
2. A profile of the levee/floodwall system showing the Base Flood Elevation (BFE), levee and/or wall crest and foundation, and closure locations for the total levee system.	Sheet Numbers:
3. A profile of the BFE, closure opening outlet and inlet invert elevations, type and size of opening, and kind of closure.	Sheet Numbers:
4. A layout detail for the embankment protection measures.	Sheet Numbers:
5. Location, layout, and size and shape of the levee embankment features, foundation treatment, floodwall structure, closure structures, and pump stations.	Sheet Numbers:

2. Freeboard

a. The minimum freeboard provided above the BFE is:

Riverine

3.0 feet or more at the downstream end and throughout	☐ Yes	☐ No
3.5 feet or more at the upstream end	☐ Yes	☐ No
4.0 feet within 100 feet upstream of all structures and/or constrictions	☐ Yes	☐ No

Coastal

1.0 foot above the height of the one percent wave associated with the 1%-annual-chance stillwater surge elevation or maximum wave runup (whichever is greater).	☐ Yes	☐ No
2.0 feet above the 1%-annual-chance stillwater surge elevation	☐ Yes	☐ No

2. Freeboard (continued)

Please note, occasionally exceptions are made to the minimum freeboard requirement. If an exception is requested, attach documentation addressing Paragraph 65.10(b)(1)(ii) of the NFIP Regulations.

If No is answered to any of the above, please attach an explanation.

b. Is there an indication from historical records that ice-jamming can affect the BFE? ☐ Yes ☐ No

If Yes, provide ice-jam analysis profile and evidence that the minimum freeboard discussed above still exists.

3. Closures

a. Openings through the levee system (check one): ☐ exists ☐ does not exist

If opening exists, list all closures:

Channel Station	Left or Right Bank	Opening Type	Highest Elevation for Opening Invert	Type of Closure Device

(Extend table on an added sheet as needed and reference)

Note: Geotechnical and geologic data

In addition to the required detailed analysis reports, data obtained during field and laboratory investigations and used in the design analysis for the following system features should be submitted in a tabulated summary form. (Reference U.S. Army Corps of Engineers [USACE] EM-1110-2-1906 Form 2086.)

4. Embankment Protection

a. The maximum levee slope landside is:

b. The maximum levee slope floodside is:

c. The range of velocities along the levee during the base flood is: (min.) to (max.)

d. Embankment material is protected by (describe what kind):

e. Riprap Design Parameters (check one): ☐ Velocity ☐ Tractive stress
Attach references

Reach	Sideslope	Flow Depth	Velocity	Curve or Straight	Stone Riprap			Depth of Toedown
					D_{100}	D_{50}	Thickness	
Sta to								
Sta to								
Sta to								
Sta to								
Sta to								
Sta to								

(Extend table on an added sheet as needed and reference each entry)

E. LEVEE/FLOODWALL (CONTINUED)

4. Embankment Protection (continued)

f. Is a bedding/filter analysis and design attached? ☐ Yes ☐ No

g. Describe the analysis used for other kinds of protection used (include copies of the design analysis):

Attach engineering analysis to support construction plans.

5. Embankment And Foundation Stability

a. Identify locations and describe the basis for selection of critical location for analysis:

☐ Overall height: Sta. ; height ft.

☐ Limiting foundation soil strength:

Sta. , depth to

strength ϕ = degrees, c = psf

slope: SS = (h) to (v)

(Repeat as needed on an added sheet for additional locations)

b. Specify the embankment stability analysis methodology used (e.g., circular arc, sliding block, infinite slope, etc.):

c. Summary of stability analysis results:

Case	Loading Conditions	Critical Safety Factor	Criteria (Min.)
I	End of construction		1.3
II	Sudden drawdown		1.0
III	Critical flood stage		1.4
IV	Steady seepage at flood stage		1.4
VI	Earthquake (Case I)		1.0

(Reference: USACE EM-1110-2-1913 Table 6-1)

d. Was a seepage analysis for the embankment performed? ☐ Yes ☐ No

If Yes, describe methodology used:

e. Was a seepage analysis for the foundation performed? ☐ Yes ☐ No

f. Were uplift pressures at the embankment landside toe checked? ☐ Yes ☐ No

g. Were seepage exit gradients checked for piping potential? ☐ Yes ☐ No

h. The duration of the base flood hydrograph against the embankment is hours.

Attach engineering analysis to support construction plans.

6. Floodwall And Foundation Stability

a. Describe analysis submittal based on Code (check one):

☐ UBC (1988) or ☐ Other (specify):

b. Stability analysis submitted provides for:

☐ Overturning ☐ Sliding If not, explain:

c. Loading included in the analyses were:

☐ Lateral earth @ P_A = psf; P_p = psf

☐ Surcharge-Slope @ , ☐ surface psf

☐ Wind @ P_w = psf

☐ Seepage (Uplift); ☐ Earthquake @ P_{eq} = %g

☐ 1%-annual-chance significant wave height: ft.

☐ 1%-annual-chance significant wave period: sec.

d. Summary of Stability Analysis Results: Factors of Safety.

Itemize for each range in site layout dimension and loading condition limitation for each respective reach.

Loading Condition	Criteria (Min)		Sta	To	Sta	To
	Overturn	Sliding	Overturn	Sliding	Overturn	Sliding
Dead & Wind	1.5	1.5				
Dead & Soil	1.5	1.5				
Dead, Soil, Flood, & Impact	1.5	1.5				
Dead, Soil, & Seismic	1.3	1.3				

(Ref: FEMA 114 Sept 1986; USACE EM 1110-2-2502)

(Note: Extend table on an added sheet as needed and reference)

e. Foundation bearing strength for each soil type:

Bearing Pressure	Sustained Load (psf)	Short Term Load (psf)
Computed design maximum		
Maximum allowable		

f. Foundation scour protection ☐ is, ☐ is not provided. If provided, attach explanation and supporting documentation:

Attach engineering analysis to support construction plans.

E. LEVEE/FLOODWALL (CONTINUED)

7. Settlement

a. Has anticipated potential settlement been determined and incorporated into the specified construction elevations to maintain the established freeboard margin? ☐ Yes ☐ No

b. The computed range of settlement is ft. to ft.

c. Settlement of the levee crest is determined to be primarily from :

☐ Foundation consolidation
☐ Embankment compression
☐ Other (Describe):

d. Differential settlement of floodwalls ☐ has ☐ has not been accommodated in the structural design and construction.

Attach engineering analysis to support construction plans.

8. Interior Drainage

a. Specify size of each interior watershed:

Draining to pressure conduit: acres
Draining to ponding area: acres

b. Relationships Established

Ponding elevation vs. storage	☐ Yes	☐ No
Ponding elevation vs. gravity flow	☐ Yes	☐ No
Differential head vs. gravity flow	☐ Yes	☐ No

c. The river flow duration curve is enclosed: ☐ Yes ☐ No

d. Specify the discharge capacity of the head pressure conduit: cfs

e. Which flooding conditions were analyzed?

• Gravity flow (Interior Watershed)	☐ Yes	☐ No
• Common storm (River Watershed)	☐ Yes	☐ No
• Historical ponding probability	☐ Yes	☐ No
• Coastal wave overtopping	☐ Yes	☐ No

If No for any of the above, attach explanation.

f. Interior drainage has been analyzed based on joint probability of interior and exterior flooding and the capacities of pumping and outlet facilities to provide the established level of flood protection. ☐ Yes ☐ No

If No, attach explanation.

g. The rate of seepage through the levee system for the base flood is cfs

h. The length of levee system used to drive this seepage rate in item g: ft.

8. Interior Drainage (continued)

i. Will pumping plants be used for interior drainage? ☐ Yes ☐ No

If Yes, include the number of pumping plants:
For each pumping plant, list:

	Plant #1	Plant #2
The number of pumps		
The ponding storage capacity		
The maximum pumping rate		
The maximum pumping head		
The pumping starting elevation		
The pumping stopping elevation		
Is the discharge facility protected?		
Is there a flood warning plan?		
How much time is available between warning and flooding?		

Will the operation be automatic? ☐ Yes ☐ No

If the pumps are electric, are there backup power sources? ☐ Yes ☐ No

(Reference: USACE EM-1110-2-3101, 3102, 3103, 3104, and 3105)

Include a copy of supporting documentation of data and analysis. Provide a map showing the flooded area and maximum ponding elevations for all interior watersheds that result in flooding.

9. Other Design Criteria

a. The following items have been addressed as stated:

Liquefaction ☐ is ☐ is not a problem
Hydrocompaction ☐ is ☐ is not a problem
Heave differential movement due to soils of high shrink/swell ☐ is ☐ is not a problem

b. For each of these problems, state the basic facts and corrective action taken:

Attach supporting documentation

c. If the levee/floodwall is new or enlarged, will the structure adversely impact flood levels and/or flow velocities floodside of the structure?
☐ Yes ☐ No

Attach supporting documentation

d. Sediment Transport Considerations:

Was sediment transport considered? ☐ Yes ☐ No If Yes, then fill out Section F (Sediment Transport).
If No, then attach your explanation for why sediment transport was not considered.

E. LEVEE/FLOODWALL (CONTINUED)

10. Operational Plan And Criteria

a. Are the planned/installed works in full compliance with Part 65.10 of the NFIP Regulations? ☐ Yes ☐ No

b. Does the operation plan incorporate all the provisions for closure devices as required in Paragraph 65.10(c)(1) of the NFIP regulations?
☐ Yes ☐ No

c. Does the operation plan incorporate all the provisions for interior drainage as required in Paragraph 65.10(c)(2) of the NFIP regulations?
☐ Yes ☐ No

If the answer is No to any of the above, please attach supporting documentation.

11. Maintenance Plan

a. Are the planned/installed works in full compliance with Part 65.10 of the NFIP Regulations? ☐ Yes ☐ No
If No, please attach supporting documentation.

12. Operations and Maintenance Plan

Please attach a copy of the formal Operations and Maintenance Plan for the levee/floodwall.

F. SEDIMENT TRANSPORT

Flooding Source:

Name of Structure:

If there is any indication from historical records that sediment transport (including scour and deposition) can affect the Base Flood Elevation (BFE); and/or based on the stream morphology, vegetative cover, development of the watershed and bank conditions, there is a potential for debris and sediment transport (including scour and deposition) to affect the BFEs, then provide the following information along with the supporting documentation:

Sediment load associated with the base flood discharge: Volume acre-feet

Debris load associated with the base flood discharge: Volume acre-feet

Sediment transport rate (percent concentration by volume)

Method used to estimate sediment transport:

Most sediment transport formulas are intended for a range of hydraulic conditions and sediment sizes; attach a detailed explanation for using the selected method.

Method used to estimate scour and/or deposition:

Method used to revise hydraulic or hydrologic analysis (model) to account for sediment transport:
Please note that bulked flows are used to evaluate the performance of a structure during the base flood; however, FEMA does not map BFEs based on bulked flows.

If a sediment analysis has not been performed, an explanation as to why sediment transport (including scour and deposition) will not affect the BFEs or structures must be provided.

REVISED DRAINAGE REPORT
FOR

FLORAL MEADOWS

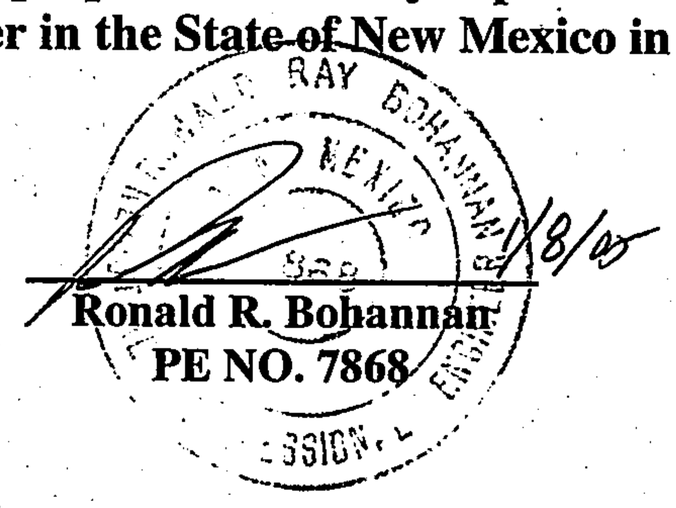
Prepared by:

Tierra West, LLC
8509 Jefferson NE
Albuquerque, New Mexico 87113

Prepared for:
AMC Development Services

November 2004
(Revised January 2005)

I certify that this report was prepared under my supervision, and I am a registered professional engineer in the State of New Mexico in good standing.



Ronald R. Bohannan
PE NO. 7868

Job No 230134

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MAP POCKET

Grading and Drainage Plan

Section I

Report

Prelude

This report is being amended at the request of AMC Development Services, who is developing a new 58 lot single family subdivision, entitled Floral Meadows. The new drainage development is to handle the flows and reduce the amount of import to the site.

Location

The subject site is located on the west side of Albuquerque. Specifically, the site is located north of Interstate 40 and west of Rio Grande Boulevard. The site is highlighted and shown on the enclosed Zone Atlas page number H-12-Z. The site will be built in one phase and contains 7.62 acres, more or less.

Purpose

The purpose of this drainage report is to present a grading and drainage solution for the proposed subdivision. We are requesting preliminary plat, SIA infrastructure, and grading permit approval at this time.

Existing Drainage Conditions

Most of the site is currently undeveloped. A portion of the discharge drains naturally to irrigate the surrounding lots and some discharge ponds onsite. There are two existing drainage ditches located east of the site. The first is an irrigation ditch providing irrigation water to the surrounding area and the other is the Albuquerque Main Canal or drain which collects irrigation water.

CITY OF
Albuquerque
A lbuquerque G eographic I nformation S ystem
PLANNING DEPARTMENT
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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-12-Z

Map Amended through August 01, 2003

Flood Plain

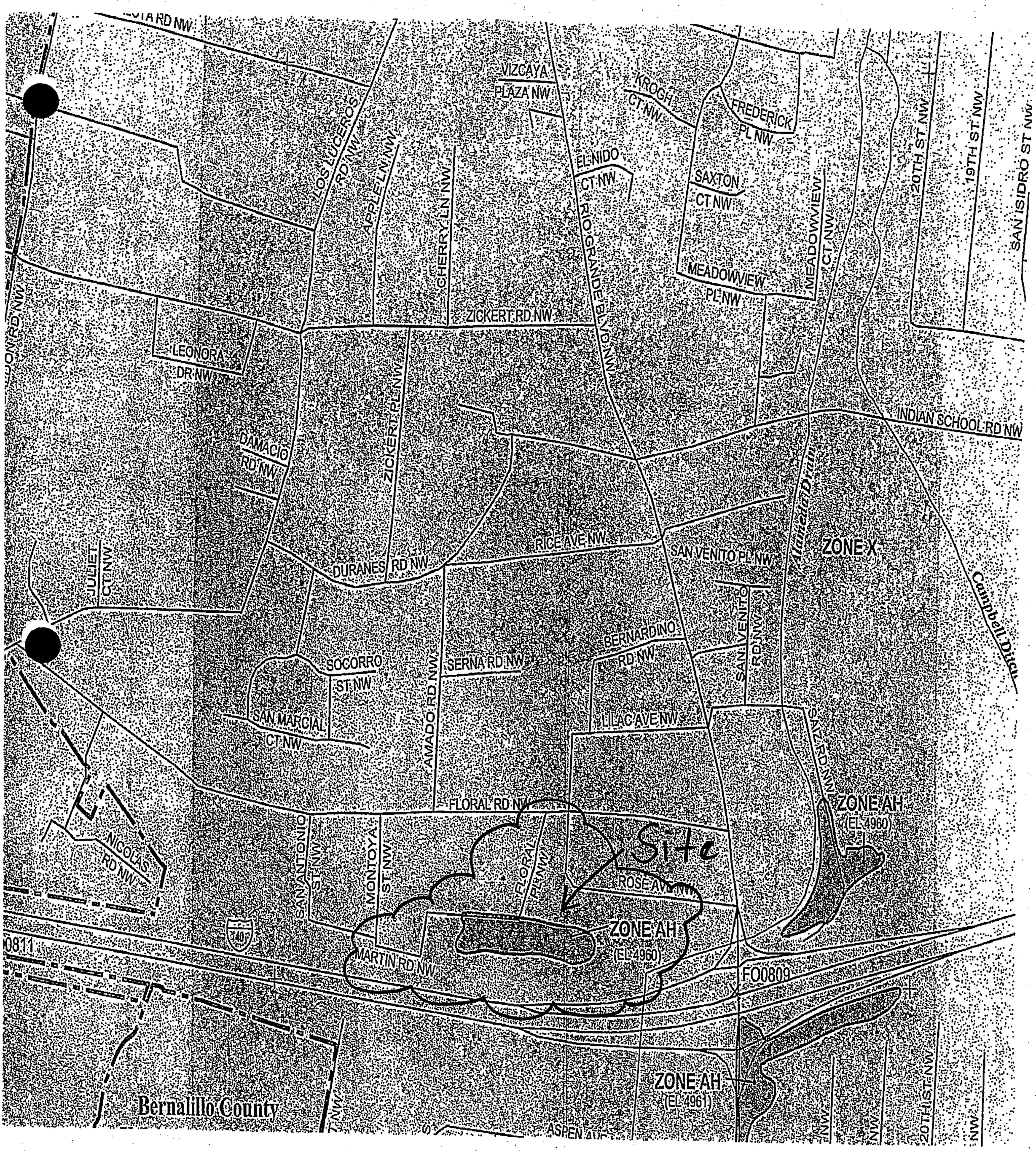
The site is located on FIRM Map 35001C0331 E, as shown on the attached excerpt. The map shows that portions of the site lie within a 100-year flood plain. The elevation of the floodplain is at 4957.33. The floodplain will be concentrated in a new storm sewer to be conveyed offsite and also concentrated in a new pond located on the east side of the project. A portion of this pond will bleed off and a portion will be routed to the Albuquerque Main Canal. A CLOMR and LOMR will be requested during development of the project.

Proposed Drainage Management Plan

The entire site will be graded and all of the surface improvements will be built out in their entirety. The enclosed grading plan (in the map pocket) shows the grades for the entire project. The main difference from the approved plan is to route the flow to the east to place in a retention pond on the east side of the project.

The development was divided into six basins to analyze the proposed conditions. Basins 1 thru 4 are onsite basins for Floral Meadows. Basin 5 and 6 are developed offsite basins that contribute to the volume of water entering the site. The amount of developed discharge for Basins 1 thru 4 was determined using the land treatment type C and B (20%) and type D (60%). Using these land treatment types, Basins 1 thru 4 have a total developed discharge of 29.82 cfs. The amount of discharge for Basins 5 and 6 was determined using the land treatment type B (15%), type C (45%) and type D (40%). The amount of discharge entering the site from offsite Basins 5 and 6 is 12.91 cfs for a total of 42.73 cfs from all basins.

The discharge from Basin 1 (3.71 cfs) and Basin 6 (2.65 cfs) will be conveyed, via street flow, to one Single 'C' drop inlet in Maciel Drive NW. The discharge will then be carried by an 18" RCP to the existing storm drain in Floral Road.


VIZCAYA PLAZA NW
KROGH CT NW
FREDERICK PL NW
EL NIDO CT NW
SAXTON CT NW
MEADOWVIEW PL NW
MEADOWVIEW CT NW
20TH ST NW
19TH ST NW
SAN ISIDRO ST NW
LOS LUCEROS RD NW
APPLE LN NW
CHERYL LN NW
ZICKERT RD NW
RIO GRANDE BLVD NW
LEONORA DR NW
INDIAN SCHOOL RD NW
DAMACIO RD NW
ZICKERT PL NW
JULIET CT NW
DURANES RD NW
RICE AVE NW
SAN VENITO PL NW
ZONE X
Campbell Ditch
SOCORRO ST NW
SAN MARCIAL CT NW
AMADO RD NW
SERNA RD NW
BERNARDINO RD NW
SAN VENITO RD NW
LILAC AVE NW
SAINZ RD NW
ZONE AH (EL 4960)
FLORAL RD NW
SAN ANTONIO ST NW
MONTOYA ST NW
FLORAL PL NW
Site
ROSE AVE NW
ZONE AH (EL 4960)
MARTIN RD NW
FO0809
ZONE AH (EL 4961)
ASPEN AVE
Bernalillo County

Basins 2, 3, and 5 have a total developed discharge of 32.78 cfs. The flows are conveyed to two Single 'C' drop inlets on Sarita Avenue NW. The discharge then flows via a 36" RCP to the park/drainage pond, which will be developed with the subdivision. Basin 4, which has a discharge of 3.58 cfs, will also drain to the proposed park /pond. The water from Basin 4 will be conveyed via street flow to two, 1' sidewalk culverts into the park/pond. The park/pond acts as a retention pond with a capacity to of 2.36 ac-ft. A 12" ductile iron pipe will be placed from the pond to the existing drainage ditch, located just east of the pond, which is owned and maintained by MRGCD. The pipe will act as an overflow device in the event the pond was to fill past a specified elevation.

Infrastructure List

Shown in Appendix A is the proposed list for the project.

Calculations

The weighted E method from the "City of Albuquerque Development Process Manual Volume 11 – Design Criteria, 1997 Revision" was used to calculate the runoff and volume for the site.

Summary

The site was divided into six basins to analyze the proposed drainage conditions. Onsite Basins 1 thru 4 discharge a total of 29.82 cfs. The offsite Basins 5 and 6 discharge a total of 12.91 cfs for a total of 42.73 cfs. Basins 1 and 6 will discharge to a Single 'C' inlet located on Maciel Drive NW. The flow from these basins will be conveyed to an exiting 30" RCP in Floral

Road. Basins 2, 3, and 5 will be conveyed to the park/pond being via 36" storm drain to the park/retention pond developed with the subdivision. Basin 4 will also drain to the park/pond via two, 1' sidewalk culverts. A 12" ductile iron pipe will be connect the pond to the existing drainage ditch located east of the site. This 12" pipe will discharge water from the pond to the ditch in the event the pond was to fill past the specified elevation.

Section II

Runoff Calculations

Single 'C' Drop Inlet
EFFECTIVE AREA

Area at the grate:

L = 38.375" - 7(2@ middle bars)
= 34.875"
= 2.906'

W = 25.5" - 13(2@ middle bars)
= 19"
= 1.583'

Area = 1.583' x 2.906'
= 4.601 ft^2

Effective Area: = 4.601- 4.601 (0.5 clogging factor)
= 2.30 ft^2 at the grate

Orifice Equation
Q = CA sqrt(2gH)
Q = 0.6*4.601*sqrt(2*32.2*0.67)
Q = 18.13 cfs

Area at the throat:

L = 47.375@
= 3.95'

H = 10:@ - 42@
= 63@
= 0.5208'

Area = 3.95' x 0.5208'
= 2.06 ft^2 at the throat

Total Area:

Area = $2.30_{grate} + 2.06_{throat}$
= 4.36 ft^2

Weir Equation
Q = CLH^(3/2)
Q = 2.95*3.95*0.67^(3/2)
Q = 6.39 cfs

Total Capacity

Q = 18.13grate + 6.39throat
Q = 24.69 cfs

AP# 1
Flow required = 16.58 cfs < 24.69 cfs; Use Single C inlet

AP# 2
Flow required = 16.20 cfs < 24.69 cfs; Use Single C inlet

AP# 7
Flow required = 6.36 cfs < 24.69 cfs; Use Single C inlet

Weighted E Method

Developed On-Site Basins - Phase 1

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
1	41,437	0.95	0%	0.00	20%	0.19	20%	0.1902525	60%	0.57	1.654	0.131	3.71	0.964	0.076	2.30
2	127,746	2.93	0%	0.00	20%	0.59	20%	0.5865289	60%	1.76	1.654	0.404	11.45	0.964	0.236	7.09
3	123,537	2.84	0%	0.00	20%	0.57	20%	0.5672039	60%	1.70	1.654	0.391	11.07	0.964	0.228	6.85
4	39,980	0.92	0%	0.00	20%	0.18	20%	0.1835629	60%	0.55	1.654	0.127	3.58	0.964	0.074	2.22
Total	332,700	7.64										0.926	29.82		0.540	18.45

Offsite Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
5	122,945	2.82	0%	0.00	15%	0.42	45%	1.270093	40%	1.13	1.474	0.347	10.26	0.812	0.191	6.12
6	31,787	0.73	0%	0.00	15%	0.11	45%	0.3283781	40%	0.29	1.474	0.090	2.65	0.812	0.049	1.58
Total	154,732	3.55										0.347	12.91		0.191	7.70

Equations:

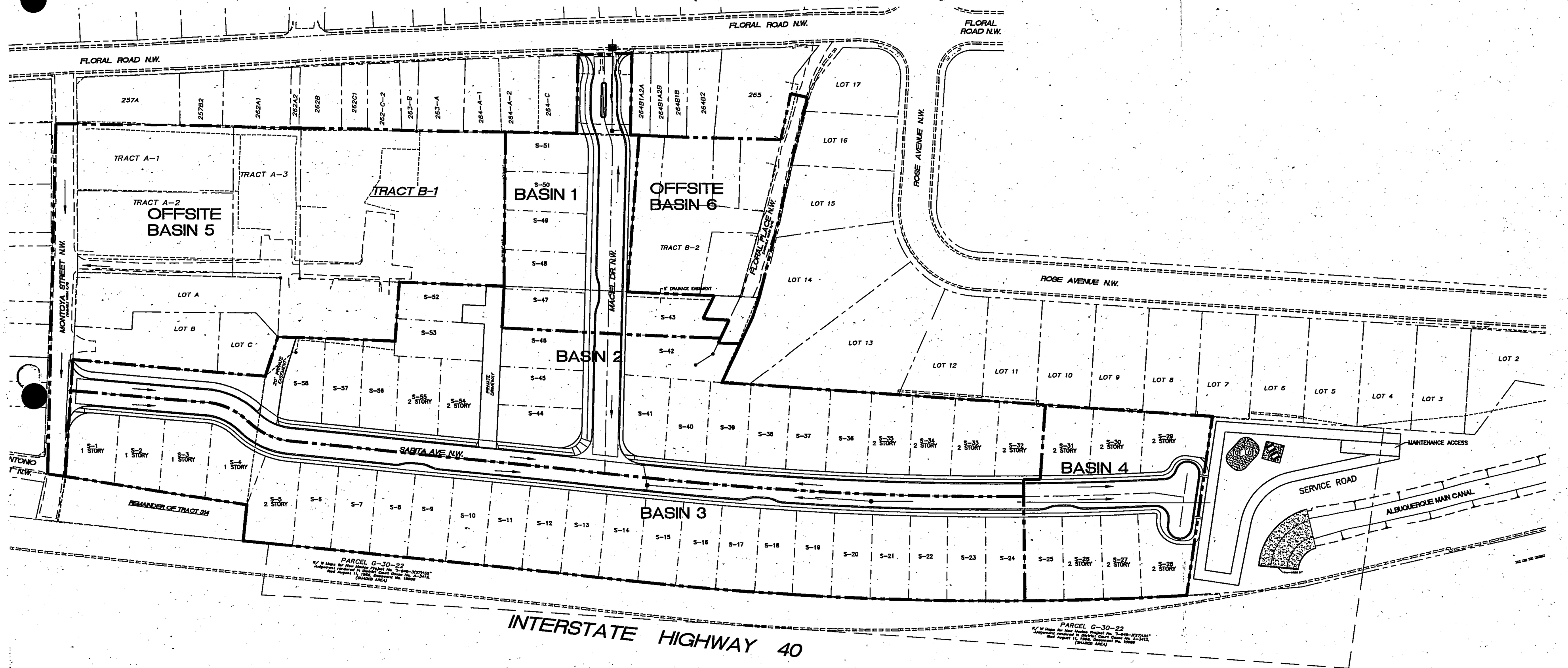
Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Excess Precipitation, E (inches)		
Zone 2	100-Year	10 - Year
E_a	0.53	0.13
E_b	0.78	0.28
E_c	1.13	0.52
E_d	2.12	1.34

Peak Discharge (cfs/acre)		
Zone 2	100-Year	10 - Year
Q_a	1.56	0.38
Q_b	2.28	0.95
Q_c	3.14	1.71
Q_d	4.7	3.14


FLORAL ROAD N.W.
FLORAL ROAD N.W.
FLORAL ROAD N.W.
257A
257B2
262A1
262A2
262B
262C1
262-C-2
263-B
263-A
264-A-1
264-A-2
264-C
264B1A2A
264B1A2B
264B1B
264B2
265
TRACT A-1
TRACT A-3
TRACT A-2
OFFSITE BASIN 5
TRACT B-1
BASIN 1
OFFSITE BASIN 6
TRACT B-2
MONTOYA STREET N.W.
MAGEE DR. N.W.
FLORAL PLACE N.W.
ROSE AVENUE N.W.
ROSE AVENUE N.W.
LOT A
LOT B
LOT C
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
20' PRIVATE DRAINAGE EASEMENT
PRIVATE DRAINAGE EASEMENT
5' DRAINAGE EASEMENT
S-51
S-50
S-49
S-48
S-47
S-46
S-45
S-44
S-43
S-42
S-41
S-40
S-39
S-38
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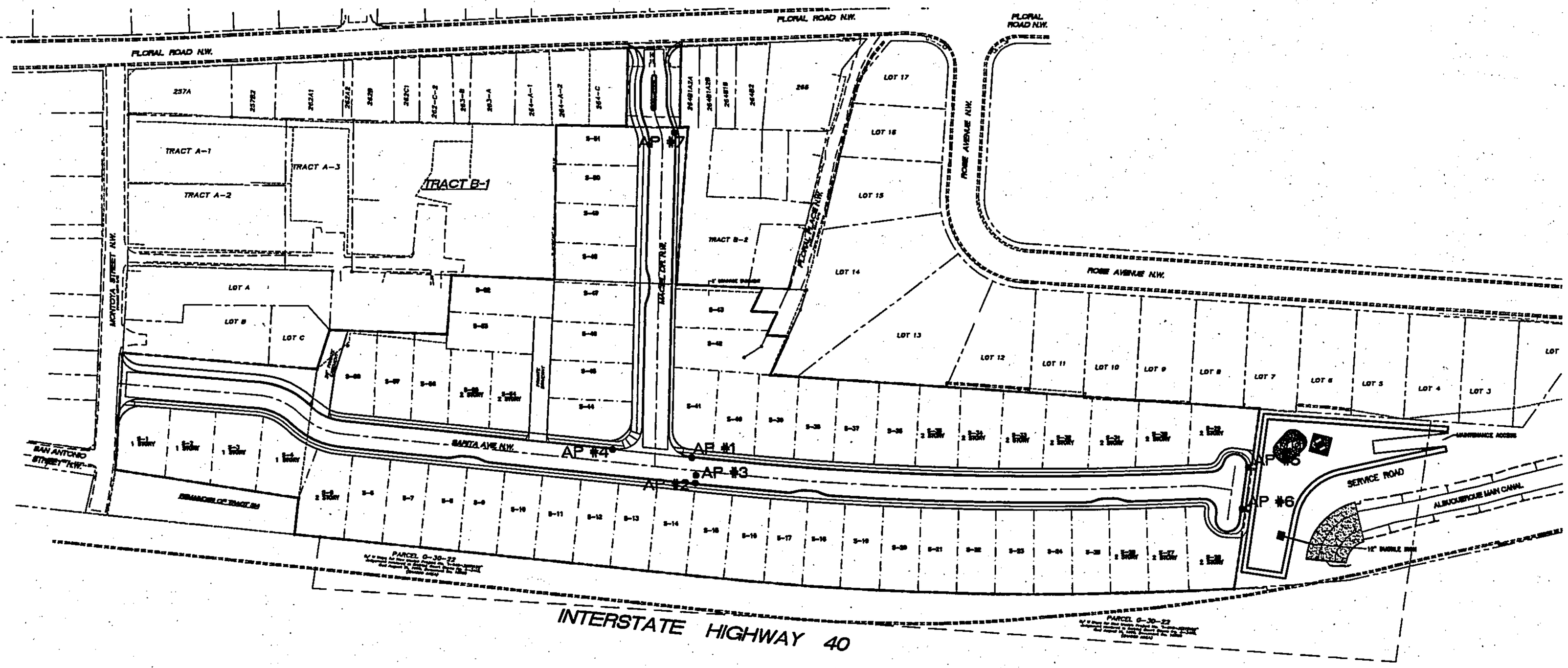
S-6
S-5
S-4
S-3
S-2
S-1
S-52
S-53
S-54
S-55
S-56
S-57
S-58
2 STORY
1 STORY
BASIN 2
BASIN 3
BASIN 4
SANTA AVE. N.W.
REMAINDER OF TRACT 314
PARCEL G-30-22
R/ W Usage for New Mexico Project No. 7-side-3(7)155
Judgement rendered in District Court Cause No. D-412,
filed August 11, 1966, Document No. 16998
(SHADED AREA)
MAINTENANCE ACCESS
SERVICE ROAD
ALBUQUERQUE MAIN CANAL
INTERSTATE HIGHWAY 40

BASIN MAP

Weighted E Method (Park/Pond)

Developed On-Site Basins

											100-Year, 6-Hr			10-Year, 6-Hr			2-Year, 6-Hr			100-Year, 10-Day		
Basin	Area (sf)	Area (acres)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	Weighted E	Volume (ac-ft)	Flow cfs	Weighted E	Volume (ac-ft)	Flow cfs	Weighted E	Volume (ac-ft)	Flow cfs	Weighted E	Volume (ac-ft)	Flow cfs
2	127,746	2.93	0%	0	20%	0.59	20%	0.5865289	60%	1.76	1.654	0.404	11.45	0.964	0.236	7.09	0.508	0.124	3.67	1.654	0.620	11.45
3	123,537	2.84	0%	0	20%	0.57	20%	0.5672039	60%	1.70	1.654	0.391	11.07	0.964	0.228	6.85	0.508	0.120	3.55	1.654	0.599	11.07
4	39,980	0.92	0%	0	20%	0.18	20%	0.1835629	60%	0.55	1.654	0.127	3.58	0.964	0.074	2.22	0.508	0.039	1.15	1.654	0.194	3.58
5	122,945	2.82	0%	0	20%	0.56	20%	0.5644858	60%	1.69	1.654	0.389	11.02	0.964	0.227	6.82	0.508	0.119	3.53	1.654	0.596	11.02
Total	414,208	9.51											37.12			22.97			11.91		**2.010**	**37.12**



ANALYSIS POINT MAP

Street Capacity Calculations

Sarita Avenue NW AP# 4

30' F-F Street Section with 4" curb

Slope= 0.004 **Q = 4.96 cfs**

For water depths less than 0.0625 feet

Y= Water depth

Area = 16*Y^2

P= SQRT(1025*Y^2) + Y

n= 0.017

Depth (ft)	Area (ft^2	P (ft)	R (A/P)	Q (cfs)	2Q (cfs)	Vel (ft/s)	D*V	Fr	D2 (ft)
0.0100	0.00	0.33	0.00	0.00	0.00	0.16	0.00	0.28	0.0014
0.0175	0.00	0.58	0.01	0.00	0.00	0.23	0.00	0.31	0.0028
0.0250	0.01	0.83	0.01	0.00	0.01	0.29	0.01	0.33	0.0045
0.0325	0.02	1.07	0.02	0.01	0.01	0.35	0.01	0.34	0.0063
0.0400	0.03	1.32	0.02	0.01	0.02	0.40	0.02	0.35	0.0082
0.0475	0.04	1.57	0.02	0.02	0.03	0.45	0.02	0.36	0.0102
0.0550	0.05	1.82	0.03	0.02	0.05	0.49	0.03	0.37	0.0123
0.0625	0.06	2.06	0.03	0.03	0.07	0.54	0.03	0.38	0.0145

For water depths greater than 0.0625 ft but less than 0.333 ft

Y1= Y-0.0625

A2= A1 + 2*Y1 + 25*Y1^2

P2= P1 + SQRT(2501*Y1^2)

Depth (ft)	Area (ft^2	P (ft)	R (A/P)	Q (cfs)	2Q (cfs)	Vel (ft/s)	D*V	Fr	D2 (ft)
0630	0.06	2.09	0.03	0.03	0.07	0.54	0.03	0.38	0.0146
0900	0.14	3.47	0.04	0.09	0.17	0.64	0.06	0.38	0.0207
0.1200	0.26	5.00	0.05	0.20	0.40	0.77	0.09	0.39	0.0296
0.1500	0.43	6.53	0.07	0.39	0.77	0.90	0.14	0.41	0.0398
0.1968	0.78	8.91	0.09	0.85	1.71	1.09	0.21	0.43	0.0573
0.2100	0.90	9.59	0.09	1.03	2.06	1.14	0.24	0.44	0.0625
0.2400	1.21	11.12	0.11	1.51	3.03	1.26	0.30	0.45	0.0748
0.3096	2.08	14.67	0.14	3.13	6.27	1.50	0.47	0.48	0.1050
0.3225	2.27	15.33	0.15	3.52	7.04	1.55	0.50	0.48	0.1109

For water depths greater than 0.333 ft but less than 0.513 ft

Y2= Y - 0.333

A3= A2 + Y2*15 + 25 Y2^2

P3= P2 + SQRT (2501 Y2^2)

Depth (ft)	Area (ft^2	P (ft)	R (A/P)	Q (cfs)	2Q (cfs)	Vel (ft/s)	D*V	Fr	D2 (ft)
0.3230	2.12	15.83	0.13	3.06	6.11	1.45	0.47	0.45	0.0992
0.3750	**2.99**	**17.43**	**0.17**	**5.10**	**10.20**	**1.71**	**0.64**	**0.49**	**0.1334**
0.4050	3.55	18.93	0.19	6.44	12.89	1.81	0.73	0.50	0.1492
0.4200	3.85	19.68	0.20	7.19	14.37	1.86	0.78	0.51	0.1571
0.4600	4.71	21.68	0.22	9.40	18.81	2.00	0.92	0.52	0.1785
0.4850	5.28	22.93	0.23	10.97	21.95	2.08	1.01	0.53	0.1921
0.5100	5.89	24.18	0.24	12.69	25.39	2.16	1.10	0.53	0.2057
0.5130	5.96	24.33	0.25	12.91	25.82	2.17	1.11	0.53	0.2074

SIDEWALK CULVERTS
AP #5 & 6

Orifice Equation:

$$Q = CA\sqrt{2gH}$$

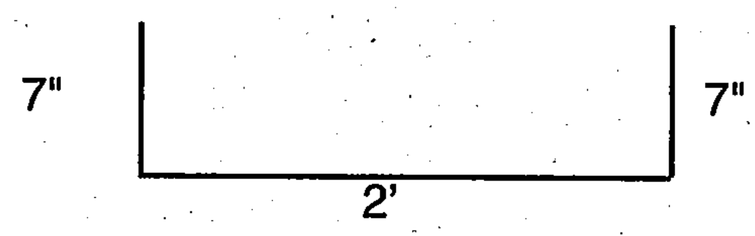
Where:
C = 0.6
A = Area of 2' wide culvert
A = 0.5833*2 = 1.167 ft^2
g = 32.2
H = Height of water measured from center of orifice

Capacity of 2' culvert
Q=0.6*1.167*sqrt(2*32.2*0.2917)
Q=3.034 cfs

Capacity of 1' culvert
Q=0.6*0.5833*sqrt(2*32.2*0.2917)
Q=1.516 cfs

AP #5
Q=1.79 cfs > 3.03 cfs
Use one 2' culvert

AP #6
Q=1.79 cfs > 3.03 cfs
Use one 2' culvert



Pipe Capacity

Pipe	D	Slope	Area	R	Q Provided	Q Required	Velocity
	(in)	(%)	(ft^2)		(cfs)	(cfs)	(ft/s)
AP #3	36	0.3	7.07	0.750	36.63	32.78	4.64
AP #1	18	2.54	1.77	0.375	16.79	16.58	9.38
AP #2	18	2.1	1.77	0.375	15.26	16.20	9.17
AP #7	18	0.4	1.77	0.375	6.66	6.36	3.60

Manning's Equation:

$Q = 1.49/n * A * R^{(2/3)} * S^{(1/2)}$

A = Area
R = D/4
S = Slope
n = 0.013

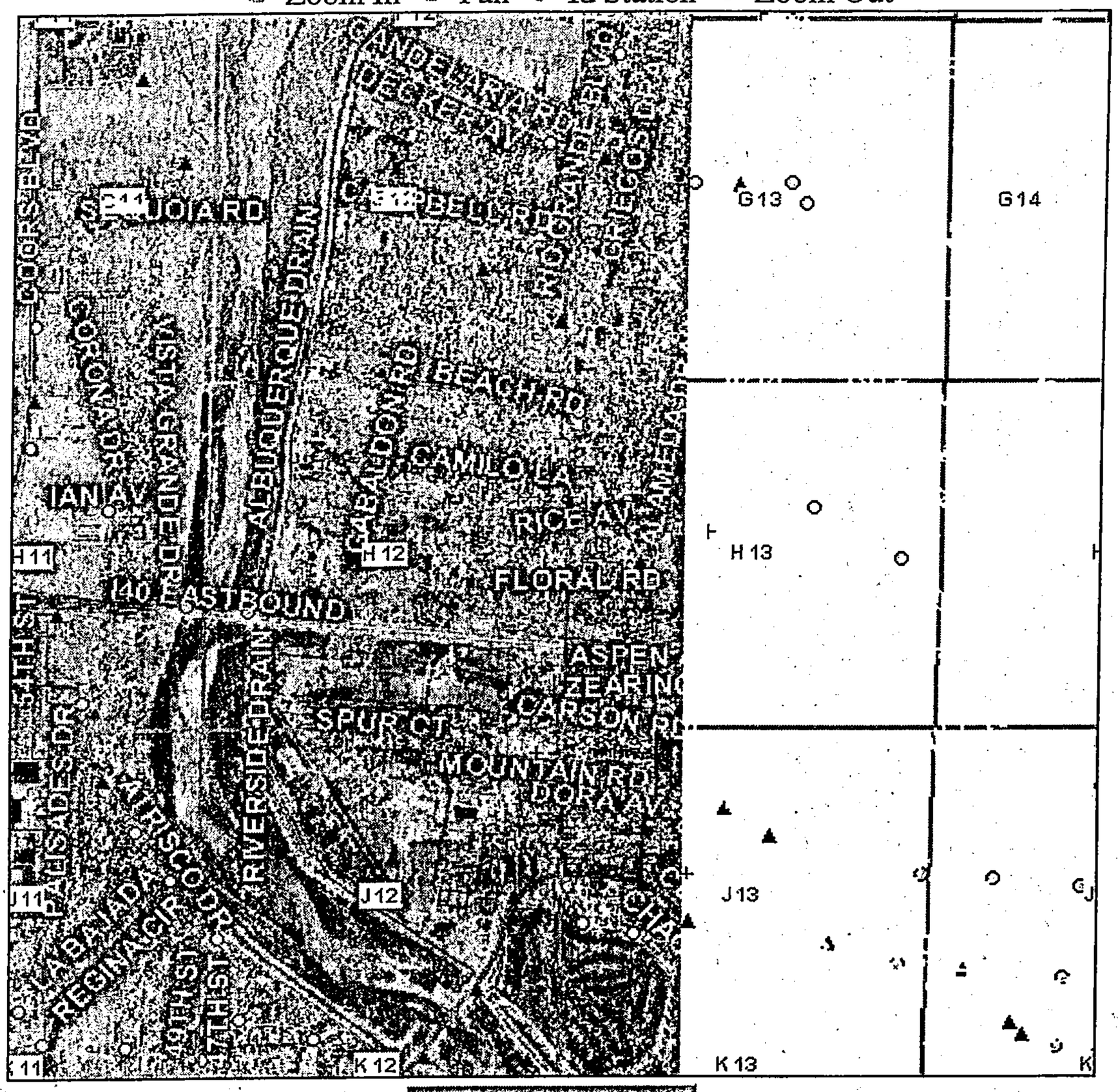
8/25/2004

Input
  Horizontal: NAD 27, New Mexico Central - 3002, U.S. Survey Feet
  Vertical: NGVD 29, U.S. Survey Feet
Output
  Horizontal: NAD 83, New Mexico Central - 3002, U.S. Survey Feet
  Vertical: NAVD 88, U.S. Survey Feet

Name	Input	Output
8-h13	1494995.82000 N	1495058.99068 N
	374102.61000 E	1514348.29255 E
Elevation	4960.53300	4963.22
Convergence	-00 14 31.55640	-00 14 32.76192
Scale Factor	0.999918142	0.999918191
Combined Factor	0.999680940	0.999680861
Grid Shift(US ft)	Delta North =	63.171
	Delta East =	1140245.683
Datum Shift(m)	Delta Lat. =	5.061
	Delta Lon. =	53.032

Activate By 'Clicking' on the Map

○ Zoom In ○ Pan ◉ Id Station ○ Zoom Out



ReDraw Screen

Geodetic Control Legend

○ Vertical Control ▲ Horizontal Control ▲ Horizontal & Vertical Control

□ Public Land Control ■ Public Land Control (Horiz&Vert)

■ Public Land Control (Horizontal) □ Public Land Control (Vertical)

\+ Azimuth Station

Email for More Control Point Info

Station Name: 8-H13
Elevation(NGVD29): 4960.533
NM State Plane X&Y (NAD27): 374102.61 , 1494995.82
Control Code: 3

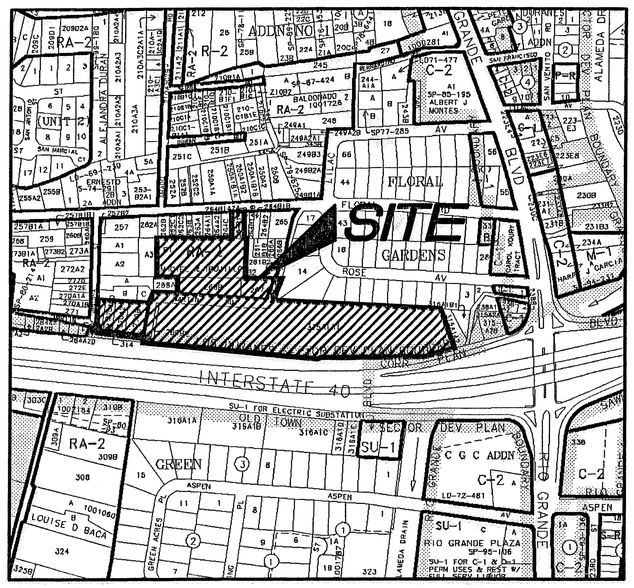
1999 Digital Ortho Photography

Map Pocket

Grading and Drainage Plan

Approved Grading & Dainage Plans

PLAT



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone – NAD27) originated at the Albuquerque Control Survey Monument "8–H13".
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. Field surveys were performed during the months of March, April and August, 2004.
7. City of Albuquerque Zone Atlas Page: H–12–Z & H–13–Z
8. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus ⊕. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument – Do not disturb, PS number 9750" and will be set flush with the final asphalt lift.
9. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
10. Total number of existing Tracts: 9
11. Total number of Lots created: 58
12. Total number of Parcels created: 6
13. Total number of Tracts created: 1
14. Gross Subdivision acreage: 8.5206
15. Total milage of full width streets created: .3284 miles
16. Current Zoning is: R–LT
17. U.C.L.S. Log Number 2005143429

SHEET INDEX

SHEET 1 OF 7 –	Approvals, General Notes, Etc...
SHEET 2 OF 7 –	Legal Description, Free Consent and Dedication
SHEET 3 OF 7 –	Utility Easement Release, Documents Used
SHEET 4 OF 7 –	Overall Plat Boundary, Existing Conditions
SHEET 5 OF 7 –	West 1/2 of Floral Meadows
SHEET 6 OF 7 –	East 1/2 of Floral Meadows
SHEET 6 OF 7 –	Curve and Line Tables

040007_FinalPlat

2005094429
6299477
Page 1 of 7
06/30/2005 03:49P
BK-2005C Pg-233
Mary Herrera Bern. Co. PLAT R 37.00

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

TRACT 264B1A1: 101205951418340912
TRACT 267: 101205952415740904
TRACT 268B: 101205950215740903
TRACT 270A1C: 101205945714640929
TRACT 270A1D: 101205946114540928
TRACT 270A2: 101205946614440927
TRACT 270B: 101205947114340926
TRACT 315A1A1: 101305902913531902
TRACT B–1: 101205947516740933

Edwin Barela ETAL

Rosi Alderete 6-30-05

Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.

B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.

D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.
APPROVED ASW DATE 6/30/05

PURPOSE OF PLAT

The purpose of this plat is to:

A. Eliminate the existing interior tract/lot lines and reconfigure into new lots and streets as shown hereon.

B. Show the various easements which were vacated by Proj. # 1003238 App. # 04DRB–01573 and Proj. # 1003238 App. # 04DRB–01227

C. Grant the new easements as shown hereon.

D. Parcels B and C, as shown hereon, are hereby created for future conveyance to the Floral Meadows Homeowners Association (to be formed) in fee simple for Public Common Area. Maintenance of said parcels shall be the responsibility of said Homeowners Association.

E. Parcel D, as shown hereon, is hereby created for future conveyance to the Floral Meadows Homeowners Association (to be formed) in fee simple for Public Access and Public Utility Easements. Maintenance of said parcel shall be the responsibility of said Homeowners Association.

F. Parcel F as shown hereon is hereby dedicated to the City of Albuquerque in fee simple with warranty covenants for additional street right of way for Floral Place N.W..

G. Tract A as shown hereon is to remain in private ownership by the current owners of Tract B–1, Land of Maciel and Trujillo.

H. Parcels A and E are hereby conveyed in fee simple to Albert Perez, the current owner of adjoining Lots B and C, Lands of Albert Perez, as shown hereon.

PLAT OF
FLORAL MEADOWS

(BEING A REPLAT OF TRACTS 264–B–1–A–1, 267, 268–B, 270–A–2, 270–A–1–C, 270–A–1–D, 270–B AND 315–A–1–A–1, M.R.G.C.D. MAP NO. 35 TOGETHER WITH TRACT B–1 LAND OF MACIEL AND TRUJILLO)

WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 12 TOWNSHIP 10 NORTH, RANGE 2 EAST
AND
PROJECTED SECTION 7 TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY, 2005

PROJECT NUMBER: 1004264

Application Number: 05–01003

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	6-6-05 Date
PNM Gas Services	6-6-05 Date
QWest Corporation	6-30-05 Date
Comcast	5-16-05 Date
City Approvals:	
City Surveyor	6-6-05 Date
Real Property Division	6-30-05 Date
M.R.G.C.D.	6/30/05 Date
Traffic Engineering, Transportation Division	6-22-05 Date
Utilities Development	6/30/2005 Date
Parks and Recreation Department	6/22/05 Date
AMAFCA	6/22/05 Date
City Engineer	6/22/05 Date
DRB Chairperson, Planning Department	6/30/05 Date

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
May 13, 2005

PROFESSIONAL SURVEYOR STATE OF No. 9750 NEW MEXICO RUSS P. HUGG

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505–897–3366 Fax 505–897–3377

Mary Herrera Bern. Co. PLAT R 37.00 628942 Page: 2 of 7 06/30/2005 03:49P Bk-2005C Pg-233

LEGAL DESCRIPTION

That certain parcel of land situcte within the Town of Albuquerque Grant in projected Section 12, Township 10 North, Range 2 East and projected Section 7, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Tract 264–B–1–A–1, Middle Rio Grande Conservancy District Property Map No. 35; all of Tracts 267 and 268–A, Middle Rio Grande Conservancy District Property Map No. 35, the same being described by Real Estate Contract, filed December 16, 1975, in Book Misc. 454, Pages 619–622, records of Bernalillo County, New Mexico; all of Tracts 270–A–1–C, 270–A–1–D and 270–A–2, Middle Rio Grande Conservancy District Property Map No. 35; all of Tract 270–B, Middle Rio Grande Conservancy District Property Map No. 35, the same being described by Warranty Deed, filed August 2, 1971, in Book D899, Page 490, records of Bernalillo County, New Mexico; the remaining portion of Tract 315–A–1–A–1, Middle Rio Grande Conservancy District Property Map No. 35, as the same being shown and designated on Right of Way Maps for Interstate Highway Number 40, New Mexico Project No. "I–040–3(27)155", prepared by the New Mexico State Highway Commission, records of the New Mexico Department of Transportation, Santa Fe, New Mexico; and all of Tract B–1, Land of Maciel and Trujillo, filed October 16, 1981, in Volume A8, Folio 107, records of Bernalillo County, New Mexico, being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

Beginning at the Southeast corner (a set 5/8"rebar with cap stamped "LS 9750") of the parcel herein described, said point being a point on the Northerly boundary line of Parcel G–30–22, the same being designated in a Judgement rendered in District Court Cause No. A–3415, filed August 11, 1966, Document No. 18905, records of Bernalillo County, New Mexico, said point also being on the Northerly right of way and access control line of Interstate Highway Number 40, as the same being shown and designated on said Right of Way Maps for Interstate Highway Number 40, New Mexico Project No. "I–040–3(27)155", from whence the Albuquerque Control Survey Monument "5–J13A" bears S 33°04'10" E, 3044.01 feet distant; Thence along said Northerly right of way and access control line of Interstate Highway Number 40 and said Northerly boundary line of Parcel G–30–22 for the following two courses,

Northwesterly, 605.79 feet along the arc of a curve to the right (said curve having a radius of 3694.72 feet, a central angle of 09°23'39" and a chord which bears N 88°46'03" W, 605.11 feet) to a point of tangency (a New Mexico State Highway Commission T–Rail found in place); Thence,

N 84°04'13" W, 455.07 feet to a point (a set 5/8"rebar with cap stamped "LS 9750"), said point being the intersection of said Northerly right of way and access control line of Interstate Highway Number 40 and the Westerly right of way line of Martin Road N.W., and also being the Southeast corner of the remainder of Tract 314, Middle Rio Grande Conservancy District Property Map No. 35, the same being described by Warranty Deed, filed August 27, 2002, in Book A40, Page 7393, records of Bernalillo County, New Mexico, and also being shown and designated on Right of Way Maps for Interstate Highway Number 40, New Mexico Project No. "I–040–3(27)155", prepared by the New Mexico State Highway Commission, records of the New Mexico Department of Transportation, Santa Fe, New Mexico; Thence,

N 05°57'13" E, 40.79 feet along said Westerly right of way line of Martin Road N.W. to a point (a set 5/8"rebar with cap stamped "LS 9750"), said point being the Northeast corner of said Tract 314, Middle Rio Grande Conservancy District Property Map No. 35; Thence,

N 81°11'39" W, 205.79 feet along the Northerly boundary line of said Tract 314, Middle Rio Grande Conservancy District Property Map No. 35 to the Southwest corner (a set 5/8"rebar with cap stamped "LS 9750") of the parcel herein described, said point being on the Easterly right of way line of Montoya Street N.W.; Thence,

N 03°49'21" E, 132.00 feet along said Easterly right of way line of Montoya Street N.W. to the Northwest corner (a set 5/8"rebar with cap stamped "LS 9750") of the parcel herein described, said point being the Southwest corner of Lot B, Land of Albert Perez, filed March 27, 1991, in Volume 91C, Folio 62, records of Bernalillo County, New Mexico; Thence,

S 85°06'39" E, 216.40 feet along the Southerly boundary line Southeast corner of Lot C, Land of Albert Perez, and also being on the Westerly right of way line of Martin Road N.W.; Thence,

N 17°38'19" E, 46.21 feet along said Westerly right of way line of Martin Road N.W. to a point (a set 5/8"rebar with cap stamped "LS 9750"), said point being the intersection of said Westerly right of way line of Martin Road N.W. and the Northerly right of way line of Martin Road N.W., and also being the Southwest corner of Tract 268–A, Middle Rio Grande Conservancy District Property Map No. 35; Thence,

S 87°48'16" E, 131.37 feet along said Northerly right of way line of Martin Road N.W. to a point (a 1/2" rebar with cap stamped "LS 6446" found in place), said point being the Southeast corner of said Tract 268–A, Middle Rio Grande Conservancy District Property Map No. 35; Thence,

N 04°11'07" E, 66.59 feet along the Easterly boundary line of said Tract 268–A, Middle Rio Grande Conservancy District Property Map No. 35 to a point (a 1/2" rebar with cap stamped "LS 6446" found in place), said point being the Northeast corner of said Tract 268–A; Thence,

N 87°54'14" W, 111.36 feet along the Northerly boundary line of said Tract 268–A, Middle Rio Grande Conservancy District Property Map No. 35 to a point (a rail road spike found in place), said point being the Southeast corner of Tract A–3, Land of David Maciel, filed April 6, 1981, in Volume A8, Folio 65, records of Bernalillo County, New Mexico; Thence,

N 00°32'29" E, 168.55 feet along the Easterly boundary line of said Tract A–3, Land of David Maciel to a point (a 3/8" rebar found in place), said point being the Northeast corner of said Tract A–3; Thence,

S 88°22'58" E, 129.18 feet to a point (a 1/2" rebar with cap stamped "LS 11289" found in place), said point being the Southeast corner of Tract 263–B and the Southwest corner of Tract 263–A, Middle Rio Grande Conservancy District Property Map No. 35; Thence,

S 88°57'08" E, 177.66 feet to a point (a set 5/8" rebar with cap stamped "LS 9750"), said point being the Southeast corner of Tract 264–C, Middle Rio Grande Conservancy District Property Map No. 35; Thence,

N 00°58'27" E, 87.60 feet along the Easterly boundary line of said Tract 264–C, Middle Rio Grande Conservancy District Property Map No. 35 to a point (a set 5/8" rebar with cap stamped "LS 9750"), said point being the Northeast corner of said Tract 264–C, and also being on the Southerly right of way line of Floral Road N.W.; Thence,

N 88°15'24" E, 59.86 feet along said Southerly right of way line of Floral Road N.W. to a point (a set 5/8" rebar with cap stamped "LS 9750"), said point being the Northwest corner of Tract 264B1A2A, Middle Rio Grande Conservancy District Property Map No. 35, from whence the Albuquerque Control Survey Monument "8–H13" bears N 59°40'24" E, 1157.99 feet distant; Thence,

S 00°51'54"W, 90.51 feet along the Westerly boundary line of said Tract 264B1A2A, Middle Rio Grande Conservancy District Property Map No. 35 to a point (a set 5/8" rebar with cap stamped "LS 9750"), said point being the Southwest corner of said Tract 264B1A2A; Thence,

S 88°57'08" E, 9.48 feet along the Southerly boundary line of said Tract 264B1A2A, Middle Rio Grande Conservancy District Property Map No. 35 to a point (a set 5/8" rebar with cap stamped "LS 9750"), said point being the Northwest corner of Tract B–2, Land of Maciel and Trujillo, filed October 16, 1981, in Volume A8, Folio 107, records of Bernalillo County, New Mexico; Thence,

S 04°08'30" W, 175.64 feet along the Westerly boundary line of said Tract B–2, Land of Maciel and Trujillo to a point (a set 5/8" rebar with cap stamped "LS 9750"), said point being the Southwest corner of said Tract B–2; Thence,

S 87°34'44" E, 126.35 feet to a point (a 1/2" rebar with cap stamped "LS 6446" found in place), said point being the Southeast corner of Tract 261B2, Middle Rio Grande Conservancy District Property Map No. 35, and also being on the Westerly right of way line of Floral Place N.W.; Thence,

S 25°21'13" W, 104.63 feet along said Westerly right of way of Floral Place N.W. to a point (a set 5/8" rebar with cap stamped "LS 9750"); Thence,

S 85°23'18" W, 24.34 feet to a point (a set 5/8" rebar with cap stamped "LS 9750") , said point eing the Southwest corner of Lot 14, Floral Gardens, filed April 24, 1940, in Volume D, Folio 2, records of Bernalillo County, New Mexico; Thence,

S 86°09'42" E, 552.92 feet along the Southerly boundary line of said Floral Gardens to the Northeast corner (a set 5/8" rebar with cap stamped "LS 9750") of the parcel herein described, said point being the Northwest corner of said Parcel G–30–22; Thence,

S 08°12'13" W, 203.28 feet along the Westerly boundary line of said Parcel G–30–22 to the point of beginning of the parcel herein described.

Said parcel contains 8.5206 acres, more or less.

PLAT OF
FLORAL MEADOWS

(BEING A REPLAT OF TRACTS 264–B–1–A–1, 267, 268–B, 270–A–2, 270–A–1–C, 270–A–1–D, 270–B AND 315–A–1–A–1, M.R.G.C.D. MAP NO. 35 TOGETHER WITH TRACT B–1 LAND OF MACIEL AND TRUJILLO)

WITHIN

THE TOWN OF ALBUQUERQUE GRANT

PROJECTED SECTION 12 TOWNSHIP 10 NORTH, RANGE 2 EAST

AND

PROJECTED SECTION 7 TOWNSHIP 10 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

MAY, 2005

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF FLORAL MEADOWS (BEING A REPLAT OF TRACTS 264–B–1–A–1, 267, 268–B, 270–A–2, 270–A–1–C, 270–A–1–D, 270–B AND 315–A–1–A–1, M.R.G.C.D. MAP NO. 35 TOGETHER WITH TRACT B–1 LAND OF MACIEL AND TRUJILLO) WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST AND PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby consent to the elimination of tract lines and vacation of easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate additional street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby grant the public utility easements to the use of the public forever, and all other new easements as shown hereon. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER: TRACT B–1, LAND OF MACIEL AND TRUJILLO

David Maciel 5/27/05
David Maciel Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on this 27th day of May, 2005, by ELIDA DAVID MACIEL

Elizabeth E. Streett
Notary Public

OFFICIAL SEAL
Elizabeth E. Streett
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 7-19-2008

My Commission expires: 7-19-2008

OWNER: TRACTS 264–B–1–A–1, 267, 268–B, 270–A–2, 270–A–1–C, 270–A–1–D, 270–B & 315–A–1–A–1, M.R.G.C.D. MAP NO. 35

Evergreen–Duranes, LTD. Co., A New Mexico Limited Liability Company

Jeff Jessionowski, Managing Member 5-18-05
Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on this 18th day of May, 2005, by Jeff Jessionowski

Kristen Gibson
Notary Public

OFFICIAL SEAL
KRISTEN GIBSON
Notary Public
State of New Mexico
My Commission Expires: 2-24-08

My Commission expires: _____

SURVTEK, INC.
Consulting Surveyors
9384 Sky View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

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Page: 3 of 7
06/30/2005 03:49P
Bk-2005C Pg-233
Mary Herrera Bern. Co. PLAT R 37.00

PNM ELECTRIC AND GAS SERVICES EASEMENT RELEASE APPROVAL

PNM Electric Services and/or Gas Services does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

PNM ELECTRIC SERVICES

By: _____

PNM GAS SERVICES

By: _____

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2005, by _____ of PNM Electric and/or PNM Gas Services, a New Mexico Corporation, on behalf of said corporation.

_____
Notary Public

My commission expires _____

COMCAST EASEMENT RELEASE APPROVAL

Comcast Digital Cable does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

COMCAST DIGITAL CABLE

By: _____

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2005, by _____ of Comcast Digital Cable.

_____
Notary Public

My commission expires _____

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

A. Plat entitled "REPLAT OF FLORAL GARDENS, A SUBDIVISION IN SCHOOL DISTRICT 13, BERNALILLO COUNTY", filed April 24, 1940, in Volume D2, Folio 2, records of Bernalillo County, New Mexico.

B. Plat entitled "LAND DIVISION PLAT, SUMMARY SUBDIVISION, LAND OF DAVID MACIEL", filed April 18, 1977, in Volume A6, Folio 46, records of Bernalillo County, New Mexico.

C. Plat entitled "LAND DIVISION PLAT, SUMMARY SUBDIVISION, LAND OF DAVID MACIEL", filed April 6, 1981, in Volume A8, Folio 65, records of Bernalillo County, New Mexico.

D. Plat entitled "LAND DIVISION PLAT, SUMMARY SUBDIVISION, LAND OF MACIEL AND TRUJILLO", filed October 16, 1981, in Volume A8, Folio 107, records of Bernalillo County, New Mexico.

E. Plat entitled "PLAT OF LOTS A, B AND C, LAND OF ALBERT PEREZ, ALBUQUERQUE, NEW MEXICO, DECEMBER 1990", filed March 27, 1991, in Volume 91C, Folio 62, records of Bernalillo County, New Mexico.

F. Real Estate Contract filed December 16, 1975, in Book Misc. 454, Pages 619–622, records of Bernalillo County, New Mexico, as to Tracts 267 and 268–B.

G. Warranty Deed filed August 2, 1971, in Book D899, Page 490, records of Bernalillo County, New Mexico, as to Tract 270–B.

H. Warranty Deed filed August 27, 2002, in Book A40, Page 7393, records of Bernalillo County, New Mexico, as to the remainder of Tract 314.

I. Special Warranty Deed by and between Norma L. Milkien and Duncan A. Mcleod, dated March 16, 1961, as to Tract 315–A–1–A–1.

J. Warranty Deed by and between Duncan A. and Beulah R. Mcleod and Albuquerque National Bank as trustee, dated March 18, 1975, as to the remainder of Tract 315–A–1–A–1.

K. Unfiled survey entitled "LEGAL DESCRIPTION – REMAINDER OF TRACT 315–A–1–A–1, M.R.G.C.D. MAP 35", prepared by Thomas D. Johnston, NMPS No. 14269, for Wayjohn Surveying, Inc., Albuquerque, New Mexico.

L. Unfiled survey for Tracts 267 and 268–B, M.R.G.C.D. Map 35, prepared by Franklin E. Wilson, NMPS No. 6446, for Southwest Surveying Company, Inc., Albuquerque, New Mexico.

M. Title Report prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. 04–7007035–B–VM, dated June 2, 2004, as to Tracts A–1, A–2 and A–3.

N. Title Report prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. 04–7007033–B–VM, dated June 2, 2004, as to Tract B–1.

O. Title Report prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. 04–7006945–B–VM, dated May 18, 2004, as to Tract 264–B–1–A–1.

P. Title Report prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. 04–7006487–B–VM, dated February 16, 2004, as to Tracts 267 and 268–B.

Q. Title Report prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. 04–7006497–B–VM, dated February 18, 2004, as to Tracts 270–A–2, 270–A–1–C, 270–A–1–D and 270–B.

R. Title Report prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. 04–7007034–B–VM, dated June 2, 2004, as to the remainder of Tract 314.

S. Title Report prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. 04–7007032–B–VM, dated June 2, 2004, as to the remainder of Tract 315–A–1–A–1.

T. Right of Way Maps for Interstate Highway Number 40, New Mexico Project No. "I–040–3(27)155", prepared by the New Mexico State Highway Commission, records of the New Mexico State Highway and Transportation Department, Santa Fe, New Mexico.

U. Judgement rendered in District Court Cause No. A–3415, filed August 11, 1966, Document No. 18905, as to the remainder of Tract 315–A–1–A–1, records of Bernalillo County, New Mexico.

PLAT OF
FLORAL MEADOWS

(BEING A REPLAT OF TRACTS 264–B–1–A–1, 267, 268–B, 270–A–2, 270–A–1–C, 270–A–1–D, 270–B AND 315–A–1–A–1, M.R.G.C.D. MAP NO. 35 TOGETHER WITH TRACT B–1 LAND OF MACIEL AND TRUJILLO)

WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 12 TOWNSHIP 10 NORTH, RANGE 2 EAST
AND
PROJECTED SECTION 7 TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY, 2005

FREE CONSENT AND DEDICATION OF PARCELS A AND E

Said owner(s) and proprierors hereby convey Parcels A and E to Albert Perez, in fee simple. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER: TRACTS 264–B–1–A–1, 267, 268–B, 270–A–2, 270–A–1–C, 270–A–1–D, 270–B & 315–A–1–A–1, M.R.G.C.D. MAP NO. 35

Evergreen–Duranes, LTD. Co., A New Mexico Limited Liability Company

Jeff Jessionowski, Managing Member — 6/28/06 Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 28th day of June, 2005, by Jeff Jessionowski.

Notary Public

My Commission expires: 2/24/09

OFFICIAL SEAL
RUSS P. HUGG
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires_____

PROFESSIONAL SURVEYOR
STATE OF
No. 9750
NEW MEXICO
RUSS P. HUGG

040007_FinalP.

SURVTEK, INC.
Consulting Surveyors
9384 Bay View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505–897–3366
Fax 505–897–3377

Mary Herrera Bern. Co. PLAT R 37.00
2005094429
6298477
Page: 4 of 7
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Bk-2005C Pg-233

EXTERIOR BOUNDARY AND EXISITING CONDITIONS

PLAT OF FLORAL MEADOWS

(BEING A REPLAT OF TRACTS 264-B-1-A-1, 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP NO. 35 TOGETHER WITH TRACT B-1 LAND OF MACIEL AND TRUJILLO)

WITHIN

THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 12 TOWNSHIP 10 NORTH, RANGE 2 EAST
AND
PROJECTED SECTION 7 TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY, 2005

Albuquerque Control Survey
Monument "8-H13"
(NMSPCS - NAD27)
Y=1,494,995.82
X=374,102.61
Delta Alpha=-00°14'31"
G-G=0.9996809
Elevation=4960.533 (NGVD29)

N59°40'24"E 1157.99'

FLORAL ROAD N.W. (VARIABLE WIDTH R/W)

(N 89°30'40" E, 59.28')
N88°15'24"E 59.86'

M.R.G.C.D. MAP NO. 35

257A | 257B | 258A-1 | 258A-2 | 258B | 258C | 262-C-2 | 263-B | 263-A | 264-A-1 | 264-A-2 | 264-C | TRACT 264B1A1 M.R.G.C.D. MAP NO. 35 | 264B1A2A | 264B1A2B | 264B1B | 264B2 | 265

87.60' (N20°07'50"E, 89.00')
90.51' (S01°41'05"W 90.50')

S 88°22'58" E (S88°30'00"E) 129.18'
S 88°57'08" E (S 88°30'00" E) 177.66
S 88°57'08" E 9.48' (S 88°30'00" E)

Fd. 3/8 Rebar
Fd. 1/2" Rebar "L.S. 11289"

Existing 10' Ditch Easement as shown on Plat Filed 10-16-81, Vol. A8, Folio 107 - Westerly Portion to Remain

PROPERTY LINE TO BE ELIMINATED BY THIS PLAT (TYPICAL)

Easterly 147.75' of Existing 10' Ditch Easement as shown on Plat Filed 10-16-81, Vol. A8, Folio 107 (Cross Hatched Area) - Vacated by: Proj. # 1003238 App. # 04DRB-01573

168.55' (N00°02'24"E 170.41')

TRACT A-1

LAND OF DAVID MACIEL
Filed 4-6-1981, in Vol. A8, Page 65

TRACT A-3

TRACT A-2

Existing 10' Public Service Company of New Mexico & Mountain States Telephone & Telegraph Easement per Document Filed 8-26-75, Bk. Misc. 437, Pg. 110

Existing 20' Road & Utility Easement per Plat Filed 4-18-77, Vol. A6, Folio 16

N 00°32'29" E

TRACT B-1
LAND OF MACIEL AND TRUJILLO
Filed 10-16-1981, in Vol. A8, Page 107

Existing 5' Public Service Company of New Mexico & Mountain States Telephone & Telegraph Easement per Document Filed 8-26-75, Bk. Misc. 437, Pg. 110 - To Remain

Fd. RR Spike
Fd. 1/2" Rebar "L.S. 6446"

N87°54'14"W 111.36' (N87°41'00"W)

S04°28'30"W (S05°54'45"W 178.72')

Fd. 1/2" Rebar "L.S. 6446"
S 87°34'44" E 126.24' (S 87°41'00" E)

TRACT 264B2 M.R.G.C.D. MAP NO. 35

FLORAL PLACE N.W. (VARIABLE WIDTH R/W)

LOT 17 | LOT 16 | LOT 15 | LOT 14

ROSE AVENUE N.W.

MONTOYA STREET N.W. (VARIABLE WIDTH R/W)

LOT A
LAND OF ALBERT PEREZ
Filed 3-27-1991, in Vol. 91C, Page 62

TRACT 268-A
M.R.G.C.D. MAP NO. 35

LOT B | LOT C

S87°48'16"E 131.37'
(N04°24'10"E, 66.33')
N04°10'7"E 66.59'
(N11°49'14"E, 46.00')
N11°38'19"E 46.21'

Fd. 1/2" Rebar "L.S. 6446"

PROPERTY LINE TO BE ELIMINATED BY THIS PLAT (TYPICAL)

TRACT 268-B
M.R.G.C.D. MAP NO. 35

TRACT 267
M.R.G.C.D. MAP NO. 35

MARTIN ROAD N.W. (VARIABLE WIDTH R/W)

S 23°21'13" W 104.68'

L2

FLORAL GARDENS
Filed 4-24-1940, in Vol. D, Page 2

LOT 13 | LOT 12 | LOT 11 | LOT 10 | LOT 9 | LOT 8 | LOT 7

S 86°09'42" E (S 86°17'30" E, 556.21') 552.92'

S 85°06'39" E (S 85°40'00" E, 215.00') 216.40'

Fd. 1" Iron Bar

132.00' (N03°18'00"E, 132.40')

M.R.G.C.D. MAP NO. 35

TRACT 270-A-1-C | TRACT 270-A-1-D | TRACT 270-A-1-B | TRACT 270-B

PROPERTY LINE TO BE ELIMINATED BY THIS PLAT (TYPICAL)

Martin Road N.W. Public Right of Way (Hatched area) - Vacated by: Proj. # 1003238 App. # 04DRB-01227

Westerly 368' of Existing 5' Public Service Company of New Mexico Easement per Document Filed 10-18-50, Bk. D157, Pg. 461 (Cross Hatched area) - Vacated by: Proj. # 1003238 App. # 04DRB-01227

Existing 5' Public Service Company of New Mexico Easement per Document Filed 10-18-50, Bk. D157, Pg. 461 - Easterly portion to remain

Existing Martin Road N.W. Public Right of Way (Hatched area) - Vacated by: Proj. # 1003238 App. # 04DRB-01227

Possible Martin Road Public Right of Way (Hatched area) - Vacated by: Proj. # 1003238 App. # 04DRB-01227

N03°49'21"E

N81°11'39"W (N81°35'40"W, 206.75') 205.79'

MARTIN ROAD N.W. (VARIABLE WIDTH R/W)

REMAINDER OF TRACT 314
M.R.G.C.D. MAP NO. 35

N05°57'13"E 40.79' (N07°24'40"E, 41.78')

Fd. 5/8" Rebar

N84°04'13"W (N84°11'00"W, 452.90') 455.07'

Fd. 3/4" W Maker

Right-of-Way and Access Control Line (typical)

PARCEL G-30-22
R/W Maps for New Mexico Project No. 7-040-3(27)155" Judgement rendered in District Court Cause No. A-3415, filed August 11, 1966, Document No. 18905

S08°08'30"W 203.28' (S08°08'30"W, 204.75')

S08°21'13"W

P.O.B.

C1

PARCEL G-30-22
R/W Maps for New Mexico Project No. 7-040-3(27)155" Judgement rendered in District Court Cause No. A-3415, filed August 11, 1966, Document No. 18905

Albuquerque Control Survey
Monument "5-J13A"
(NMSPCS - NAD27)
Y=1,491,255.48
X=375,387.46
Delta Alpha=-00°14'22"
G-G=0.9996807
Elevation=4957.87 (NGVD29)

S33°05'10"E 3044.01'

GROSS ACREAGE
8.5206 ACRES

REMAINDER TRACT 315-A-1-A-1
M.R.G.C.D. MAP NO. 35

NOTE

MARTIN ROAD IS SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH ROAD MAY OR MAY NOT EXIST WHERE SHOWN. THE LOCATION OF THIS ROAD IS BASED ON GRAPHIC INFORMATION AS SHOWN ON THE PROPERTY MAPS COMPILED BY THE BERNALILLO COUNTY ASSESSOR, MIDDLE RIO GRANDE CONSERVANCY DISTRICT, NEW MEXICO DEPARTMENT OF TRANSPORTATION AND THE ALBUQUERQUE GEOGRAPHIC INFORMATION SYSTEM.

INTERSTATE HIGHWAY 40
VARIABLE WIDTH R/W (ACCESS CONTROLLED)

CORNER LEGEND

- ◉ SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 5823", "HUGG LS 9750" OR "HUGG LS 11808"
- ○ FOUND PROPERTY CORNER AS INDICATED

LINE TABLE

LINE	LENGTH	BEARING
L1	23.06' (23.13')	S57°19'36"W (S57°01'00"W)
L2	24.34'	S85°23'18"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	605.79' (605.79')	3694.72' (3694.72')	303.58'	605.11'	N88°46'03"W	9°23'39"

N

30' 15' 0 60'

Scale 1" = 60'

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

040007_FinalF _SHT4

SURVTEK, INC.
Consulting Surveyors
Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PLAT OF
FLORAL MEADOWS

(BEING A REPLAT OF TRACTS 264-B-1-A-1, 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP NO. 35 TOGETHER WITH TRACT B-1 LAND OF MACIEL AND TRUJILLO)

WITHIN

THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 12 TOWNSHIP 10 NORTH, RANGE 2 EAST
AND
PROJECTED SECTION 7 TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY, 2005

(1) NOTES:

1. A 10' Public Utility Easement is hereby granted by this plat along the front of each lot as shown and designated hereon.
2. All Public Street right of ways as shown hereon are hereby dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat.

(2)

1. A Public Water and Sanitary Sewer Easement is hereby granted over Parcels D and E to the Albuquerque Bernalillo County Water Utility Authority by this Plat.

(3) A 7' (seven) Public Utility Easement is hereby granted by this plat.

See Sheet 7 of 7 for Line and Curve Tables and Lot Acreages

CORNER LEGEND

- ◉ SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 5823", "HUGG LS 9750" OR "HUGG LS 11808"
- ○ FOUND PROPERTY CORNER AS INDICATED
- ▲ SET 3 1/2" ALUMINUM CENTERLINE MONUMENT

FLORAL ROAD (VARIABLE WIDTH R/W) N.W.

MONTOYA STREET N.W. (VARIABLE WIDTH R/W)

SARITA AVENUE N.W.

DRIVE N.W.

FLORAL PLACE N.W. (VARIABLE WIDTH R/W)

ROSE AVENUE N.W.

M.R.G.C.D. MAP NO. 35

TRACT A-1

TRACT A-3

TRACT A-2
LAND OF DAVID MACIEL
Filed 4-6-1981, in Vol. A8, Page 65

LOT A
LAND OF ALBERT PEREZ
Filed 3-27-1991, in Vol. 91C, Page 62

LOT B

LOT C

TRACT A

PARCEL A

PARCEL B

PARCEL C

PARCEL D

PARCEL E

PARCEL F
Additional Street Right of Way for Floral Place N.W. Dedicated to the City of Albuquerque in Fee Simple with Warranty Covenants by this Plat. (0.0267 Ac.)

LAND OF MACIEL AND TRUJILLO
Filed 10-16-1981, in Vol. A8, Page 107

TRACT B-2

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

FLORAL GARDENS
Filed 4-24-1940, in Vol. D, Page 2

51-P1 | 50-P1 | 49-P1 | 48-P1 | 47-P1 | 46-P1 | 45-P1 | 44-P1 | 43-P1 | 42-P1 | 41-P1 | 40-P1 | 39-P1 | 38-P1 | 37-P1 | 36-P1 | 35-P1 | 34-P1 | 33-P1

52-P1 | 53-P1 | 54-P1 | 55-P1 | 56-P1 | 57-P1 | 58-P1

1-P1 | 2-P1 | 3-P1 | 4-P1 | 5-P1 | 6-P1 | 7-P1 | 8-P1 | 9-P1 | 10-P1 | 11-P1 | 12-P1 | 13-P1 | 14-P1 | 15-P1 | 16-P1 | 17-P1 | 18-P1 | 19-P1 | 20-P1 | 21-P1 | 22-P1 | 23-P1

Set 5/8" Rebar and cap stamped "L.S. 9750"

Fd. 1/2" Rebar "L.S. 11289"

Existing 10' Ditch Easement as shown on Plat Filed 10-16-81, Vol. A8, Folio 107 – To Remain

10' Public Service Company of New Mexico & Mountain States Telephone & Telegraph Easement per Document Filed 8-26-75, Bk. Misc. 437, Pg. 110

20' Road & Utility Easement per Plat Filed 4-16-77, Vol. A6, Folio 46

Existing 5' Public Service Company of New Mexico & Mountain States Telephone & Telegraph Easement per Document Filed 8-26-75, Bk. Misc. 437, Pg. 110 – To Remain

5' Private Drainage Easement granted by this plat to the Floral Meadows Homeowners Assoc. to be maintained by said Association.

5' Public Service Company of New Mexico Easement per Document Filed 10-18-50, Bk. D157, Pg. 461

Fd. RR Spike

Fd. 1/2" Rebar "L.S. 6446"

Fd. 1" Iron Bar

Fd. 5/8" Rebar

Fd. R/W Marker

REMAINDER OF TRACT 314
M.R.G.C.D. MAP NO. 35
As shown on R/W Maps for New Mexico Project No. "I-040-3(227)155"

PARCEL G-30-22
R/W Maps for New Mexico Project No. "I-040-3(27)155"
Judgement rendered in District Court Cause No. A-3415, filed August 11, 1966, Document No. 18905

SEE SHEET 4

2005094429
629647
Page: 5 of 7
06/30/2005 03:46P
Mary Herrera Bern. Co. PLAT R 37.00 Bk-2005C Pg-233

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

INTERSTATE HIGHWAY 40
VARIABLE WIDTH RIGHT OF WAY (ACCESS CONTROLLED)

SURVTEK, INC.
Consulting Surveyors
9384 Bay View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax 505-897-3377

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PLAT OF
FLORAL MEADOWS

(BEING A REPLAT OF TRACTS 264-B-1-A-1, 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP NO. 35 TOGETHER WITH TRACT B-1 LAND OF MACIEL AND TRUJILLO)

WITHIN

THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 12 TOWNSHIP 10 NORTH, RANGE 2 EAST
AND
PROJECTED SECTION 7 TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY, 2005

NOTES:

1. A 10' Public Utility Easement is hereby granted by this plat along the front of each lot as shown and designated hereon.
2. All Public Street right of ways as shown hereon are hereby dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat.

Albuquerque Control Survey
Monument "8-H13"
(NMSPCS - NAD27)
Y=1,494,995.82
X=374,102.61
Delta Alpha=-00°14'31"
G-G=0.9996809
Elevation=4960.533 (NGVD29)

FLORAL ROAD N.W. (VARIABLE WIDTH R/W)

LILAC AVENUE N.W.

FLORAL ROAD N.W.

ROSE AVENUE N.W.

FLORAL PLACE N.W. (VARIABLE WIDTH R/W)

ROSE AVENUE N.W.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

See Sheet 7 of 7 for Line and Curve Tables and Lot Acreages

CORNER LEGEND

- SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 5823", "HUGG LS 9750" OR "HUGG LS 11808"
- FOUND PROPERTY CORNER AS INDICATED
- SET 3 1/2" ALUMINUM CENTERLINE MONUMENT

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Page: 6 of 7
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BK-2005C Pg-233
Mary Herrera Bern. Co. PLAT R 37.00

PARCEL B
PARCEL C
PARCEL F
PARCEL G
PARCEL H

51-P1 (177.66', 78.84', S 88°35'48" E 92.23', 43.58', 22.20')
50-P1 (172.10', 42.88', 45.23', 305.81', N 87°07'27" W 91.61')
49-P1 (N 00°32'33" E 44.16', 44.14', N 87°07'27" W 90.95')
48-P1 (2.81', 41.47', 44.26', N 87°07'27" W 90.40')
47-P1 (174.72', 44.00', 44.01', N 87°07'27" W 91.53')
46-P1 (43.45', 43.46', N 87°07'27" W 92.64')
45-P1 (42.93', 42.94', N 87°07'27" W 93.75')
44-P1 (41.54', 19.56', 68.02', 297.92')
43-P1 (47.92', 47.04', N 87°48'56" W 100.40', 6.64')
42-P1 (45.17', S 85°23'18" E 85.00', 51.74', 45.01', N 01°24'12" E 70.86')
41-P1 (N 04°31'42" E 91.19')
40-P1 (N 03°50'18" E 91.92')
39-P1 (N 03°50'18" E 92.49')
38-P1 (N 03°50'18" E 92.65')
37-P1 (N 03°50'18" E 92.22')
36-P1 (N 03°50'18" E 91.20')
35-P1 (N 03°50'18" E 89.51')
34-P1 (N 02°52'24" E 87.21')
33-P1 (N 03°50'18" E 84.15')
32-P1 (N 03°50'18" E 80.25')
31-P1 (N 03°50'18" E 75.33')
30-P1 (N 03°50'18" E 69.14')
29-P1 (552.92', 76.91', 203.28', 27.89')
11-P1 (43.00', 414.72', 94.00', S 05°56'48" W)
12-P1 (43.00', 94.26', S 06°02'06" W)
13-P1 (43.00', 94.00', S 05°56'48" W)
14-P1 (43.00', 94.00', S 05°56'48" W)
15-P1 (12.97', 94.00', S 05°56'48" W)
16-P1 (S 04°46'03" W 94.00')
17-P1 (N 04°05'00" E 94.00')
18-P1 (N 03°24'29" E 94.00')
19-P1 (N 02°43'57" E 94.00')
20-P1 (N 02°03'26" E 94.00')
21-P1 (N 01°22'55" E 94.00')
22-P1 (N 00°42'24" E 94.00')
23-P1 (N 00°01'40" E 94.00')
24-P1 (N 01°19'23" W 94.00')
25-P1 (N 02°39'51" W 94.00')
26-P1 (N 01°59'54" W 94.00')
27-P1 (N 02°40'25" W 94.00')
28-P1 (57.91', 92.48', S08°12'13"W 204.75')

LOT 17, LOT 16, LOT 15, LOT 14, LOT 13, LOT 12, LOT 11, LOT 10, LOT 9, LOT 8, LOT 7, LOT 6, LOT 5, LOT 4, LOT 3

LAND OF MACIEL AND TRUJILLO
Filed 10-16-1981, in Vol. A8, Page 107
TRACT B-2
M.R.G.C.D. MAP NO. 35
TRACT 268-B

FLORAL GARDENS
Filed 4-24-1940, in Vol. D, Page 2

PORTION OF PARCEL G-30-22
R/ W Maps for New Mexico Project No. "I-040-3(27)155"
Judgement rendered in District Court Cause No. A-3415,
filed August 11, 1966, Document No. 18905

PARCEL G-30-22
R/ W Maps for New Mexico Project No. "I-040-3(27)155"
Judgement rendered in District Court Cause No. A-3415,
filed August 11, 1966, Document No. 18905

5' Private Drainage Easement granted by this plat to the Floral Meadows Homeowners Assoc. to be maintained by said Association.

Additional Street Right of Way for Floral Place N.W. Dedicated to the City of Albuquerque in Fee Simple with Warranty Covenants by this Plat. (0.0267 Ac.)

5' Public Service Company of New Mexico Easement per Document Filed 10-18-50, Bk. D157, Pg. 461

5' Public Utility Easement granted by this plat.

SARITA AVENUE N.W.

MACIEL DRIVE N.W.

INTERSTATE HIGHWAY 40
VARIABLE WIDTH RIGHT OF WAY (ACCESS CONTROLLED)

Albuquerque Control Survey
Monument "5-J13A"
(NMSPCS - NAD27)
Y=1,491,255.48
X=375,387.46
Delta Alpha=-00°14'22"
G-G=0.9996807
Elevation=4957.87 (NGVD29)

P.O.B.

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

040007 FinalPl.

SHEET 6 OF 7

SURVTEK, INC.
Consulting Surveyors
930 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PLAT OF
FLORAL MEADOWS

(BEING A REPLAT OF TRACTS 264-B-1-A-1, 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP NO. 35 TOGETHER WITH TRACT B-1 LAND OF MACIEL AND TRUJILLO)

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THE TOWN OF ALBUQUERQUE GRANT
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY, 2005

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Page: 7 of 7
06/30/2005 03:40P
Bk-2005C Pg-233
Mary Herrera Bern. Co. PLAT R 37.00

ACREAGE TABLE

Lot Number	Acreage
Lot 1-P1	0.0938
Lot 2-P1	0.0934
Lot 3-P1	0.0996
Lot 4-P1	0.0928
Lot 5-P1	0.1110
Lot 6-P1	0.0928
Lot 7-P1	0.0928
Lot 8-P1	0.0928
Lot 9-P1	0.0928
Lot 10-P1	0.0928
Lot 11-P1	0.0928
Lot 12-P1	0.0928
Lot 13-P1	0.0931
Lot 14-P1	0.0928
Lot 15-P1	0.0928
Lot 16-P1	0.0949
Lot 17-P1	0.0940
Lot 18-P1	0.0928
Lot 19-P1	0.0928
Lot 20-P1	0.0928
Lot 21-P1	0.0928
Lot 22-P1	0.0928
Lot 23-P1	0.0932
Lot 24-P1	0.0928
Lot 25-P1	0.0928
Lot 26-P1	0.0928
Lot 27-P1	0.0928
Lot 28-P1	0.0955
Lot 29-P1	0.0967
Lot 30-P1	0.0957
Lot 31-P1	0.0961
Lot 32-P1	0.0963
Lot 33-P1	0.0965
Lot 34-P1	0.0968
Lot 35-P1	0.0980
Lot 36-P1	0.0969
Lot 37-P1	0.0966
Lot 38-P1	0.0962
Lot 39-P1	0.0963
Lot 40-P1	0.0958
Lot 41-P1	0.1007
Lot 42-P1	0.1032
Lot 43-P1	0.1017
Lot 44-P1	0.0917
Lot 45-P1	0.0918
Lot 46-P1	0.0918
Lot 47-P1	0.0919
Lot 48-P1	0.0921
Lot 49-P1	0.0925
Lot 50-P1	0.0929
Lot 51-P1	0.0923
Lot 52-P1	0.0937
Lot 53-P1	0.0946
Lot 54-P1	0.0944
Lot 55-P1	0.0924
Lot 56-P1	0.0920
Lot 57-P1	0.0937
Lot 58-P1	0.0936
Parcel A	0.0666
Parcel B	0.0082
Parcel C	0.0426
Parcel D	0.0799
Parcel E	0.0397
Parcel F	0.0267
Tract A	0.8891

CURVE TABLE

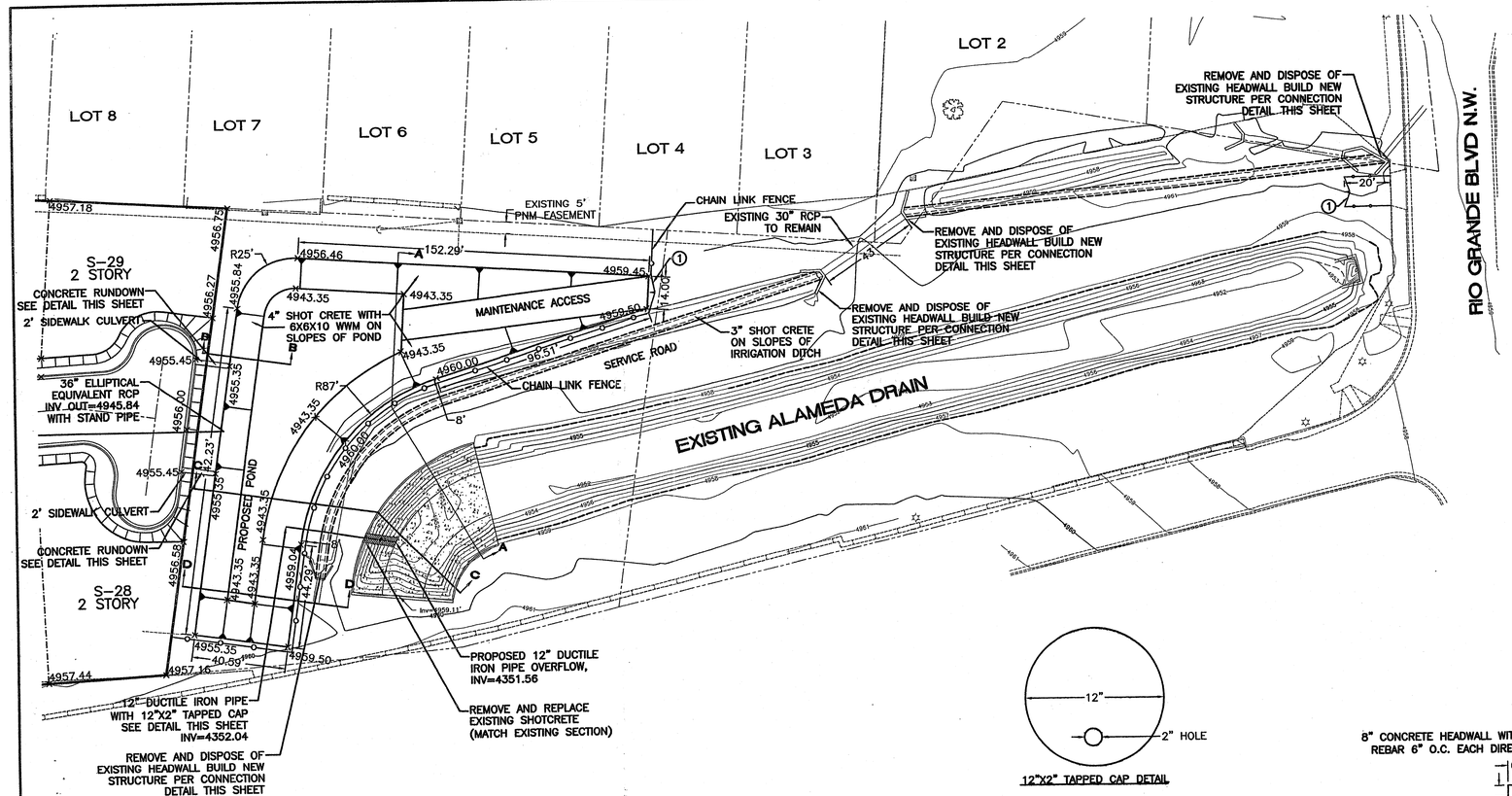
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	605.79'	3694.72'	303.58'	605.11'	N88°46'03"W	9°23'39"
C2	53.10'	75.00'	27.72'	51.99'	N64°56'04"W	40°33'44"
C3	51.60'	75.00'	26.87'	50.59'	S64°21'43"E	39°25'01"
C4	556.83'	3577.72'	278.98'	556.26'	S88°31'44"E	8°55'02"
C5	19.75'	45.00'	10.04'	19.59'	N11°10'14"W	25°08'52"
C6	32.21'	75.00'	16.36'	31.97'	S11°26'22"E	24°36'34"
C7	39.69'	25.00'	25.42'	35.65'	S49°18'13"W	90°57'42"
C8	36.81'	52.00'	19.22'	36.05'	N64°56'04"W	40°33'44"
C9	67.42'	98.00'	35.11'	66.10'	S64°21'43"E	39°25'01"
C10	560.41'	3600.72'	280.77'	559.84'	S88°31'44"E	8°55'02"
C11	3.53'	2.00'	2.43'	3.09'	N42°23'31"W	101°11'37"
C12	44.29'	26.00'	29.69'	39.12'	S40°35'31"E	97°35'28"
C13	23.46'	18.00'	13.73'	21.84'	S60°51'36"W	74°41'07"
C14	14.38'	13.00'	8.02'	13.66'	N55°11'58"E	63°21'50"
C15	561.37'	3554.72'	281.27'	560.79'	S88°35'40"E	9°02'54"
C16	31.33'	21.00'	19.40'	28.50'	S41°20'00"E	85°28'25"
C17	28.09'	64.00'	14.28'	27.87'	N11°10'14"W	25°08'52"
C18	24.05'	56.00'	12.21'	23.87'	S11°26'23"E	24°36'34"
C19	13.53'	44.00'	6.82'	13.47'	N07°56'27"W	17°36'45"
C20	31.19'	18.81'	20.53'	27.74'	S28°57'27"W	94°59'31"
C21	24.08'	26.16'	12.97'	23.24'	N12°09'07"W	52°43'53"
C22	15.98'	52.00'	8.06'	15.92'	S09°40'16"W	17°36'45"
C23	30.89'	72.00'	15.69'	30.66'	S11°25'36"E	24°34'59"
C24	21.05'	48.00'	10.69'	20.88'	N11°09'26"W	25°07'17"
C25	41.24'	25.00'	27.06'	36.72'	N48°40'00"E	94°31'35"
C26	35.77'	52.00'	18.63'	35.07'	S64°21'43"E	39°25'01"
C27	69.38'	98.00'	36.21'	67.94'	N64°56'04"W	40°33'44"
C28	25.54'	24.98'	14.01'	24.44'	S55°48'41"E	58°34'33"
C29	8.02'	52.00'	4.02'	8.02'	N80°47'40"W	8°50'32"
C30	28.79'	52.00'	14.77'	28.42'	N60°30'48"W	31°43'12"
C31	41.77'	98.00'	21.21'	41.46'	S56°51'54"E	24°25'23"
C32	25.65'	98.00'	12.90'	25.57'	S76°34'24"E	14°59'38"
C33	30.01'	3694.72'	15.00'	30.01'	N84°18'11"W	0°27'55"
C34	30.03'	3600.72'	15.02'	30.03'	S84°18'33"E	0°28'40"
C35	44.94'	3694.72'	22.47'	44.94'	N84°53'02"W	0°41'49"
C36	43.00'	3600.72'	21.50'	43.00'	S84°53'25"E	0°41'03"
C37	44.12'	3694.72'	22.06'	44.12'	S85°34'28"E	0°41'03"
C38	43.00'	3600.72'	21.50'	43.00'	S85°34'28"E	0°41'03"
C39	43.54'	3694.72'	21.77'	43.54'	S86°15'15"E	0°40'31"
C40	42.44'	3600.72'	21.22'	42.44'	S86°15'15"E	0°40'31"
C41	43.56'	3694.72'	21.78'	43.56'	S86°55'47"E	0°40'32"
C42	42.45'	3600.72'	21.22'	42.45'	S86°55'47"E	0°40'32"
C43	43.55'	3694.72'	21.78'	43.55'	S87°36'18"E	0°40'32"
C44	42.45'	3600.72'	21.22'	42.45'	S87°36'18"E	0°40'32"
C45	43.54'	3694.72'	21.77'	43.54'	S88°16'49"E	0°40'31"
C46	42.43'	3600.72'	21.22'	42.43'	S88°16'49"E	0°40'31"
C47	43.55'	3694.72'	21.78'	43.55'	S88°57'21"E	0°40'32"
C48	42.45'	3600.72'	21.22'	42.45'	S88°57'21"E	0°40'32"
C49	43.76'	3694.72'	21.88'	43.76'	S89°37'58"E	0°40'43"
C50	42.65'	3600.72'	21.33'	42.65'	S89°37'58"E	0°40'43"
C51	43.55'	3694.72'	21.78'	43.55'	N89°41'25"E	0°40'31"
C52	42.45'	3600.72'	21.22'	42.45'	N89°41'25"E	0°40'31"
C53	43.56'	3694.72'	21.78'	43.56'	N89°00'53"E	0°40'32"
C54	42.45'	3600.72'	21.22'	42.45'	N89°00'53"E	0°40'32"
C55	43.55'	3694.72'	21.78'	43.55'	N88°20'22"E	0°40'31"
C56	42.44'	3600.72'	21.22'	42.44'	N88°20'22"E	0°40'31"
C57	43.55'	3694.72'	21.78'	43.55'	N87°39'50"E	0°40'32"
C58	42.45'	3600.72'	21.22'	42.45'	N87°39'50"E	0°40'32"
C59	51.00'	3694.72'	25.50'	51.00'	N86°55'51"E	0°47'27"
C60	19.73'	3600.72'	9.86'	19.73'	N87°10'09"E	0°18'50"
C61	22.50'	3554.72'	11.25'	22.50'	N87°03'46"E	0°21'46"
C62	57.98'	3554.72'	28.99'	57.98'	N87°42'41"E	0°56'05"
C63	54.00'	3554.72'	27.00'	54.00'	N88°36'50"E	0°52'14"
C64	51.17'	3554.72'	25.58'	51.17'	N89°27'41"E	0°49'29"
C65	49.12'	3554.72'	24.56'	49.12'	S89°43'49"E	0°47'30"
C66	46.99'	3554.72'	23.49'	46.99'	S88°57'21"E	0°45'26"
C67	48.00'	3554.72'	24.00'	48.00'	S88°11'25"E	0°46'25"
C68	45.99'	3554.72'	23.00'	45.99'	S87°25'58"E	0°44'29"
C69	45.50'	3554.72'	22.75'	45.50'	S86°41'43"E	0°44'00"
C70	45.25'	3554.72'	22.63'	45.25'	S85°57'50"E	0°43'46"
C71	45.50'	3554.72'	22.75'	45.50'	S85°13'58"E	0°44'00"
C72	46.12'	3554.72'	23.06'	46.12'	S84°29'39"E	0°44'36"
C73	3.24'	3554.72'	1.62'	3.24'	S84°05'49"E	0°03'08"
C74	16.48'	52.00'	8.31'	16.41'	S74°59'22"E	18°09'42"
C75	19.29'	52.00'	9.76'	19.18'	S55°16'52"E	21°15'19"
C76	3.48'	98.00'	1.74'	3.48'	N45°40'13"W	2°02'09"
C77	65.90'	98.00'	34.25'	64.66'	N65°57'08"W	38°31'36"
C78	29.19'	72.00'	14.80'	29.00'	S10°45'04"E	23°13'57"
C79	1.70'	72.00'	0.85'	1.70'	S23°02'38"E	1°21'03"

LINE TABLE

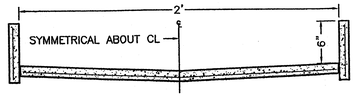
LINE	LENGTH	BEARING
L1	23.06'	S57°19'36"W
L2	40.79'	N05°57'13"E
L3	104.63'	S25°21'13"E
L4	24.34'	S85°23'18"E
L6	9.48'	S88°57'07"E
L7	59.86'	N88°15'24"E
L8	46.21'	N17°38'19"E
L9	66.59'	N04°11'07"E
L10	2.77'	S08°12'12"W
L11	16.72'	N89°40'26"W
L12	22.00'	S81°47'47"E
L13	24.20'	N84°04'13"W
L14	21.83'	N00°51'54"E
L15	20.85'	N00°51'54"E
L17	1.01'	N89°42'41"W
L20	32.19'	S31°40'26"E
L21	28.70'	S25°38'10"W
L22	20.00'	S87°34'48"E
L23	16.37'	S04°11'07"W
L24	33.00'	S08°20'19"W
L25	8.80'	N88°57'07"W

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

SURVTEK, INC.
Consulting Surveyors
9304 Sky View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

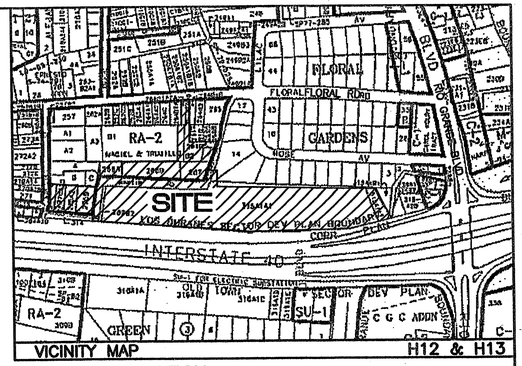


12"X2" TAPPED CAP DETAIL



CONCRETE RUNDOWN

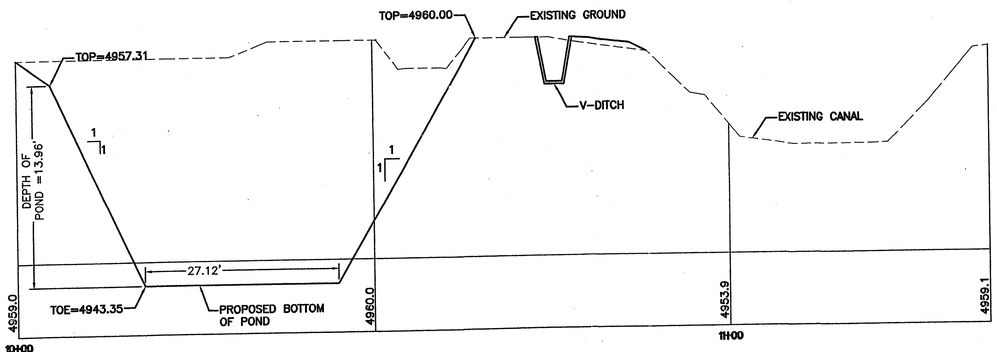
KEYED NOTE:
(1) HOME OWNER'S ASSOCIATION AND MRGCD TO HAVE KEY TO LOCKED CHAIN LINK FENCE.



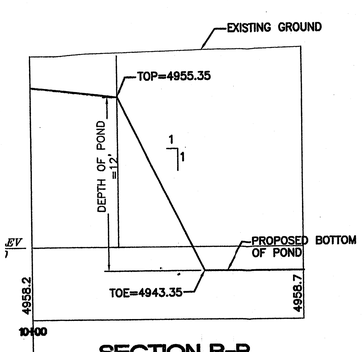
LEGAL DISCRIPTION:
Tracts A-1, A-2 and A-3 LAND DIVISION PLAT, SUMMARY SUBDIVISION, LAND OF DAVID MACIEL, as the same are shown on said Summary Subdivision Plat, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 6, 1981.

GENERAL CONSTRUCTION NOTES

1. ANY WORK TO BE PERFORMED WITHIN THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT (M.R.G.C.D.) RIGHT-OF-WAY SHALL BE CLOSELY COORDINATES WITH THE THE M.R.G.C.D.ENGINEERING DEPARTMENT AND APPORIATE FIELD OFFICE. PHONE: (505) 247-0234.
2. NO WORK IS TO BE DONE ON FACILITIES OR STRUCTURES BELONGING TO, OR OPERATED BY THE M.R.G.C.D. BETWEEN MARCH 1 ABD OCTOBER 31 INCLUSIVE. HOWEVER, WORK MAY BE PREMITTED BY THE M.R.G.C.D. IF IT CAN BE SHOWN THAT THE WORK WILL NOT INTERFERE WITH OPERATIONS OF THE M.R.G.C.D. FACILITY. ALL WORK TO BE DONE WITHIN M.R.G.C.D. FACILITIES MUST BE APPROVED BY THE M.R.G.C.D. ENGINEER PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL NOT STORE EQUIPMENT, NEW MATERIALS OR DEBRIS WITHIN DISTRICT RIGHT-OF-WAY WHICH MAY INTERFERE WITH OPERATIONS AND MAINTENANCE OF THE M.R.G.C.D. FACILITY.
4. THE CONTRACTOR SHALL NOT SERVICE VEHICLES OR EQUIPMENT WITHIN M.R.G.C.D. RIGHT-OF-WAY.
5. SEEDING OF DISTURBED AREAS WITHIN M.R.G.C.D. RIGHT-OF-WAYS IS REQUIRED PER THE M.R.G.C.D. SEEDING SPECIFICATIONS.
6. THE CONTRACTOR MUST MAINTAIN A MINIMUM COVER OF 3' OVER ALL CULVERT CROSSINGS USED FOR ACCESS TO THE PROJECT SITE.
7. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING AND OR REPLACEMENT OF ANY STRUCTURES REMOVED AND OR DAMAGED DUE TO THE CONTRACTORS ACTIVITIES WITHIN THE DISTRICTS RIGHT-OF-WAY. SHOULD ANY TURNOUTS, CULVERT PIPE AND OR STRUCTURES REQUIRE REPLACEMENT DUE TO LEAKAGE AND OR DAMAGE BY THE CONTRACTOR, NEW TURNOUTS AND NEW CULVERT PIPES AND OR NEW STRUCTURES SHALL REPLACE THE DAMAGES ITEM. REPAIRS AND OR REPLACEMENTS WITHIN THE DISTRICTS RIGHT-OF-WAY MUST COMPLY WITH THE DISTRICTS SPECIFICATIONS.
8. ALL DAMAGED CULVERT CROSSINGS AND CULVERT CROSSINGS REMOVED AND OR DISTURBED MUST BE RESTORED AND OR REPLACED TO THE SATISFACTION OF THE M.R.G.C.D. AND COMPLY WITH M.R.G.C.D. SPECIFICATIONS.
9. ALL SALVAGEABLE CULVERTS, IRRIGATION GATES, ETC. MUST BE RETURNED TO THE M.R.G.C.D.
10. THE CONTRACTOR IS RESPONSIBLE FOR EXECUTING A "SPECIAL USE LICENSE AGREEMENT" WITH THE M.R.G.C.D. PRIOR TO CONSTRUCTION.

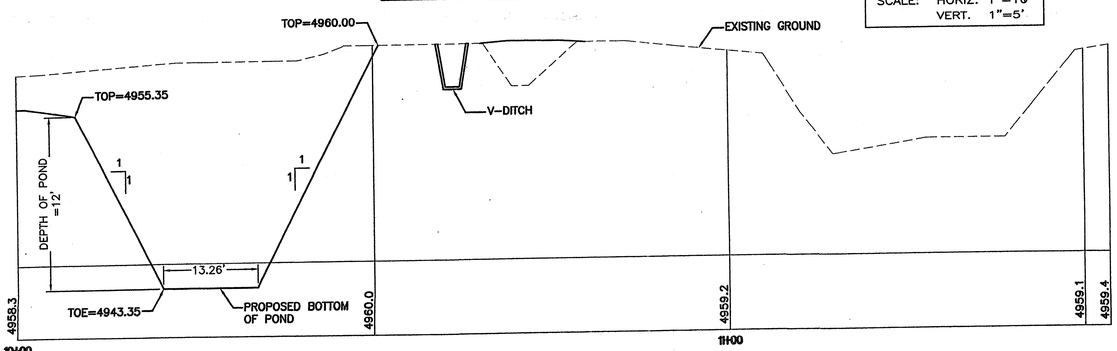


SECTION A-A

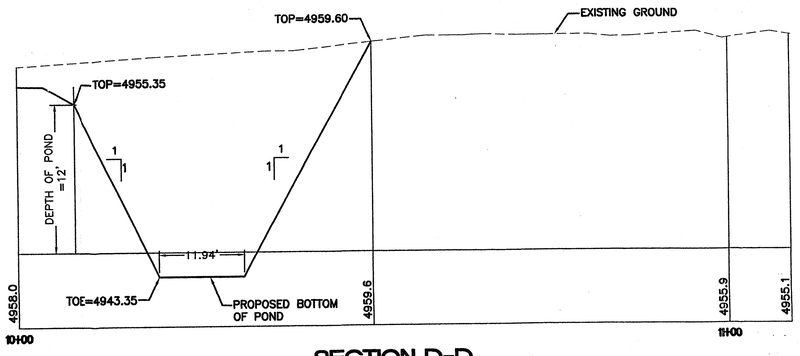


SECTION B-B

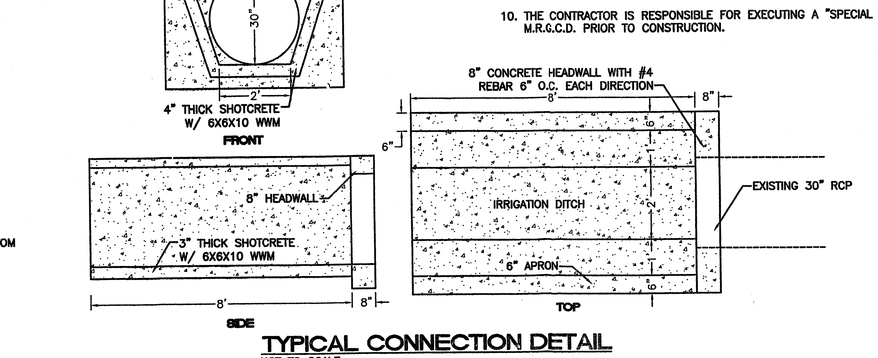
SCALE: HORIZ. 1"=10'
VERT. 1"=5'



SECTION C-C



SECTION D-D



TYPICAL CONNECTION DETAIL
NOT TO SCALE

GRAPHIC SCALE

30 15 0 15 30

SCALE: 1"=30'

FOR REFERANCE ONLY

ENGINEER'S SEAL
RONALD BAY BOHANNAN NEW MEXICO 7868 REGISTERED PROFESSIONAL ENGINEER
RONALD R BOHANNAN P.E. #7868

FLORAL MEADOWS RETENTION POND

RETENTION POND SECTIONS

DRAWN BY EMT
DATE 07-07-05
POND-SECTIONS.DWG
SHEET # 15
JOB # 23134

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

Z:\2003\230134\Drawings\DRC\POND-SECTIONS.dwg, Layout1, 7/8/2005 8:56:05 AM

DRAINAGE CERT W/SURVEY WORK BY OTHERS
12/28/01

DRAINAGE CERTIFICATION

I, RONALD R. BOHANNAN, NMPE 7868 OF THE FIRM TIERRA WEST LLC HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10/05/05. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY RUSS HUGG, NMPS 9750, OF THE FIRM SURV-TEK.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 5/1/06 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR RELEASE OF FINANCIAL GUARANTEE AND LOMR.

NOTE EXCEPTIONS HERE: NO EXCEPTIONS TAKEN

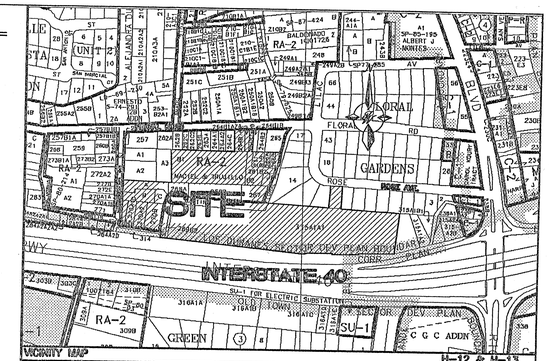
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

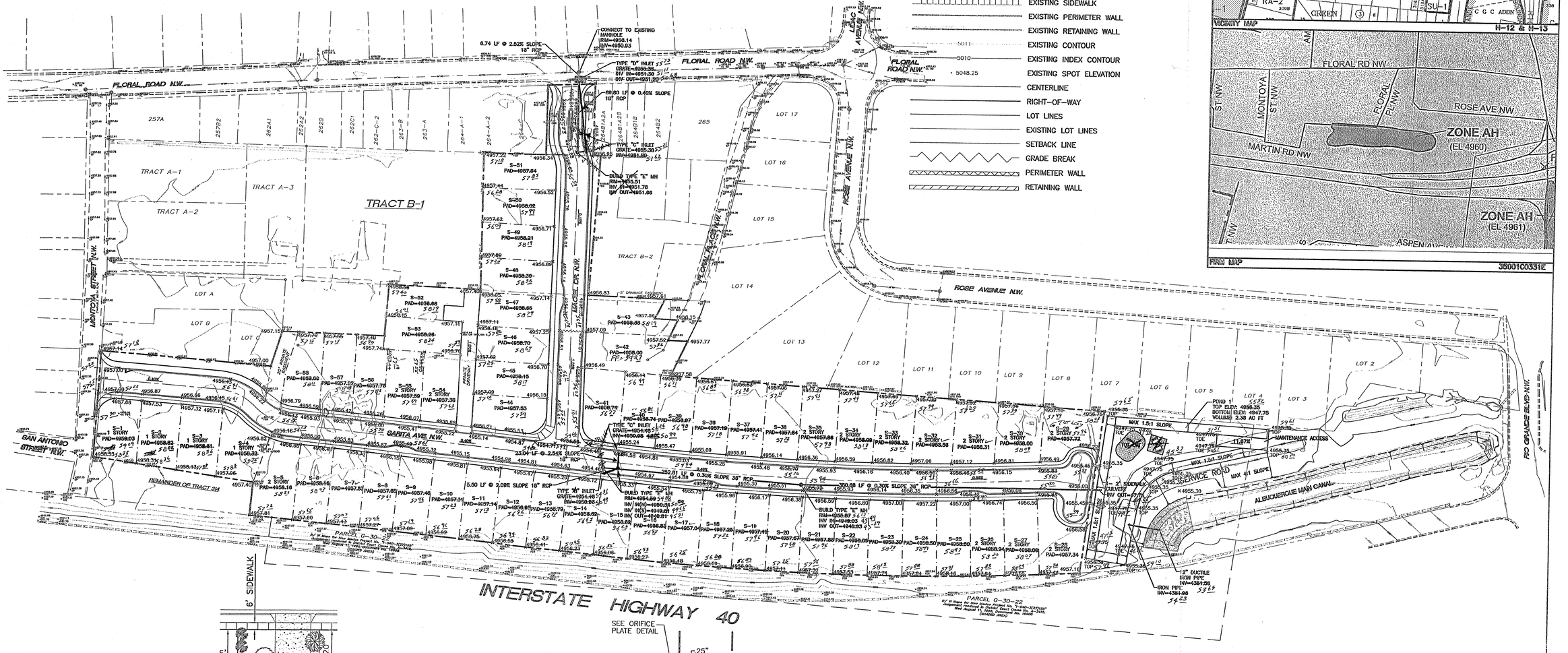
NMPE

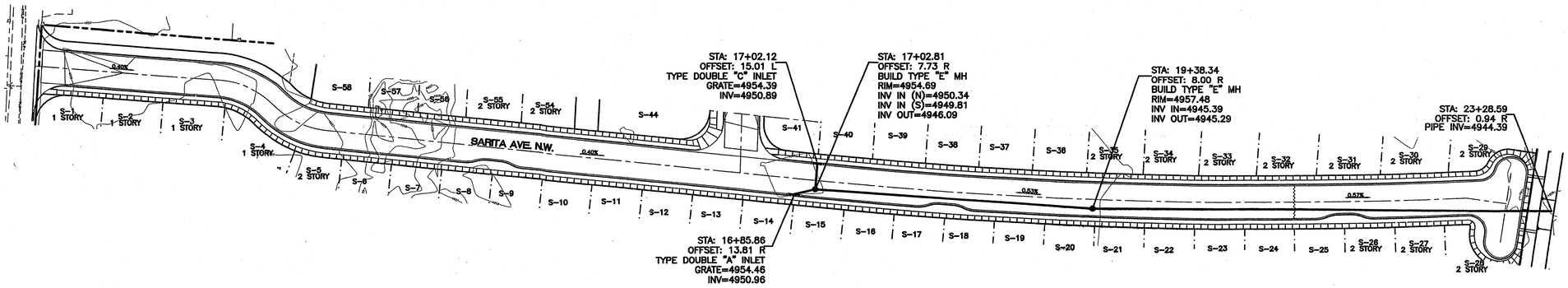
5/3/06
DATE

LEGEND

- EXISTING SAS MANHOLE
- EX. 8" SAS — EXISTING SANITARY SEWER LINE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EX. 16" WL — EXISTING WATER LINE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EX. 24" RCP — EXISTING STORM SEWER LINE
- EXISTING FENCE
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EASEMENT
- EXISTING SIDEWALK
- EXISTING PERIMETER WALL
- EXISTING RETAINING WALL
- 5011 — EXISTING CONTOUR
- 5010 — EXISTING INDEX CONTOUR
- 5048.25 — EXISTING SPOT ELEVATION
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- EXISTING LOT LINES
- SETBACK LINE
- GRADE BREAK
- PERIMETER WALL
- RETAINING WALL

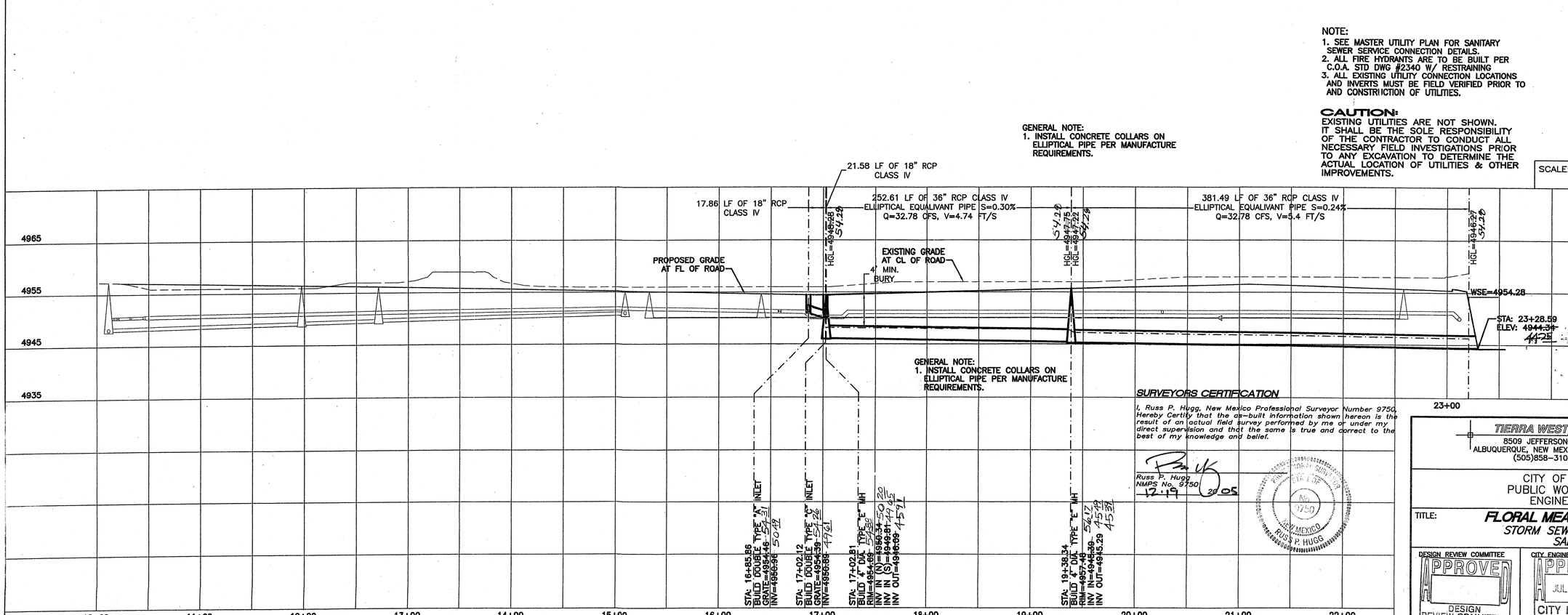



FLORAL ROAD NW.
MONTOYA ST. NW.
ROSE AVENUE NW.
LACEY DR. NW.
LACEY AVENUE NW.
ROSE GRACE BLVD NW.
SAN ANTONIO STREET NW.
SANTA ANNE NW.
REMAINDER OF TRACT 314
PARCEL G-30-22
INTERSTATE HIGHWAY 40
TRACT A-1
TRACT A-2
TRACT A-3
TRACT B-1
TRACT B-2
LOT A
LOT B
LOT C
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
6.74 LF @ 2.52% SLOPE 18" RCP
CONNECT TO EXISTING MANHOLE RIM=4958.14 INV=4950.93
TYPE "D" INLET GRATE=4955.73 INV IN=4951.30 INV OUT=4951.20
80.80 LF @ 0.40% SLOPE 18" RCP
TYPE "C" INLET GRATE=4955.30 INV=4951.80
BUILD TYPE "E" MH RIM=4955.21 INV IN=4951.78 INV OUT=4951.68
23.04 LF @ 2.56% SLOPE 18" RCP
TYPE "A" INLET GRATE=4954.46 INV=4950.85
5.50 LF @ 2.00% SLOPE 18" RCP
202.81 LF @ 0.30% SLOPE 30" RCP
350.89 LF @ 0.30% SLOPE 30" RCP
BUILD TYPE "E" MH RIM=4956.87 INV IN=4949.53 INV OUT=4949.23
CULVERT INV OUT=4949.30
POND 1 TOP ELEV. 4956.35 BOTTOM ELEV. 4947.75 VOLUME 2.39 AC FT
MAX 1.5:1 SLOPE
MAX 1.5:1 SLOPE
MAX 4:1 SLOPE
11.67'
MAINTENANCE ACCESS
SERVICE ROAD
21' SIDEWALK
ALBUQUERQUE MAIN CANAL
12" DUCTILE IRON PIPE INV=4361.98
IRON PIPE INV=4361.88
S-51 P/D=4957.84
S-50 P/D=4958.02
S-49 P/D=4958.21
S-49 P/D=4958.30
S-52 PAD=4958.68
S-53 PAD=4958.26
S-47 PAD=4958.65
S-46 PAD=4958.70
S-45 PAD=4958.15
S-42 PAD=4958.00 FF=5007.7
S-41 PAD=4958.76
S-40 PAD=4958.74
S-39 PAD=4958.97
S-55 PAD=4958.00
S-57 PAD=4957.92
S-58 PAD=4957.70
S-59 PAD=4957.59
S-54 2 STORY PAD=4957.38
S-44 PAD=4957.55
S-38 PAD=4957.19
S-37 PAD=4957.41
S-36 PAD=4957.64
S-35 PAD=4957.86
S-34 PAD=4958.09
S-33 2 STORY PAD=4958.32
S-32 2 STORY PAD=4958.59
S-31 2 STORY PAD=4958.31
S-30 2 STORY PAD=4958.00
S-28 2 STORY PAD=4957.72
S-1 1 STORY PAD=4959.03
S-2 1 STORY PAD=4958.82
S-3 1 STORY PAD=4958.61
S-4 1 STORY PAD=4958.32
S-5 2 STORY PAD=4958.16
S-6 2 STORY PAD=4958.16
S-7 PAD=4957.83
S-8 PAD=4957.65
S-9 PAD=4957.46
S-10 PAD=4957.54
S-11 PAD=4957.14
S-12 PAD=4956.95
S-13 PAD=4956.79
S-14 PAD=4956.62
S-15 INV. OUT=4956.83
S-16 PAD=4956.83
S-17 PAD=4957.04
S-18 PAD=4957.25
S-19 PAD=4957.46
S-20 PAD=4957.67
S-21 PAD=4957.88
S-22 PAD=4958.09
S-23 PAD=4958.30
S-24 PAD=4958.50
S-25 PAD=4958.50
S-26 2 STORY PAD=4958.24
S-27 2 STORY PAD=4958.06
S-29 2 STORY PAD=4957.34
25.68 LF 18" RCP
25.68 LF 18" RCP
25.68 LF 18" RCP



NOTE:
1. SEE MASTER UTILITY PLAN FOR SANITARY SEWER SERVICE CONNECTION DETAILS.
2. ALL FIRE HYDRANTS ARE TO BE BUILT PER C.O.A. STD DWG #2340 W/ RESTRAINING
3. ALL EXISTING UTILITY CONNECTION LOCATIONS AND INVERTS MUST BE FIELD VERIFIED PRIOR TO AND CONSTRICTION OF UTILITIES.

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



GENERAL NOTE:
1. INSTALL CONCRETE COLLARS ON ELLIPTICAL PIPE PER MANUFACTURE REQUIREMENTS.

SCALE: HORIZ. 1"=50'
VERT. 1"=10'

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, Hereby Certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
12-19-2005

NEW MEXICO No. 9750 RUSS P. HUGG

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **FLORAL MEADOWS SUBDIVISION**
STORM SEWER IMPROVEMENTS
SARITA AVE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED DESIGN REVIEW COMMITTEE	APPROVED JUL 21 2005 CITY ENGINEER			

CITY PROJECT NO. 759481 | ZONE MAP NO. H12-H13 | SHEET 14 OF 16

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS
MONUMENT "B-H13" (NAD27)
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=374,102.61
Y=1,494,995.82
G-G=0.9996809
Dc = -00°14'31"
ELEV=4960.533 (NGVD29)

AS BUILT INFORMATION
CONTRACTOR
VERTICAL CONTROL STAKED BY SURV TEK DATE 12/6/05
INSPECTOR'S INITIAL DISTANCE BY
FIELD VERIFICATION BY SURV TEK DATE 12/6/05
WORKING DRAWINGS CORRECTED BY SURV TEK DATE 12/6/05
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

ENGINEER'S SEAL
RONALD RAY BORJANAZ 7868 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY: SA	DATE: 07-07-05
		DRAWN BY: EMT	DATE: 07-07-05
		DRAWN NAME: MACIEL-DR-PAV.DWG	JOB NO: 23134
		CHECKED BY: RRB	DATE: 07-07-05

Z:\2003\23134\Drawings\DRC\Sarita-Ave-SD.dwg, Layout1, 7/7/2005 4:12:19 PM

LEGEND

- EXISTING SAS MANHOLE
- EX. 8" SAS — EXISTING SANITARY SEWER LINE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EX. 16" WL — EXISTING WATER LINE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EX. 24" RCP — EXISTING STORM SEWER LINE
- EXISTING FENCE
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EASEMENT
- EXISTING SIDEWALK
- EXISTING PERIMETER WALL
- EXISTING RETAINING WALL
- 5011 — EXISTING CONTOUR
- 5010 — EXISTING INDEX CONTOUR
- 5048.25 — EXISTING SPOT ELEVATION
- CENTERLINE
- RIGHT-OF-WAY
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- EXISTING LOT LINES
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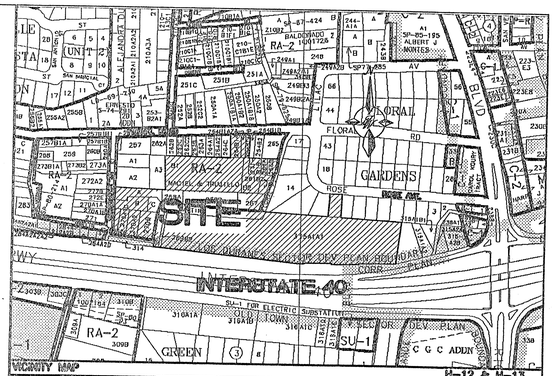
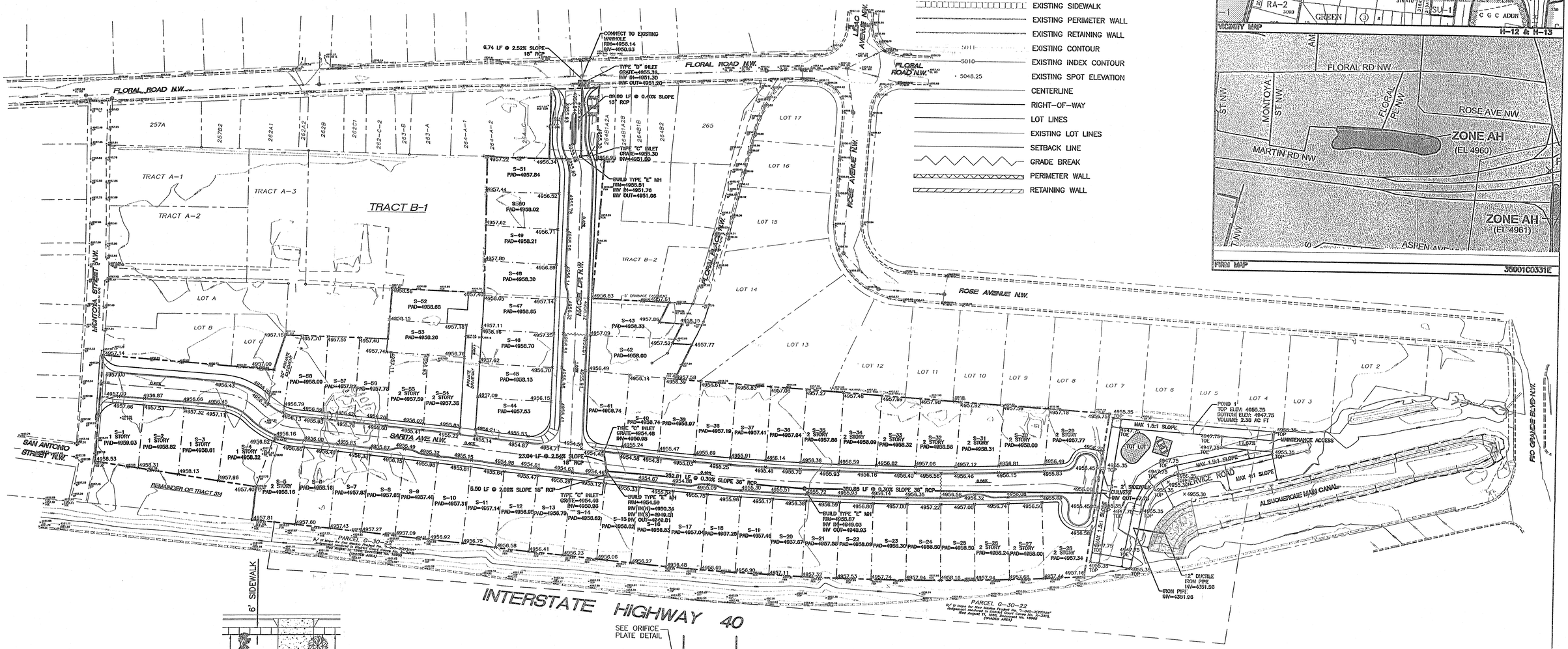
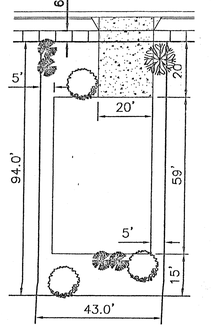
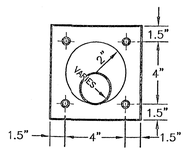
- GRADE BREAK
- PERIMETER WALL
- RETAINING WALL



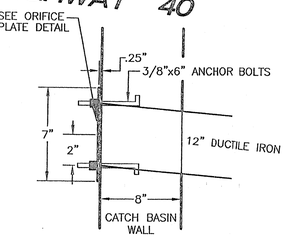




TYPICAL LOT LAYOUT
NTS



TYP. ORIFICE PLATE DETAIL
NTS

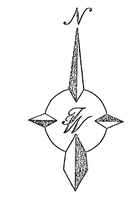


DETAIL A

TO BE INSTALLED @ THE OUTFLOW OF THE CATCH BASINS (SEE THIS PLAN FOR ORIFICE PLATE SIZES)

SITE DATA

PROPOSED USAGE:	SINGLE FAMILY HOUSING
TRACT AREA:	–
NUMBER OF LOTS:	58
DENSITY:	45' X 86'
TOTAL UNITS	58
ZONING:	RLT



GRAPHIC SCALE
60 30 0 30 60
SCALE: 1"=60'

ENGINEER'S SEAL

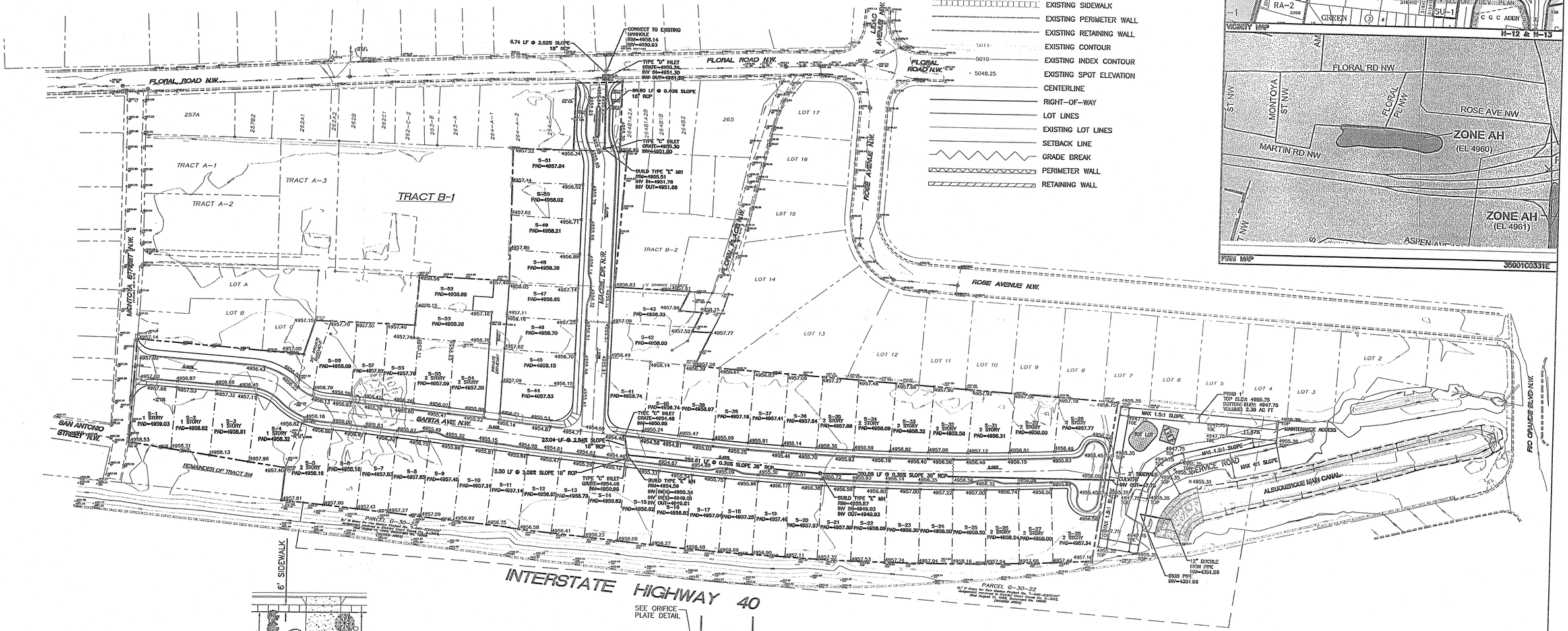
RONALD R. BOHANNAN
P.E. #7868

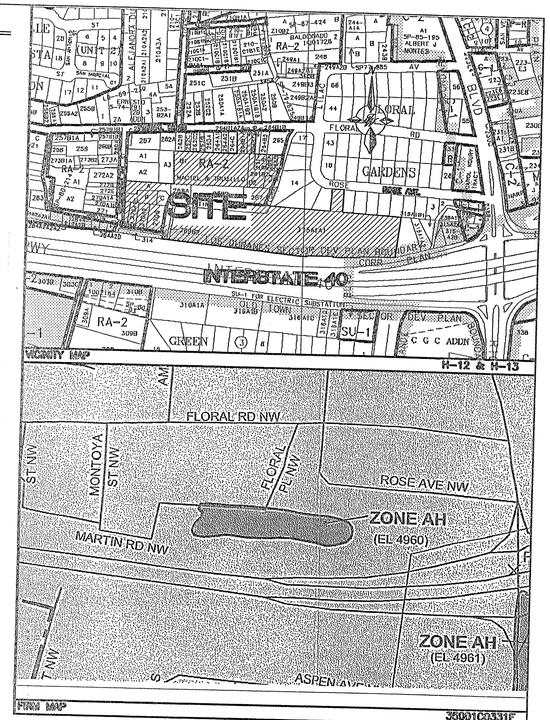
FLORAL MEADOWS

GRADING AND DRAINAGE PLAN

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

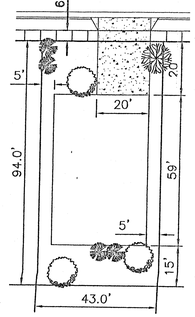
DRAWN BY	EMT
DATE	01-03-05
	23134-GRB-11-10-04X
SHEET #	–
JOB #	230134



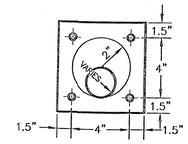


LEGEND

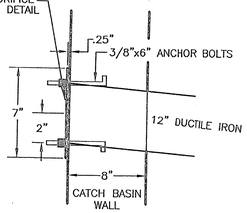
- EXISTING SAS MANHOLE
- EX. 8" SAS — EXISTING SANITARY SEWER LINE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EX. 16" WL — EXISTING WATER LINE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EX. 24" RCP — EXISTING STORM SEWER LINE
- EXISTING FENCE
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EASEMENT
- EXISTING SIDEWALK
- EXISTING PERIMETER WALL
- EXISTING RETAINING WALL
- 5011 — EXISTING CONTOUR
- 5010 — EXISTING INDEX CONTOUR
- 5048.25 — EXISTING SPOT ELEVATION
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- EXISTING LOT LINES
- SETBACK LINE
- GRADE BREAK
- PERIMETER WALL
- RETAINING WALL



TYPICAL LOT LAYOUT
NTS



TYP. ORIFICE PLATE DETAIL
NTS



DETAIL A

TO BE INSTALLED @ THE OUTFLOW OF THE CATCH BASINS (SEE THIS PLAN FOR ORIFICE PLATE SIZES)

SITE DATA

PROPOSED USAGE:	SINGLE FAMILY HOUSING
TRACT AREA:	–
NUMBER OF LOTS:	58
DENSITY:	45' X 86'
TOTAL UNITS	58
ZONING:	RLT

GRAPHIC SCALE
60 30 0 30 60
SCALE: 1"=60'

ENGINEER'S SEAL

RONALD R. BOHANNAN P.E. #7868

FLORAL MEADOWS

GRADING AND DRAINAGE PLAN

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY: EMT
DATE: 01-03-05
23134-GRB-11-10-04X
SHEET #: –
JOB #: 230134

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannan, of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, NMPE number 7868, do hereby certify, to the best of my knowledge and belief, that the existing floodplain has been relocated and sized to the location shown on this plan. This Certification is based on the information contained within the City of Albuquerque approved Drainage Report, H13/D47, with Engineer's stamp date 1/8/05.

Engineer's Seal & Signature

LEGEND

- EXISTING SAS MANHOLE
- EX. 8" SAS — EXISTING SANITARY SEWER LINE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EX. 16" WL — EXISTING WATER LINE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EX. 24" RCP — EXISTING STORM SEWER LINE
- x—x—x—x—x—x EXISTING FENCE
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EASEMENT
- EXISTING SIDEWALK
- EXISTING PERIMETER WALL
- EXISTING RETAINING WALL
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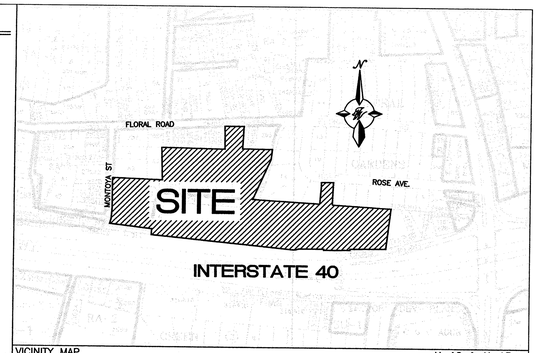
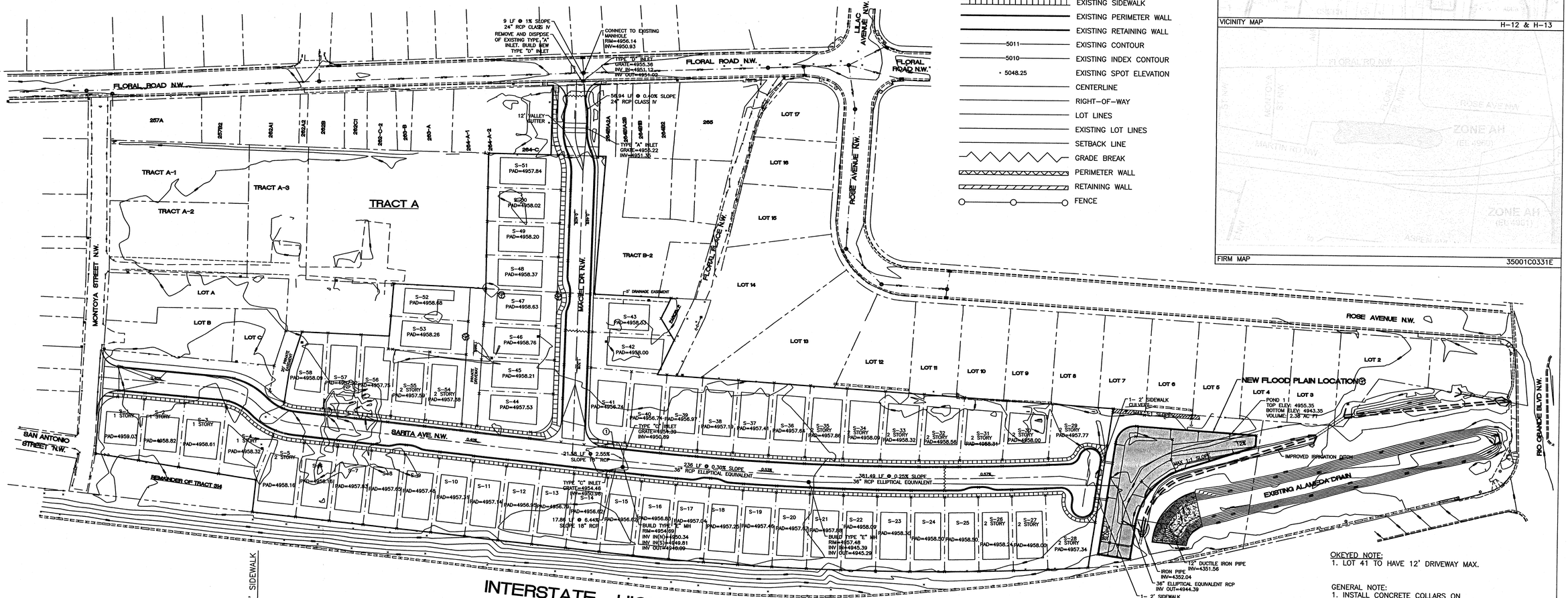
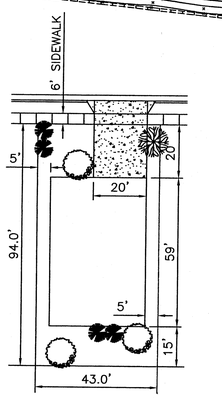
- RETAINING WALL
- FENCE



VICINITY MAP H-12 & H-13

FIRM MAP 35001C0331E





TYPICAL LOT LAYOUT
NTS

OKEYED NOTE:
1. LOT 41 TO HAVE 12' DRIVEWAY MAX.

GENERAL NOTE:
1. INSTALL CONCRETE COLLARS ON ELLIPTICAL PIPE PER COA REQUIREMENTS.

SITE DATA

PROPOSED USAGE:	SINGLE FAMILY HOUSING
TRACT AREA:	7.64 AC
NUMBER OF LOTS:	58
AVERAGE LOT SIZE:	45' X 86'
TOTAL UNITS:	58
ZONING:	RLT

GRAPHIC SCALE
60 30 0 30 60
SCALE: 1"=60'

ENGINEER'S SEAL
RONALD RAY BOHANNAN NEW MEXICO 7868 REGISTERED PROFESSIONAL ENGINEER
RONALD R BOHANNAN P.E. #7868

FLORAL MEADOWS

TOPOGRAPHIC WORK MAP #2

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY EMT
DATE 05-08-06
Topographic Work Map 2
SHEET # 2
JOB # 230134

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannan, of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, NMPE number 7868, do hereby certify, to the best of my knowledge and belief, that flood plain, prior to infrastructure improvements is in the location as shown on this plan. This Certification is based on the survey information for the flood plain provided by Russ Hugg of Surv-tek, Inc., NMPS number 9750, and FIRM Map Number 35001C00331E

Engineer's Seal & Signature

LEGEND

- EXISTING SAS MANHOLE
- EX. 8" SAS — EXISTING SANITARY SEWER LINE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
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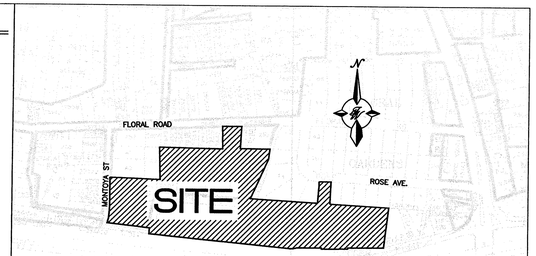
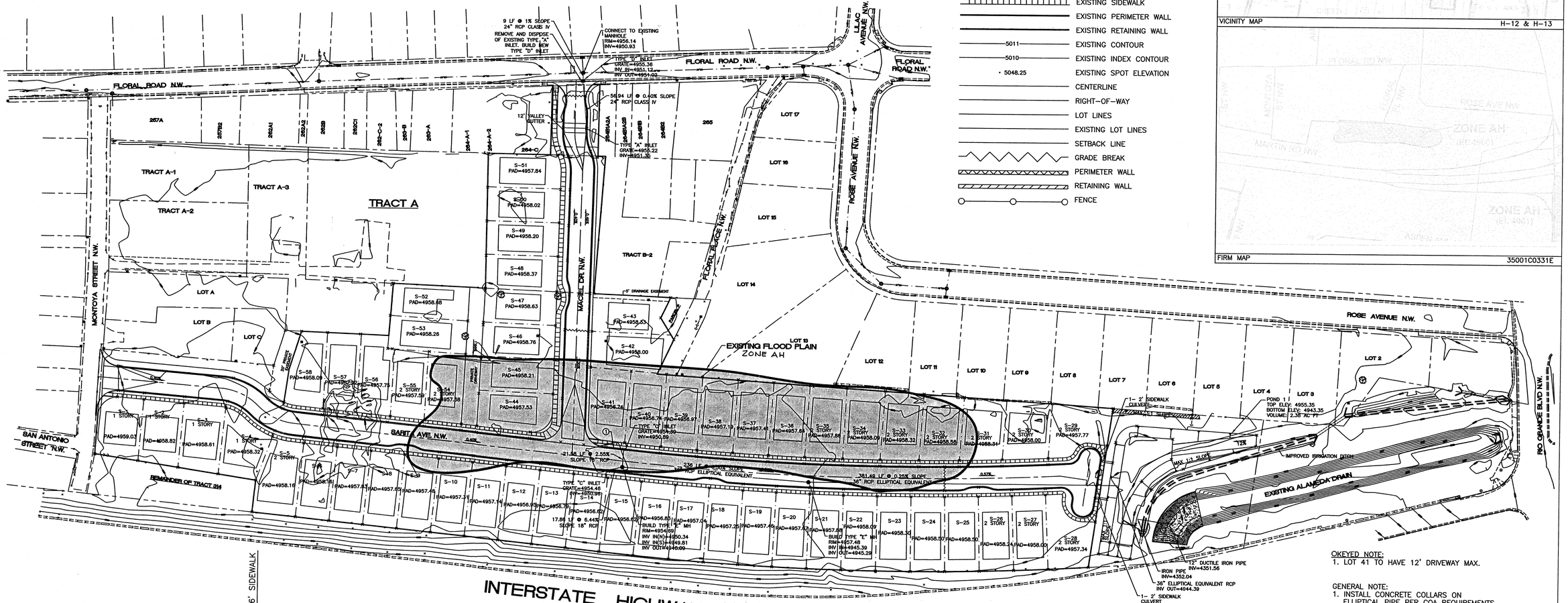
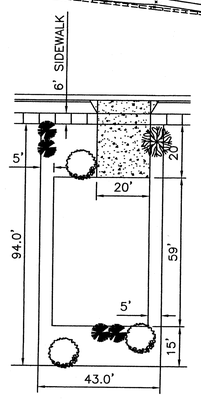


VICINITY MAP H-12 & H-13

FIRM MAP 35001C0331E





TYPICAL LOT LAYOUT
NTS

OKEYED NOTE:
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GENERAL NOTE:
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GRAPHIC SCALE
60 30 0 30 60
SCALE: 1"=60'

ENGINEER'S SEAL
RONALD R BOHANNAN P.E. #7868

FLORAL MEADOWS
TOPOGRAPHIC WORK MAP #1

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY: EMT
DATE: 05-08-06
Topographic Work Map 1
SHEET #: 1
JOB #: 230134

NOTES TO USERS

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Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures.** Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. **The horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum.** For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3191

To obtain current elevation, description, and/or location information about the **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713- 3242,** or visit their website at www.ngs.noaa.gov.

Base map information shown on this FIRM was provided by Bernalillo County Public Works Division as digital data in New Mexico State Plane Coordinate System at a scale of 1:12,000 from photography dated 1996-1998.

This map reflects more detailed up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

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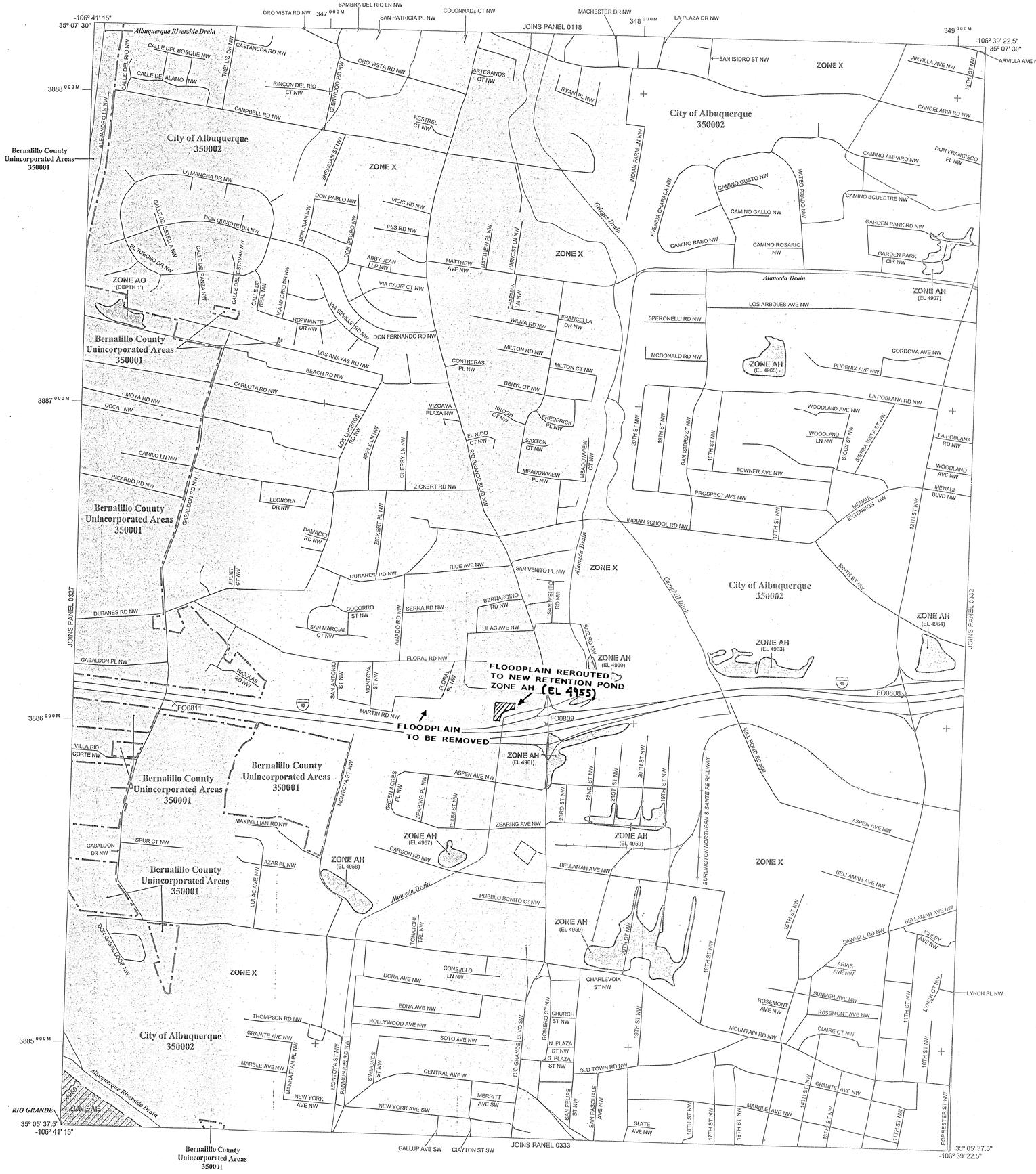

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- (A) — (A) Cross section line
- (23) — — — (23) Transect line
- 45° 02' 08", -93° 02' 12" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 4989 000 M — 1000-meter Universal Transverse Mercator grid values, zone 13
- ML5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
September 20, 1996

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
November 19, 2003 - to update corporate limits and to incorporate previously issued Letters of Map Revision.

For Community map revision history prior to countywide mapping, refer to the community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET
150 0 150 300 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0331E

FIRM
FLOOD INSURANCE RATE MAP

BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS

PANEL 331 OF 825

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ALBUQUERQUE, CITY OF	350002	0331	E
BERNALILLO COUNTY	350001	0331	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
35001C0331E
MAP REVISED
NOVEMBER 19, 2003

Federal Emergency Management Agency

NOTES TO USERS

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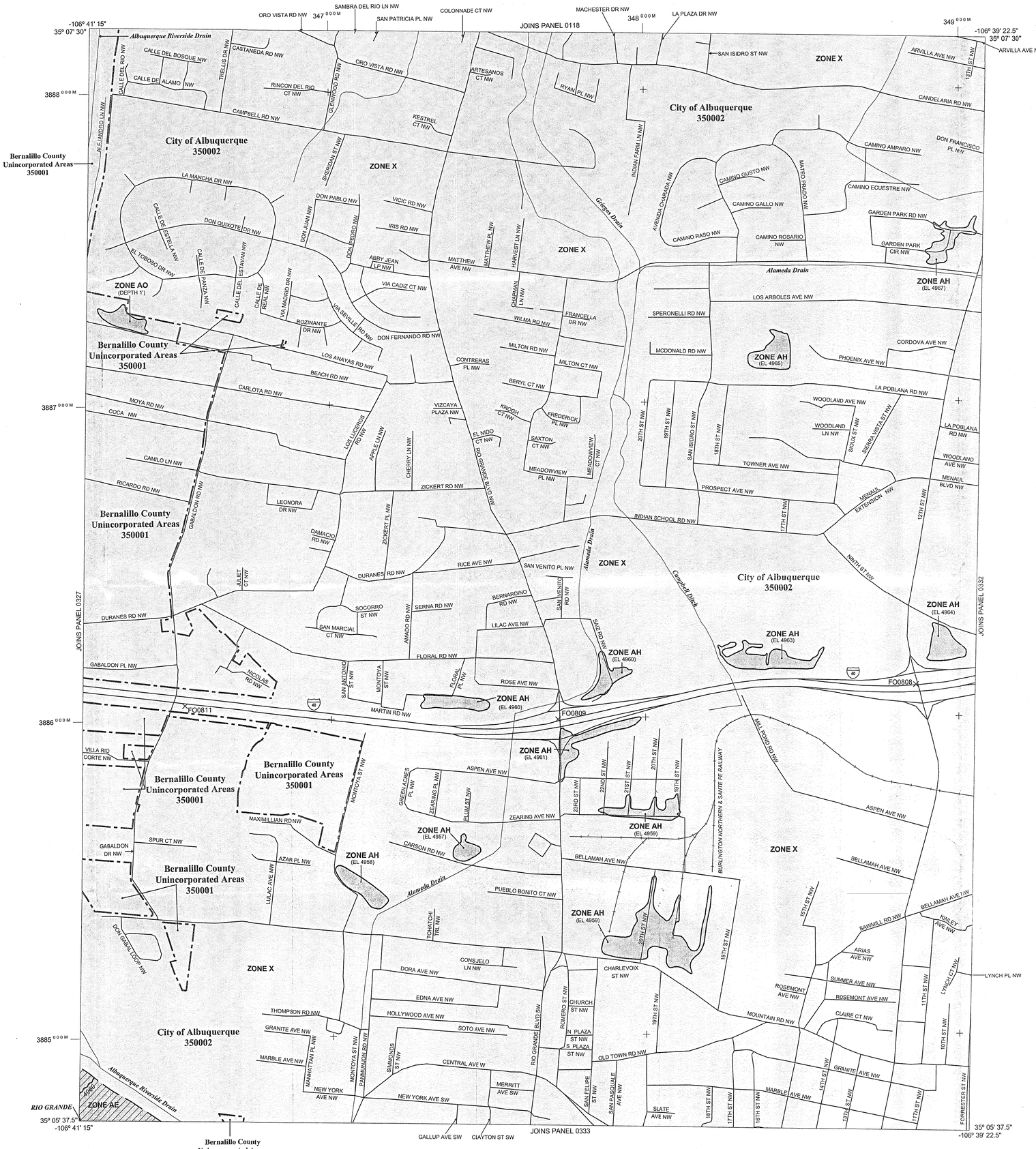

LEGEND

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	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A — A	Cross section line
23 — 23	Transect line
45° 02' 08", -93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
4988 000 M	1000-meter Universal Transverse Mercator grid values, zone 13
ML5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
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EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
November 19, 2003 - to update corporate limits and to incorporate previously issued Letters of Map Revision.

For Community map revision history prior to countywide mapping, refer to the community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET
150 0 150 300 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0331E

FIRM
FLOOD INSURANCE RATE MAP

BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS

PANEL 331 OF 825

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ALBUQUERQUE, CITY OF	350002	0331	E
BERNALILLO COUNTY	350001	0331	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
35001C0331E
MAP REVISED
NOVEMBER 19, 2003

Federal Emergency Management Agency