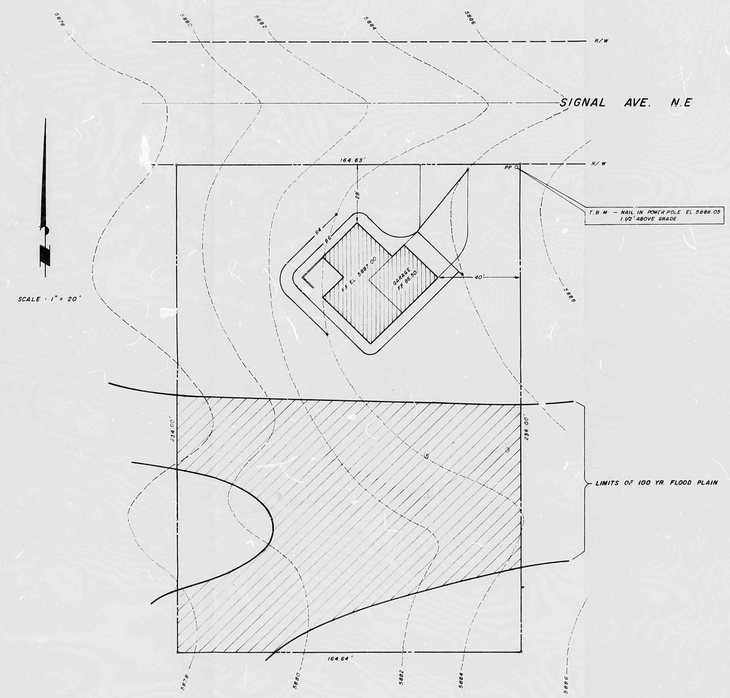

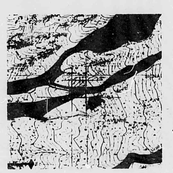

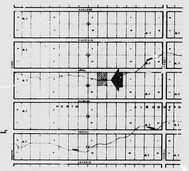

FLOODWAY

FLOODWAY BOUNDARY AND FLOODWAY MAP

PANEL 11 OF 50 NO.350002 0011

LOCATION MAP

C-22-Z

LEGAL DESCRIPTION :

LOT 7, BLOCK 10, TRACT 2, UNIT 1.
NORTH ALBUQUERQU ACRES.

B.M. IC 23 TRAMWAY @ LIVE OAK N.E.-EL. 6662.966

DISCUSSION
THIS LOT IS LOCATED ON THE SOUTH SIDE OF SIGNAL AVE., N.E. BETWEEN LOWELL STREET (EAST) AND JUAN TABO BLVD. (WEST). THE SOILS ARE A GRAVELLY, SANDY LOAM OF THE EMBUDO SERIES. THESE ARE WELL-DRAINED SOILS WITH A SLOPE BETWEEN 2 AND 7 PERCENT. THE PERCOLATION RATE VARIES FROM 0.4 - 2.0 INCHES PER HOUR.

THE ESTIMATED COEFFICIENT OF RUNOFF IS 0.20. FOR THE NORTH 1/2 OF THE LOT, THE OFFSITE FLOWS TO, FROM, AND ACROSS THIS LOT ARE OVERLAND SHEET FLOWS. THIS RESIDENCE DOES NOT IMPAIR THESE FLOWS MATERIALLY. IF ONE USES THE AREA OF 38,525 SF FOR THE LOT AND 1,732 SF FOR THE DWELLING, AND A COEFFICIENT OF RUNOFF FOR THE BUILDING OF 1.0, THEN THE OVERALL RUNOFF COEFFICIENT IS CHANGED TO 0.24.

THE SOUTH 1/2 OF THIS LOT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON PANEL NO. 350002 0011. ON SITE INSPECTION AND CORNER ELEVATION SURVEYS CONFIRM THE VALIDITY OF THE FLOOD PLAIN MAP. THE ENGINEERED FLOOR ELEVATION IN 2 FEET ABOVE THE HIGHEST FLOOD PLAIN ELEVATION ON THIS LOT. THE CONSTRUCTION OF THIS DWELLING IN ACCORDANCE WITH THIS DRAINAGE AND GRADING PLAN DOES NOT CONSTITUTE A FLOOD HAZARD TO THE DWELLING OCCUPANTS OR THE DOWNSTREAM OWNERS.

BP 85-1445

C.A. COONCE
10/30/85

C.A. COONCE & ASSOC.
ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS
12324 PINERIDGE N.E. ALBUQUERQUE, N.M. 87112 PH. (505) 296-1089

TITLE	DRAINAGE AND GRADING PLAN
PROJECT	11600 SIGNAL AVE. N.E.
DATE	10-24-85
DRAWN	J.P.C.
CHECKED	C.A.C.
REVISED	
SHEET	1 of 1

C-22/D002

REF 21 DATE 2-28-92 OP ETP
CITY OF ALBUQUERQUE

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My Commission Expires May 8, 1994

CITY OF ALBUQUERQUE
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PLANS/PLATS ON FILE

FILE DESC: C-22/D002

PLANS/PLATS 1

F 30 D 24 C 20 B 16 A 12

CITY OF ALBUQUERQUE

C D F