



BOARD OF COUNTY COMMISSIONERS

PATRICK J. BACA, CHAIRMAN
DISTRICT 1

JACQUELYN SCHAEFER, VICE CHAIR
DISTRICT 5

ALBERT "AL" VALDEZ, MEMBER
DISTRICT 2

EUGENE M. GILBERT, MEMBER
DISTRICT 3

PATRICIA "PAT" CASSIDY, MEMBER
DISTRICT 4

JUAN R. VIGIL, COUNTY MANAGER

County of Bernalillo

State of New Mexico

ONE CIVIC PLAZA, N.W.
ALBUQUERQUE, NEW MEXICO 87102

ADMINISTRATION (505) 768-4000

COMMISSION (505) 768-4217

FAX (505) 768-4329

January 13, 1993

RAY GALLAGHER, SHERIFF

PATRICK J. PADILLA, TREASURER

GLADYS M. DAVIS, CLERK

MARK J. CARRILLO, ASSESSOR

THOMAS J. MESSALL, PROBATE JUDGE

C.A. Coonce, P.E.
C.A. Coonce & Associates
12324 Pineridge, NE
Albuquerque, New Mexico

RE: DRAINAGE PLAN FOR LOT 19, BLOCK 14, TRACT 2, UNIT 1,
NORTH ALBUQUERQUE ACRES (C-22/D29) BP92-396 ENGINEER'S
STAMP DATED DECEMBER 21, 1992

Dear Mr. Coonce:

Based on the information provided, the plan is acceptable for Certification of Occupancy release.

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

Cordially,

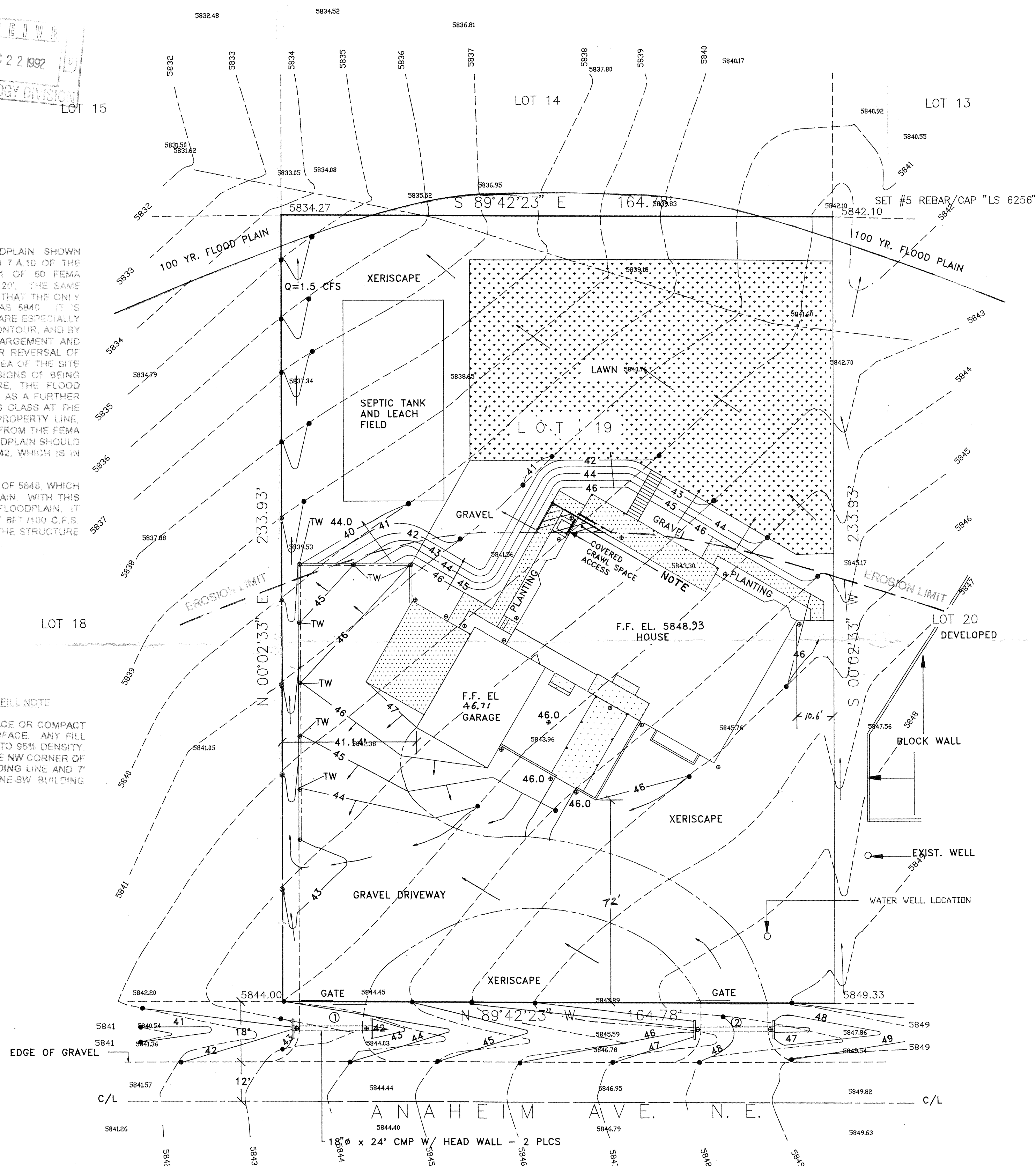
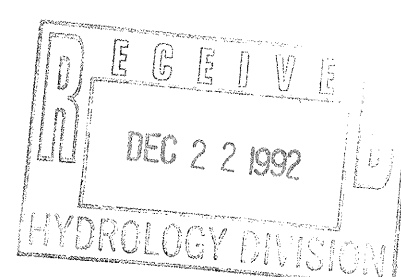
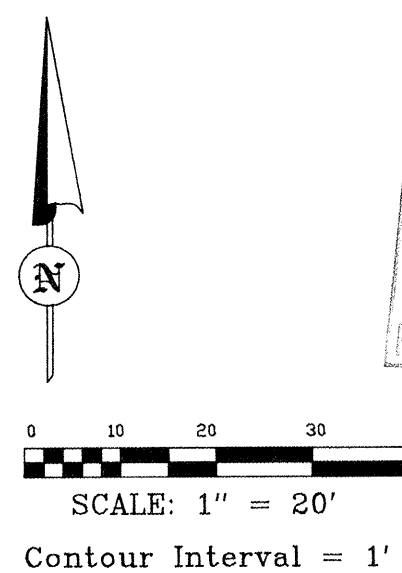
Gilbert Aldaz, P.E. & P.S.
County Floodplain Administrator

xc: Bob Foglesong, Bernalillo County PWD
Tom Burlison, Bernalillo County Building Dept
Clifford E. Anderson, AMAFCA
Dan Patton, Contractor

file

GA

wp+3390



ADDENDUM

THE BASIS FOR SKETCHING THE FLOODPLAIN SHOWN HEREIN WAS THE METHOD SUGGESTED IN 7.A.10 OF THE WPHYD 0157. THE 1" = 500' PANEL 11 OF 50 FEMA FLOODWAY MAP WAS ENLARGED TO 1" = 20'. THE SAME SCALE AS THE SITE PLAN. IT WAS NOTED THAT THE ONLY MAJOR CONTOUR THROUGH THIS SITE WAS 5840. IT IS USUAL THAT TOPOS FROM AERIAL PHOTOS ARE ESPECIALLY GOOD AT DIRECTIONAL CHANGES IN THE CONTOUR, AND BY OVERLAYING THE SITE PLAN ON THE ENLARGEMENT AND THE RECENT ON-SITE TOPO, THE CONTOUR REVERSAL OF 5840 MATCHED VERY WELL. THIS IS AN AREA OF THE SITE THAT IS WELL GRASSED AND SHOWS NO SIGNS OF BEING ERODED IN RECENT HISTORY. THEREFORE, THE FLOOD PLAIN WAS TRACED FROM THIS OVERLAY. AS A FURTHER CHECK, IF ONE LOOKS WITH A MAGNIFYING GLASS AT THE NORTHWARD PROJECTION OF THE EAST PROPERTY LINE, THE LOWEST POINT IS ~ 5839. THE DEPTH FROM THE FEMA MAPS IS THREE (3) FEET, SO THAT THE FLOODPLAIN SHOULD CROSS THE EAST PROPERTY LINE AT ~ 5842. WHICH IS IN ACCORDANCE WITH THIS SKETCH.

THE STRUCTURE IS PLANNED FOR A F.F. EL. OF 5848, WHICH IS APPROXIMATELY 6' ABOVE THE FLOODPLAIN. WITH THIS LARGE A SAFETY MARGIN ABOVE THE FLOODPLAIN, IT WOULD APPEAR PRUDENT TO REDUCE THE 6FT/100 C.F.S. SETBACK, AND PERMIT THE LOCATION OF THE STRUCTURE ON THE SITE AS REQUESTED BY THE OWNER.

NOTE, NORTHWEST CORNER STEMWALL & FILL NOTE

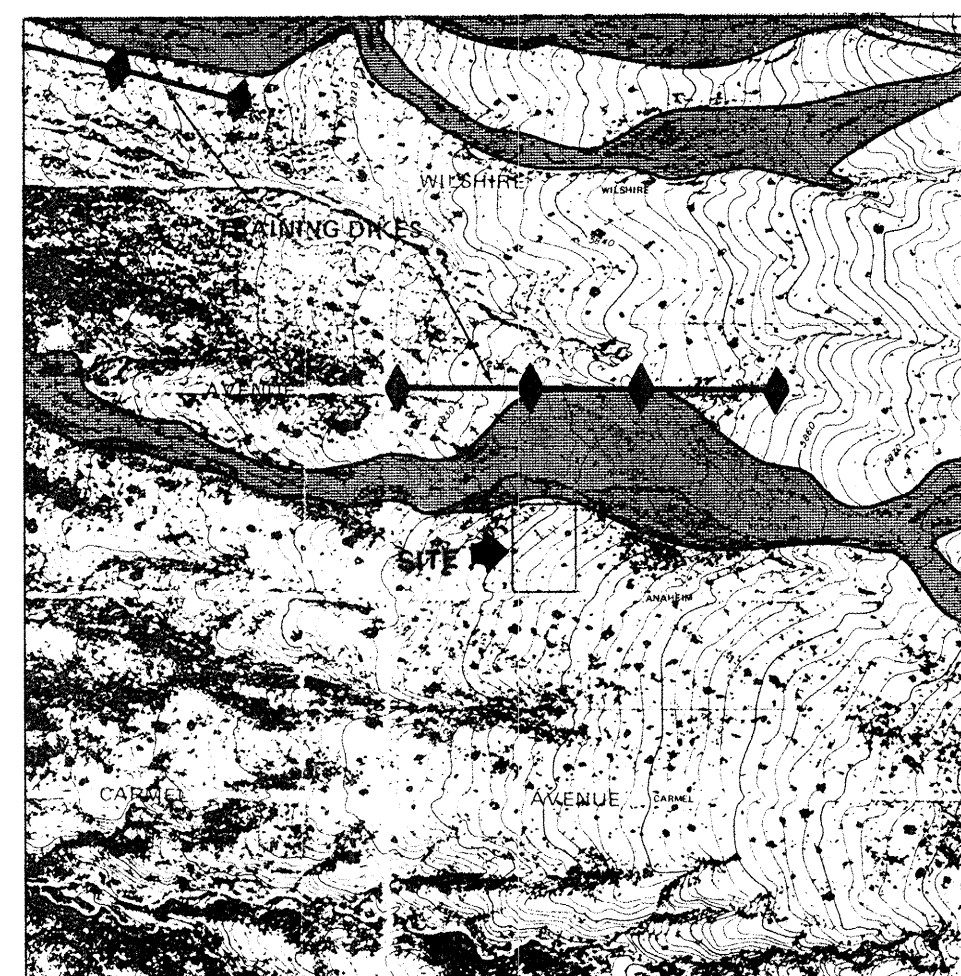
STEMWALL TO 2' BELOW NATURAL SURFACE OR COMPACT TO 95% DENSITY 2' BELOW NATURAL SURFACE. ANY FILL ADDED TO THIS AREA TO BE COMPACTED TO 95% DENSITY. THIS REQUIREMENT EXTENDS 10' FROM THE NW CORNER OF THE STRUCTURE ALONG THE NW-SE BUILDING LINE AND 7' FROM THE SAME CORNER ALONG THE NE-SW BUILDING LINE.

LEGEND	
x	EXISTING SPOT ELEVATIONS
•	PROPOSED SPOT ELEVATIONS, ALL 46.5, EXCEPT AS NOTED
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
----	CONCRETE
----	GRASS

- NOTES:
- 1) BASIS OF BEARINGS: ACS Network - Sta. 4-D22 and 2-C21
 - 2) BASIS OF ELEVATION: ACS STA. 4-D22, ELEV. = 5835.088
 - 3) Survey control and mapping by ConServe Surveying Co., 1815 S. Graniter, Deming, New Mexico, 88030, (505) 546-2438.
 - 4) Unless otherwise indicated, all Lot corners are #5 rebar/cap.

CULVERT DATA

E. INV.	W. INV.	E.T. GRAVEL	W.T. GRAVEL	FILL 400 CY	CUT 11 CY
① 5841.15	5841.80	5843.80	5843.15		
② 5846.50	5846.50	5848.50	5847.50		
INV. = INVERT					
T = TOP					
MAX. SLOPE FROM EDGE OF ANAHEIM TO DITCH BOTTOM IS 4:1					



FLOOD BOUNDARY AND FLOODWAY MAP
PANEL NUMBER 350002 0011

DRAINAGE:

THIS TRACT OF LAND IS LOT 19, BLOCK 14, TRACT 2, UNIT 1, NORTH ALBUQUERQUE ACRES, PLATTED IN 1931. THE LOT ON THE UPSTREAM SIDE (EAST), LOT 20, IS DEVELOPED AND OCCUPIED. THIS LOT, DEVELOPED IN THE FALL OF 1991, CONSTRUCTED A SHALLOW 6" SWALE ALONG THE WEST SIDE OF LOT 20, ESSENTIALLY ELIMINATING ANY OFF-SITE FLOWS TO LOT 19.

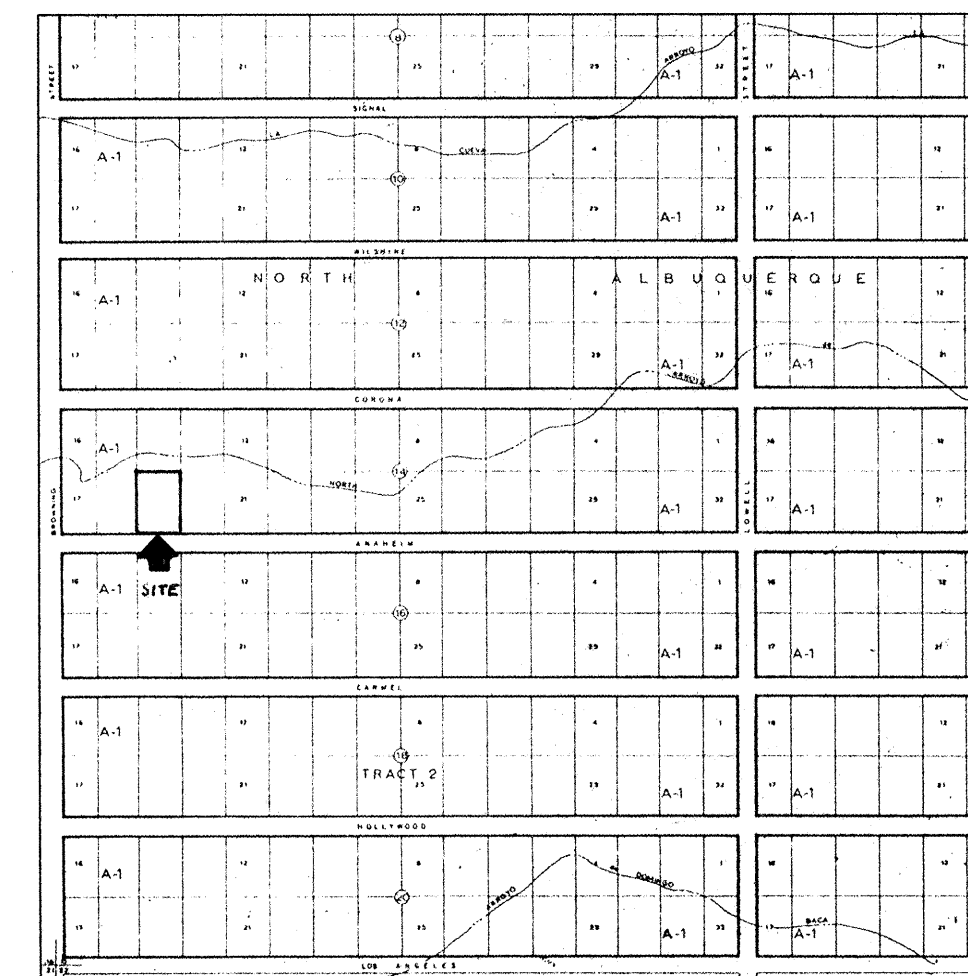
THE DEVELOPED LOT WILL BE LANDSCAPED WITH GRASS, GRAVEL ON WEED-PREVENTING WOVEN BARRIER, AND XERISCAPING, I.E. DROUGHT-TOLERANT SHRUBS, CACTUS, AND DESERT MIX GRASS SEED TO REHABILITATE AREAS DISTURBED DURING CONSTRUCTION.

A SMALL PORTION IN THE REAR OF THIS LOT IS WITHIN THE 100 YEAR FLOOD PLAIN OF THE NORTH DOMINGO BACA ARROYO. THE TRACT IS TO BE FENCED WITH CHAIN LINK FENCE, WHICH WILL NOT INTERFERE WITH THE FLOOD PLAIN.

THE LOT IS SWALED ALONG THE WESTERLY EDGE TO TAKE THE RUN-OFF NORTHERLY INTO THE DOMINGO BACA FLOOD PLAIN. THE SWALE DRAINS ~ 1/2 OF THE RUNOFF AND WILL HAVE A PEAK Q OF 1.5 CFS. AN 18" X 24" LONG CMP WITH HEADWALLS WILL BE LOCATED IN EACH OF THE TWO ENTRIES TO ANAHEIM AVENUE. THIS IS THE SAME SIZE CULVERT AS THAT IN THE LOT TO THE EAST. DUE TO THE DRAINAGE ALONG BOTH SIDES OF ANAHEIM AND THE TOPOGRAPHY, THE FLOW ALONG THE NORTH BAR DITCH WILL BE 1/2 THE 60' ROW FOR 900' OR 0.62 ACRES. USING TREATMENT D FOR ALL OF THE 30' ROW AFFECTED, AND A 10 MINUTE TIME OF CONCENTRATION, THE MAX Q WOULD BE 3.56 CFS. THIS IS QUITE CONSERVATIVE, IN THAT THE BAR DITCH AND GRAVEL ROAD IS NOT IMPERVIOUS; THEREFORE, THE CULVERT SHOULD GO A LONGER PERIOD BETWEEN CLEANING TO REMOVE THE SILT.

BUILDING SETBACK

FROM MEMO NO. WPHYD 0157, DATED 03/04/91, A SETBACK OF 6 FT. PER 100 C.F.S. OF MEANDERING ARROYO FLOWS IS DICTATED. THIS IS SHOWN AS THE DASHED LINE AT THE NORTH EDGE OF THE HOUSE. THE SETBACK WAS DETERMINED FROM TABLE 3.1, NODE 20, CONDITION VI, AS 1680 C.F.S. THIS TABLE IS FROM "REVIEW AND REFINEMENT OF THE NORTHEAST HEIGHTS DRAINAGE MANAGEMENT PLAN", MAY 1980, ESPEY, HUSTON & ASSOCIATES, INC. USING 6 FEET PER 100 C.F.S. THE SETBACK IS 100.8 FT. BY MOVING THE HOUSE 5 FEET TO THE SOUTH, THE SETBACK CAN BE AVOIDED, I.E. CHANGE THE 60 FOOT DIMENSION TO 55' FROM THE FRONT PROPERTY LINE TO THE SOUTH-EAST CORNER. THE FINISHED ELEVATIONS AND EXISTING ELEVATIONS WILL CHANGE BY APPROXIMATELY + 0.2 FEET.



LOCATION MAP C- 22- Z
LEGAL DESCRIPTION: LOT 19, BLOCK 14,
TRACT 2, UNIT 1, NORTH ALBUQUERQUE ACRES
11209 ANAHEIM, N.E.
BP 92-396

THE FOLLOWING TABLE SHOWS THE AREAS AND RUNOFF CHARACTERISTICS FOR THIS DEVELOPMENT.

ZONE 4 - 6 HR. 100-YR. = 2.90 IN. - TIME OF CONCENTRATION, 10 MIN.

TREATMENT	AREA AC.	Q MAX.10 MIN. CFS/AC.	Qp(AxQ)CFS
A	0.371	2.26	0.84
B	0.175	3.05	0.53
C	0.204	3.94	0.80
D	0.135	5.74	0.77
A _T = 0.885 AC.		Q _p = 2.94 CFS	

AFFIDAVIT

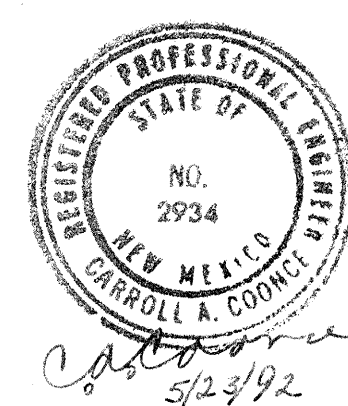
I HAVE PERSONALLY INSPECTED THIS TRACT OF LAND, AND IT DOES NOT APPEAR THAT GRADING, FILLING, OR EXCAVATION HAVE OCCURRED SINCE THIS CONTOUR MAP WAS MADE.

C.A. COONCE, N.M.P.E. # 2934
DATE 12/31/92

I HAVE INSPECTED THIS AS-BUILT CONSTRUCTION AND THE DRAINAGE AND GRADING IS FINISHED IN ESSENTIAL COMPLIANCE WITH THIS APPROVED PLAN.

C.A. COONCE, N.M.P.E. # 2934
DATE 12/31/92

C.A. COONCE & ASSOC.
ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS
12324 PINERIDGE N.E. ALBUQUERQUE, N.M. 87112 PH (505) 296-1089
TITLE SITE, GRADING AND DRAINAGE
PROJECT RESIDENCE OF DR. AND MRS. CHRIS MIERA
DATE 05/05/92 REVISED 05/27/92
DRAWN LSC 05/23/92 05/23/92
CHECKED CAC 05/26/92
SHEET 1 OF 1



CHRISTOPHER & YOLANDA MIERA, husband & wife

THERE IS RESERVED to the Grantor, its successors and assigns, the right to use said lands for open space, landscaping and other purposes which will not interfere with the rights and easements hereby granted, provided that Grantor obtains Grantee's written approval for such use, not to be unreasonably withheld.

WITNESS our hand(s) and seal(s) this 1 day of June, 1992.

Art Miera Yolanda Miera

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO)
)SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 1 day of June, 1992 by

Art Miera
(names)

Yolanda Miera Husband + Wife married
(marital status)

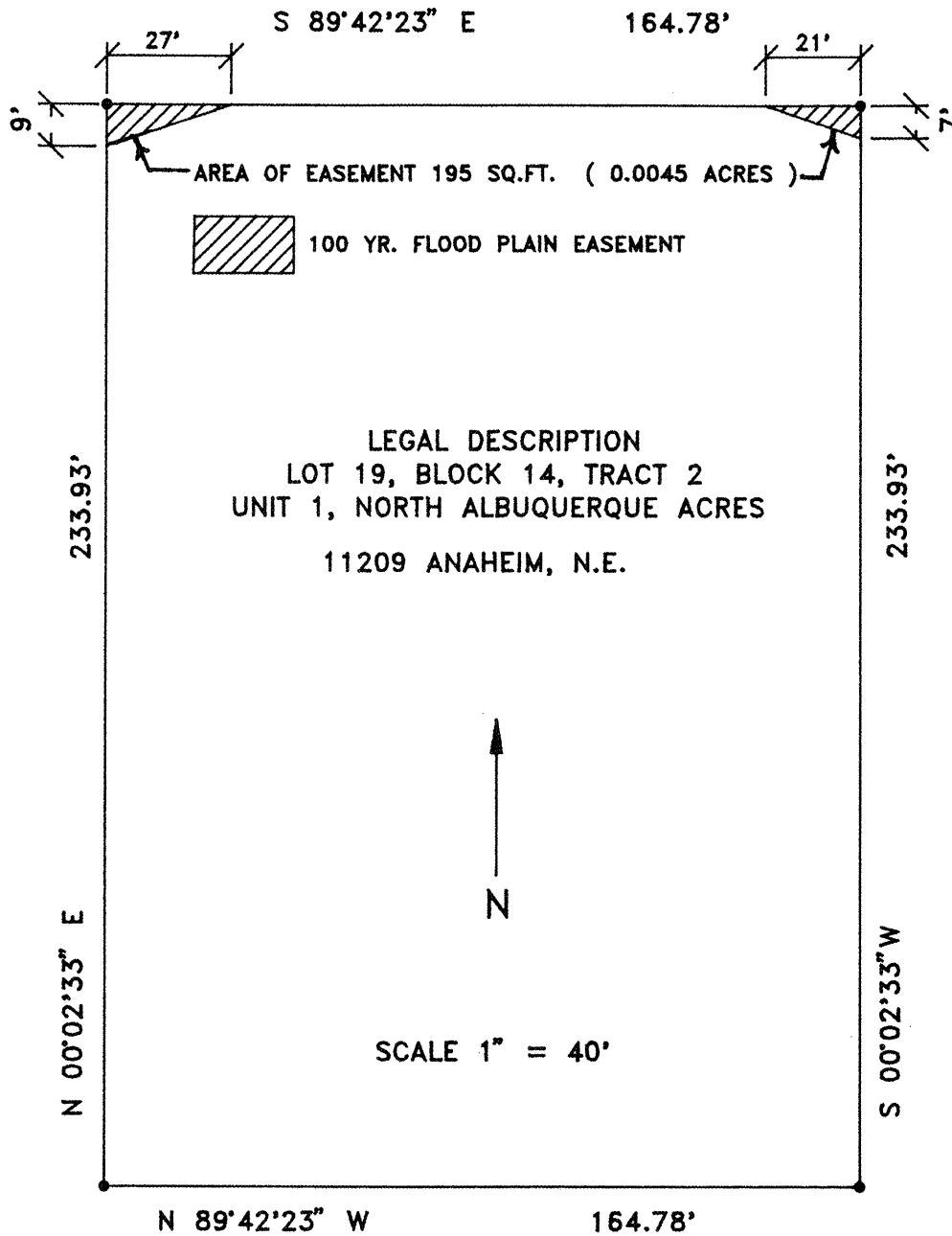
My commission expires:

10-13-93

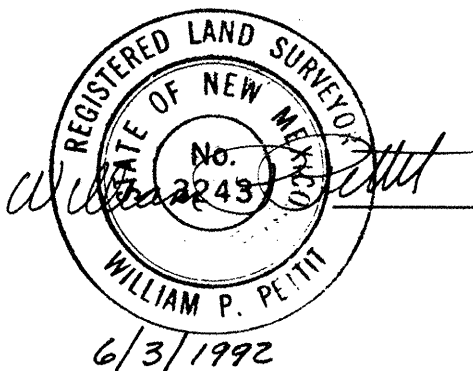
Charlotte S. Wilson

Notary Public

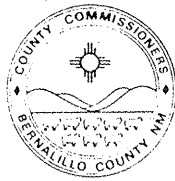
(SEAL)



ANAHEIM, N.E.



ATTACHMENT A



BOARD OF COUNTY COMMISSIONERS

PATRICK J. BACA, CHAIRMAN
DISTRICT 1

JACQUELYN SCHAEFER, VICE CHAIR
DISTRICT 5

ALBERT "AL" VALDEZ, MEMBER
DISTRICT 2

EUGENE M. GILBERT, MEMBER
DISTRICT 3

PATRICIA "PAT" CASSIDY, MEMBER
DISTRICT 4

JUAN R. VIGIL, COUNTY MANAGER

County of Bernalillo

State of New Mexico

ONE CIVIC PLAZA, N.W.
ALBUQUERQUE, NEW MEXICO 87102

ADMINISTRATION (505) 768-4000

COMMISSION (505) 768-4217

FAX (505) 768-4329

June 8, 1992

RAY GALLAGHER, SHERIFF

PATRICK J. PADILLA, TREASURER

GLADYS M. DAVIS, CLERK

MARK J. CARRILLO, ASSESSOR

THOMAS J. MESSALL, PROBATE JUDGE

C.A. Coonce, P.E.
C.A. Coonce & Associates
12324 Pineridge, NE
Albuquerque, New Mexico

RE: DRAINAGE PLAN FOR LOT 19, BLOCK 14, TRACT 2, UNIT 1,
NORTH ALBUQUERQUE ACRES (C-22/D29) BP92-396 ENGINEER'S
STAMP DATED MAY 29, 1992

Dear Mr. Coonce:

Based on the information provided, the plan is acceptable for Building Permit release.

Please be advised that prior to the County Building Department performing final inspection on the structure, you need to submit an Engineer's Certification which then needs to be approved by this office.

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

Cordially,

Gilbert Aldaz, P.E. & P.S.
County Floodplain Administrator

xc: Bob Foglesong, Bernalillo County PWD
Tom Burlison, Bernalillo County Building Dept
Clifford E. Anderson, AMAFCA
Dan Patton, Contractor

GA
wp+3390