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Federal Emergency Management Agency

Washington, D.C. 20472

April 24, 2014

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Richard J. Berry
Mayor, City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

IN REPLY REFER TO:
Case No.: 13-06-4665R
Community Name: City of Albuquerque, NM
Community No.: 350002

104

Dear Mayor Berry:

We are providing our comments with the enclosed Conditional Letter of Map Revision (CLOMR) on a proposed project within your community that, if constructed as proposed, could revise the effective Flood Insurance Study report and Flood Insurance Rate Map for your community.

If you have any questions regarding the floodplain management regulations for your community, the National Flood Insurance Program (NFIP) in general, or technical questions regarding this CLOMR, please contact the Director, Mitigation Division of the Federal Emergency Management Agency (FEMA) Regional Office in Denton, Texas, at (940) 898-5127, or the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our Web site at http://www.fema.gov/business/nfip

Sincerely,

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

List of Enclosures:
Conditional Letter of Map Revision Comment Document

cc: Mr. Curtis A. Cherne, P.E., CFM
Floodplain Administrator
City of Albuquerque

Mr. Fred N. Seely
Western Security Real Estate, Inc.

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

Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT

COMMUNITY INFORMATION		PROPOSED PROJECT DESCRIPTION	BASIS OF CONDITIONAL REQUEST
COMMUNITY	City of Albuquerque Bernalillo County New Mexico COMMUNITY NO.: 350002	DETENTION BASIN FILL	HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS NEW TOPOGRAPHIC DATA
IDENTIFIER	West Ridge Mobile Home Park	APPROXIMATE LATITUDE AND LONGITUDE: 35.077,-106.737 SOURCE: USGS QUADRANGLE DATUM: NAD 83	

AFFECTED MAP PANELS

TYPE: FIRM* NO.: 35001C0328H DATE: August 16, 2012

* FIRM - Flood Insurance Rate Map

FLOODING SOURCES AND REACH DESCRIPTION

Unnamed Pond – near the intersection of Volcano Road Northwest and 90th Street

PROPOSED PROJECT DESCRIPTION

Flooding Source	Proposed Project	Location of Proposed Project
Unnamed Pond	Fill Placement	near the intersection of Volcano Road Northwest and 90th Street
Unnamed Pond	Detention Pond	near the intersection of Volcano Road Northwest and 90th Street

SUMMARY OF IMPACTS TO FLOOD HAZARD DATA

Flooding Source	Effective Flooding	Proposed Flooding	Increases	Decreases
Unnamed Pond	Zone A	Zone AE	None	Yes
	No BFEs*	BFEs	Yes	None

* BFEs - Base (1-percent-annual-chance) Flood Elevations

COMMENT

This document provides the Federal Emergency Management Agency's (FEMA's) comment regarding a request for a CLOMR for the project described above This document is not a final determination; it only provides our comment on the proposed project in relation to the flood hazard information shown on the effective National Flood Insurance Program (NFIP) map. We reviewed the submitted data and the data used to prepare the effective flood hazard information for your community and determined that the proposed project meets the minimum floodplain management criteria of the NFIP Your community is responsible for approving all floodplain development and for ensuring that all permits required by Federal or State/Commonwealth law have been received State/Commonwealth, county, and community officials, based on their knowledge of local conditions and in the interest of safety, may set higher standards for construction in the Special Flood Hazard Area (SFHA), the area subject to inundation by the base flood). If the State/Commonwealth, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria

This comment is based on the flood data presently available If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on the FEMA Web site at http://www.fema.gov/business/nfip

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Engineering Management Branch
Federal Insurance and Mitigation Administration

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Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

To determine the changes in flood hazards that will be caused by the proposed project, we compared the hydraulic modeling reflecting the proposed project (referred to as the proposed conditions model) to the hydraulic modeling reflecting the existing conditions.

The table below shows the changes in the base flood water-surface elevations (WSELs).

Base Flood WSEL Comparison Table			
Flooding Source: Unnamed Pond		Base Flood WSEL Change (feet)	Location of maximum change
Proposed vs. Existing	Maximum increase	1.0	entire pond
	Maximum decrease	None	

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.

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CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

DATA REQUIRED FOR FOLLOW-UP LOMR

Upon completion of the project, your community must submit the data listed below and request that we make a final determination on revising the effective FIRM and FIS report. If the project is built as proposed and the data below are received, a revision to the FIRM and FIS report would be warranted.

• Detailed application and certification forms must be used for requesting final revisions to the maps. Therefore, when the map revision request for the area covered by this letter is submitted, Form 1, entitled "Overview and Concurrence Form," must be included. A copy of this form may be accessed at http://www.fema.gov/plan/prevent/fhm/dl_mt-2.shtm.

• The detailed application and certification forms listed below may be required if as-built conditions differ from the proposed plans. If required, please submit new forms, which may be accessed at http://www.fema.gov/plan/prevent/fhm/dl_mt-2.shtm, or annotated copies of the previously submitted forms showing the revised information.

Form 2, entitled "Riverine Hydrology and Hydraulics Form." Hydraulic analyses for as-built conditions of the base flood must be submitted with Form 2.

Form 3, entitled "Riverine Structures Form."

• A certified topographic work map showing the revised and effective base floodplain boundaries. Please ensure that the revised information ties in with the current effective information at the downstream and upstream ends of the revised reach and any tributaries.

• An annotated copy of the FIRM, at the scale of the effective FIRM, that shows the revised base floodplain boundary delineations shown on the submitted work map and how they tie-in to the base floodplain boundary delineations shown on the current effective FIRM at the downstream and upstream ends of the revised reach and any tributaries.

• As-built plans, certified by a registered Professional Engineer, of all proposed project elements.

• Documentation of the individual legal notices sent to property owners who will be affected by any widening or shifting of the base floodplain and/or any BFE establishment.

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CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

DATA REQUIRED FOR FOLLOW-UP LOMR (continued)

• An officially adopted maintenance and operation plan for the Unnamed Pond. This plan, which may be in the form of a written statement from the community Chief Executive Officer, an ordinance, or other legislation, must describe the nature of the maintenance activities, the frequency with which they will be performed, and the title of the local community official who will be responsible for ensuring that the maintenance activities are accomplished.

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After receiving appropriate documentation to show that the project has been completed, FEMA will initiate a revision to the FIRM and FIS report. Because the flood hazard information (i.e., base flood elevations, base flood depths, SFHAs, zone designations, and/or regulatory floodways) will change as a result of the project, a 90-day appeal period will be initiated for the revision, during which community officials and interested persons may appeal the revised flood hazard information based on scientific or technical data.

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CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

COMMUNITY REMINDERS

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

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Mayor, City of Albuquerque
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IN REPLY REFER TO:
Case No.: 13-06-4665R
Community Name: City of Albuquerque, NM
Community No.: 350002

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MAYOR'S OFFICE
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Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT

COMMUNITY INFORMATION		PROPOSED PROJECT DESCRIPTION	BASIS OF CONDITIONAL REQUEST
COMMUNITY	City of Albuquerque Bernalillo County New Mexico	DETENTION BASIN FILL	HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 350002		
IDENTIFIER	West Ridge Mobile Home Park	APPROXIMATE LATITUDE AND LONGITUDE: 35 077,-106 737 SOURCE: USGS QUADRANGLE DATUM: NAD 83	

AFFECTED MAP PANELS

TYPE FIRM* NO · 35001C0328H DATE: August 16, 2012

* FIRM - Flood Insurance Rate Map

FLOODING SOURCES AND REACH DESCRIPTION

Unnamed Pond – near the intersection of Volcano Road Northwest and 90th Street

PROPOSED PROJECT DESCRIPTION

Flooding Source	Proposed Project	Location of Proposed Project
Unnamed Pond	Fill Placement	near the intersection of Volcano Road Northwest and 90th Street
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SUMMARY OF IMPACTS TO FLOOD HAZARD DATA

Flooding Source	Effective Flooding	Proposed Flooding	Increases	Decreases
Unnamed Pond	Zone A	Zone AE	None	Yes
	No BFEs*	BFEs	Yes	None

* BFEs - Base (1-percent-annual-chance) Flood Elevations

COMMENT

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COMMUNITY INFORMATION (CONTINUED)

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CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

DATA REQUIRED FOR FOLLOW-UP LOMR (continued)

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CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

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Luis Rodriguez, P E , Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

On April 24, 2014, you were sent a Conditional Letter of Map Revision (CLOMR) for City of Albuquerque, NM. FEMA Case Number 13-06-4665R. Due to an administrative error, the issue date was not shown on the Letter of Map Revision. The correct issue date for this CLOMR is April 24, 2014. Please find enclosed a corrected copy of the CLOMR for your records.

We regret any confusion we may have caused you.

Enclosure

Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT

COMMUNITY INFORMATION		PROPOSED PROJECT DESCRIPTION	BASIS OF CONDITIONAL REQUEST
COMMUNITY	City of Albuquerque Bernalillo County New Mexico	DETENTION BASIN FILL	HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS NEW TOPOGRAPHIC DATA
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IDENTIFIER	West Ridge Mobile Home Park	**APPROXIMATE LATITUDE AND LONGITUDE:** 35 077,-106 737 **SOURCE:** USGS QUADRANGLE **DATUM:** NAD 83	

AFFECTED MAP PANELS

TYPE: FIRM* NO.: 35001C0328H DATE. August 16, 2012

* FIRM - Flood Insurance Rate Map

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• As-built plans, certified by a registered Professional Engineer, of all proposed project elements.

• Documentation of the individual legal notices sent to property owners who will be affected by any widening or shifting of the base floodplain and/or any BFE establishment.

This comment is based on the flood data presently available If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605 Additional Information about the NFIP is available on the FEMA Web site at http://www.fema gov/business/nfip.

Luis Rodriguez, P.E , Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

DATA REQUIRED FOR FOLLOW-UP LOMR (continued)

• An officially adopted maintenance and operation plan for the Unnamed Pond. This plan, which may be in the form of a written statement from the community Chief Executive Officer, an ordinance, or other legislation, must describe the nature of the maintenance activities, the frequency with which they will be performed, and the title of the local community official who will be responsible for ensuring that the maintenance activities are accomplished.

• FEMA's fee schedule for reviewing and processing requests for conditional and final modifications to published flood information and maps may be accessed at http://www.fema.gov/plan/prevent/fhm/frm_fees.shtm. The fee at the time of the map revision submittal must be received before we can begin processing the request. Payment of this fee can be made through a check or money order, made payable in U.S. funds to the National Flood Insurance Program, or by credit card (Visa or MasterCard only). Please forward the payment, along with the revision application, to the following address:

LOMC Clearinghouse
847 South Pickett Street
Alexandria, Virginia 22304-4605

or submit the LOMR using the Online LOMC portal at: https://hazards.fema.gov/femaportal/onlinelomc/signin

After receiving appropriate documentation to show that the project has been completed, FEMA will initiate a revision to the FIRM and FIS report. Because the flood hazard information (i.e., base flood elevations, base flood depths, SFHAs, zone designations, and/or regulatory floodways) will change as a result of the project, a 90-day appeal period will be initiated for the revision, during which community officials and interested persons may appeal the revised flood hazard information based on scientific or technical data.

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605 Additional Information about the NFIP is available on the FEMA Web site at http //www fema.gov/business/nfip.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

COMMUNITY REMINDERS

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

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on the FEMA Web site at http://www.fema.gov/business/nfip.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

64

Cherne, Curtis

From: Kaiser, Benjamin [benjamin.kaiser@urs.com]
Sent: Wednesday, October 09, 2013 7:11 PM
To: rrb@tierrawestllc.com
Cc: Cherne, Curtis; fnseeley@comcast.net; Pulugundla, Kavitha
Subject: Revision Request Received for City of Albuquerque, NM (Case No. 13-06-4665R)

Dear Mr. Bohannan:

We have received your request that the Department of Homeland Security's Federal Emergency Management Agency (FEMA) issue a conditional revision to the flood hazard information on the applicable National Flood Insurance Program (NFIP) map for the City of Albequerque, NM. This e-mail is being sent to officially acknowledge the receipt of your request and replaces the paper copy acknowledgement letters previously issued by FEMA. We ask that you please respond directly to this e-mail to verify that it has been received.

The case number assigned to your request is **13-06-4665R**, and the project identifier is **West Ridge Mobile Home Park**.

We are reviewing your submitted data and will contact you if additional information is required to process your request.

If additional information is not required, we will issue a final letter of determination within 90 days of receiving your request.

If you have general questions about your request, FEMA policy, or the NFIP, please contact the FEMA Map Information eXchange (FMIX), toll free, at 1-877-FEMA MAP (1-877-336-2627). If you have specific questions concerning your request, my contact information is listed below, or please contact the Revisions Coordinator for your State, Ms. Kavitha Pulugundla, CFM, at kavitha.pulugundla@urs.com or at (703) 849-0554.

Please be assured we will do our best to respond to all inquiries in a timely manner.

Thank you,

Ben Kaiser
FEMA Risk MAP Team
12420 Milestone Center Drive, Suite 150 | Germantown, MD 20876
Direct: (301) 820-3230 | Mobile: (240) 356-7037 | benjamin.kaiser@urs.com

This e-mail and any attachments contain URS Corporation confidential information that may be proprietary or privileged. If you receive this message in error or are not the intended recipient, you should not retain, distribute, disclose or use any of this information and you should destroy the e-mail and any attachments or copies.

L. Blair

Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
Case No.: 00-06-089P

The Honorable Jim Baca
Mayor
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Community: City of Albuquerque, New Mexico
Community No.: 350002
Panel Affected: 35001C0328 D
Effective Date of This Revision: JAN 24 2000

102-I-C

Dear Mayor Baca:

This responds to a request that the Federal Emergency Management Agency (FEMA) revise the effective Flood Insurance Rate Map (FIRM) for Bernalillo County, New Mexico and Incorporated Areas (the effective FIRM for your community), in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. In a letter dated October 14, 1999, Ms. Susan M. Calongne, P.E., City/County Floodplain Administrator, City of Albuquerque/Bernalillo County, requested that FEMA revise the FIRM to show the effects of a retention pond project associated with the West Ridge Mobile Home Park development along an unnamed arroyo from approximately 1,000 feet upstream of Bluewater Road to just upstream of Volcano Road. The retention pond project consists of one large retention pond with a capacity of 13.99 acre-feet approximately 500 feet downstream of Bluewater Road and two temporary ponds just upstream of Avalon Road and just upstream of Volcano Road.

All data required to complete our review of this request were submitted with letters from Mr. Ronald R. Bohannan, P.E., President, Tierra West, LLC, and Ms. Calongne.

We have completed our review of the submitted data and the flood data shown on the effective FIRM. We have revised the FIRM to modify the floodplain boundary delineations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) along the unnamed arroyo from approximately 1,000 feet upstream of Bluewater Road to just upstream of Volcano Road. As a result of the modifications, the width of the Special Flood Hazard Area (SFHA), the area that would be inundated by the base flood, for the unnamed arroyo increased in some areas and decreased in other areas. All increases in SFHA width are contained in the ponds. No insurable structures are affected by the increases in SFHA width. The modifications are shown on the enclosed annotated copy of FIRM Panel(s) 35001C0328 D. This Letter of Map Revision (LOMR) hereby revises the above-referenced panel(s) of the effective FIRM dated September 20, 1996.

The modifications are effective as of the date shown above. The map panel(s) as listed above and as modified by this letter will be used for all flood insurance policies and renewals issued for your community.

A review of the determination made by this LOMR and any requests to alter this determination should be made within 30 days. Any request to alter the determination must be based on scientific or technical data.

We will not physically revise and republish the FIRM and Flood Insurance Study (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 LOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development, and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

The basis of this LOMR is, in whole or in part, a retention pond project. NFIP regulations, as cited in Paragraph 60.3(b)(7), require that communities 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 regulations. Consequently, the ultimate responsibility for maintenance of the retention ponds rests with your community.

Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout the community, so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare a related article for publication in your community's local newspaper. This article should describe the changes that have been made and the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.

This determination has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is 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. 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 minimum NFIP criteria. These criteria are the minimum and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM to which the regulations apply and the modifications made by this LOMR. Our records show that your community has met this requirement.

A Consultation Coordination Officer (CCO) has been designated 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, Texas 76201-3698
(940) 898-5127

FEMA makes flood insurance available in participating communities; in addition, we encourage communities to develop their own loss reduction and prevention programs. Our Project Impact initiative, developed by FEMA Director James Lee Witt, seeks to focus the energy of businesses, citizens, and communities in the United States on the importance of reducing their susceptibility to the impact of all natural disasters, including floods, hurricanes, severe storms, earthquakes, and wildfires. Natural hazard mitigation is most effective when it is planned for and implemented at the local level, by the entities who are most knowledgeable of local conditions and whose economic stability and safety are at stake. For your information, we are enclosing a Project Impact Fact Sheet. For additional information on Project Impact, please visit our Web site at **www.fema.gov**.

If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the CCO for your community at the telephone number cited above. If you have any technical questions regarding this LOMR, please contact Mr. Alan Johnson of our staff in Washington, DC, either by telephone at (202) 646-3403 or by facsimile at (202) 646-4596.

Sincerely,

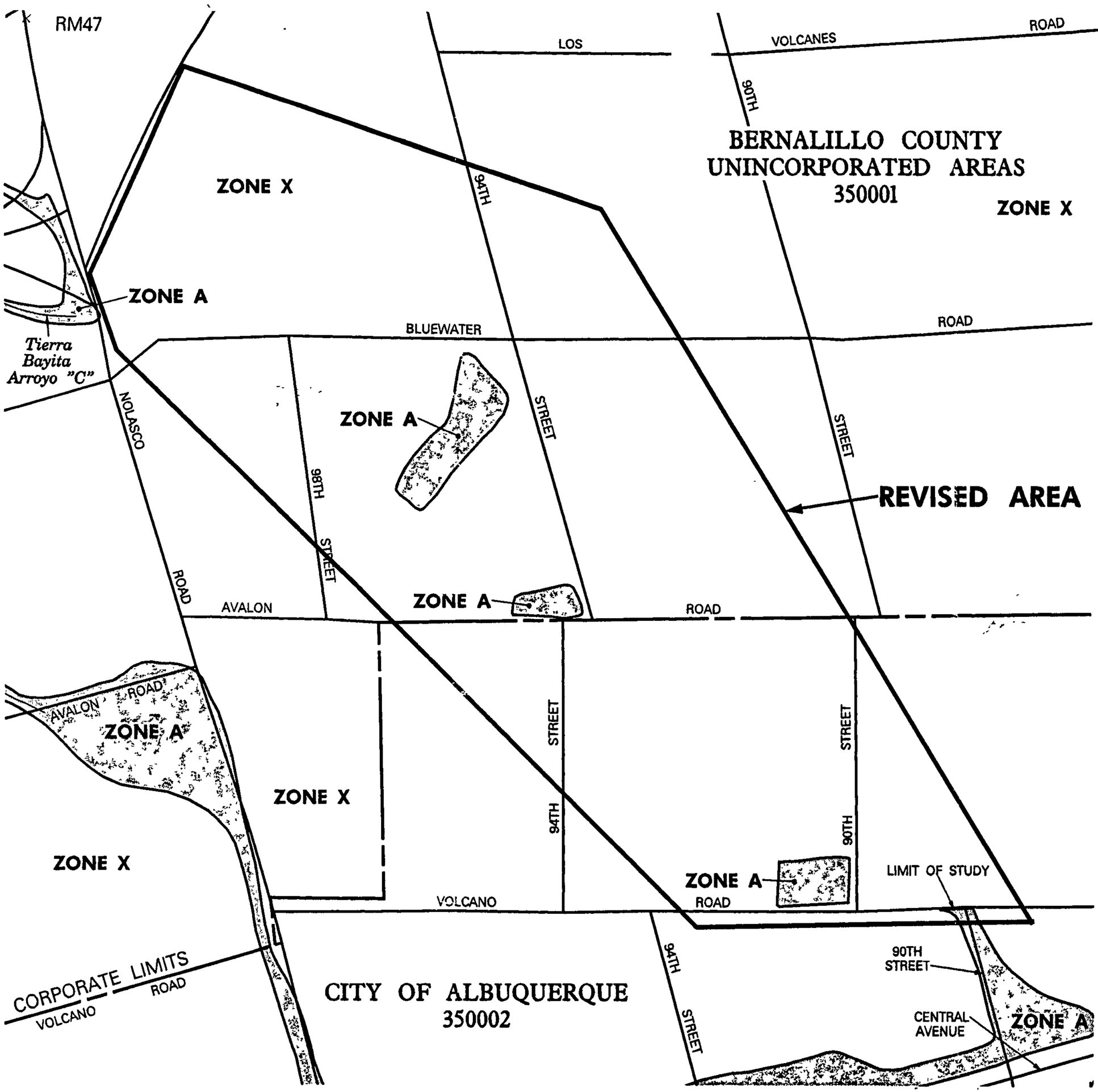
Alan A. Johnson, P.E., Project Engineer
Hazards Study Branch
Mitigation Directorate

For: Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

Enclosure(s)

cc: Ms. Susan M. Calongne, P.E.
City/County Floodplain Administrator
City of Albuquerque/Bernalillo County

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



APPROXIMATE SCALE IN FEET

500 0 500

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

BERNALILLO COUNTY,
NEW MEXICO AND
INCORPORATED AREAS

PANEL 328 OF 825

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS: COMMUNITY	NUMBER	PANEL	SUFFIX
ALBUQUERQUE, CITY OF	350002	0328	D
BERNALILLO, COUNTY UNINCORPORATED AREAS	350001	0328	D

REVISED TO
REFLECT LOMR
DATED JAN 24 2000

MAP NUMBER
35001C0328 D

EFFECTIVE DATE:
SEPTEMBER 20, 1996

Federal Emergency Management Agency

Federal Emergency Management Agency

Washington, D.C. 20472

December 8, 1999

Mr. Ronald R. Bohannan, P.E.
President
Tierra West, LLC
4421 McLeod Road North East, Suite D
Albuquerque, NM 87109

IN REPLY REFER TO:
Case No.: 00-06-089P
Community: City of Albuquerque, NM
Community No.: 350002

316-ACK.FRQ

Dear Mr. Bohannan:

This responds to your letter dated November 19, 1999, concerning an October 14, 1999, request that the 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:	West Ridge Mobile Home Park
Flooding Source:	Unnamed Arroyo
FIRM Panel(s) Affected:	35001C0328 D

We have completed an inventory of the items that you submitted. We have received the data and the review and processing fee ($4,700) required to begin a detailed technical review of your request. If additional data are required, we will inform you within 30 days of the date of this letter.

Please direct all questions concerning your request to our Technical Evaluation Contractor at the following address:

Michael Baker Jr., Inc.
3601 Eisenhower Avenue, Suite 600
Alexandria, Virginia 22304

Attention: Ms. Laura D. Bittner
(703) 317-6292

When you write us about your request, you must include the case number referenced above in your letter.

If you have any questions concerning FEMA policy, or the National Flood Insurance Program in general, please contact Mr. Alan Johnson of our staff in Washington, DC, either by telephone at (202) 646-2724 or by facsimile at (202) 646-4596.

Sincerely,

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

cc: Ms. Susan M. Calogne, P.E.
City/County Floodplain Administrator
City of Albuquerque/Bernalillo County

Federal Emergency Management Agency

Washington, D.C. 20472

November 1, 1999

Ms. Susan M. Calongne, P.E.
City/County Floodplain Administrator
City of Albuquerque/Bernalillo County
P.O. Box 1293
Albuquerque, NM 87103

IN REPLY REFER TO:
Case No.: 00-06-089P
Community: City of Albuquerque, New Mexico
Community No.: 350002

316-ACK.FRQ

Dear Ms. Calongne:

This responds to your request dated October 14, 1999, that the 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:	West Ridge Mobile Home Park
Flooding Source:	Unnamed Arroyo
FIRM Panel(s) Affected:	35001C0328 D

We have completed an inventory of the items that you submitted. The item identified below is required before we can begin a detailed review of your request.

Our preliminary review revealed that no hydraulic computation was provided for the area downstream of the retention pond. The Special Flood Hazard Area (SFHA), the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), along the unnamed arroyo from just downstream of the as-built retention pond to just upstream of Volcano Road cannot be removed unless the average depth across the entire inundated area is less than 1 foot. Please provide evidence that the average depth is less than 1 foot.

If all required items are not submitted within 90 days of the date of this letter, we will treat any subsequent request as an original submittal, and it will be subject to all submittal/payment procedures.

If you are unable to meet the 90-day deadline for submittal of required items, and would like FEMA to continue processing your request, you must request an extension of the deadline. This request must be submitted to our Technical Evaluation Contractor in writing and must provide (1) the reason why the data cannot be submitted within the requested timeframe, and (2) a new date for the submittal of the data. We receive a very large volume of requests and cannot maintain inactive requests for an indefinite period of time. Therefore, the fees will be forfeited for any request for which neither the requested data nor a written extension request is received within 90 days.

Please direct all required items and questions concerning your request to our Technical Evaluation Contractor at the following address:

Michael Baker Jr., Inc.
3601 Eisenhower Avenue, Suite 600
Alexandria, Virginia 22304

Attention: Ms. Laura D. Bittner
(703) 317-6292

When you write us about your request, you must include the case number referenced above in your letter.

If you have any questions concerning FEMA policy, or the National Flood Insurance Program in general, please contact Mr. Alan Johnson of our staff in Washington, DC, either by telephone at (202) 646-3403 or by facsimile at (202) 646-4596.

Sincerely,

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

cc: Mr. Ronald R. Bohannan, P.E.
President
Tierra West, LLC

City of Albuquerque

October 14, 1999

Mr. Monther S. Madanat
Michael Baker Jr., Inc.
3601 Eisenhower Avenue, Suite 600
Alexandria, Virginia 22304-6439

RE: Request for a Letter of Map Revision for the West Ridge Mobile Home Park, City of Albuquerque, New Mexico, Community No. 350002, FIRM Panel 35001C0328D.

Dear Mr. Madanat:

The purpose of this submittal is to request a Letter of Map Revision for West Ridge Mobile Home Park. This request is due to the construction of a pond that intercepts the runoff in the FEMA floodplain, thus removing the floodplain from the area downstream.

Enclosed with this letter are the Application and Certification forms for requesting revisions to the National Flood Insurance Program maps, along with the analyses and As-Built drawings for the improvements. These forms were completed in 1998 when construction of the pond and the Mobile Home Park commenced. I am requesting that this application be accepted on these forms in lieu of the newer MT-2 forms that were received in 1999.

A check in the amount of $4700.00 for the review is also included.

With respect to this pond, the City required a Temporary Drainage Easement and an Agreement and Covenant for the maintenance of the pond. Attached are the recorded documents that make the developer responsible for maintaining the pond, but give the City the right to inspect and maintain the pond if necessary. Therefore, the City has the ultimate maintenance responsibility for this pond.

During construction, the pond was enlarged, therefore, the exhibits shown on the recorded Easement and Agreement and Covenant documents do not match the final pond configuration. Prior to the City's final acceptance of the project, the developer must revise these documents so that the exhibits match the existing pond.

October 14, 1999

As the Community official, I have reviewed and approved the analyses and plans provided with this submittal. Our Community would greatly appreciate your prompt response and approval for this Letter of Map Revision. If you have any questions concerning this submittal, please call me at (505) 924-3982.

Sincerely,

Susan Calongne

Susan M. Calongne, P.E.
City/County Floodplain Administrator

Attachments

c: Ronald R. Bohannan, P.E., Tierra West, LLC (Letter only)
Fred Seeley, Great Western Realty (Letter only)
Alan Johnson, FEMA Headquarters (Letter only)
Jack Quarles, FEMA Region VI (Letter only)
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: *West Ridge Mobile Home Park* ZONE ATLAS/DRNG. FILE #: *K9/D6*

DRB #: *97-451* EPC #: *Z-97-72* WORK ORDER #:

LEGAL DESCRIPTION: *Tracts 6, 7, 8, 9, 10, 11 C.H. Hall*

CITY ADDRESS: *South of Avalon, between 90th and 94th Streets*

ENGINEERING FIRM: *TIERRA WEST, LLC* CONTACT: *RONALD R. BOHANNAN OR SARA LAVY*

ADDRESS: *4421 McCleod Rd. NE Suite D, 87109* PHONE: *(505) 883-7592*

OWNER: *Great Western Realty* CONTACT: *Fred Seeley*

ADDRESS: *3511 Carlisle Blvd, NE, Alb. NE 87107* PHONE: *(505) 888-9777*

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: *Precision Surveys* CONTACT: *Larry Medrano*

ADDRESS: *2929 Coors Blvd, NW Suite 105* PHONE: *(505) 839 - 0569*

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

TYPE OF SUBMITTAL:

- ___ DRAINAGE REPORT
- ___ DRAINAGE PLAN
- ___ CONCEPTUAL GRADING & DRAINAGE PLAN
- ___ GRADING PLAN
- ___ EROSION CONTROL PLAN
- ___ ENGINEER'S CERTIFICATION
- X OTHER - LOMR

PRE-DESIGN MEETING:

- ___ YES
- X NO
- ___ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ___ SKETCH PLAN APPROVAL
- ___ PRELIMINARY PLAT APPROVAL
- ___ S. DEV. PLAN FOR SUB'D. APPROVAL
- ___ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ___ SECTOR PLAN APPROVAL
- ___ FINAL PLAT APPROVAL
- ___ FOUNDATION PERMIT APPROVAL
- ___ BUILDING PERMIT APPROVAL
- ___ CERTIFICATE OF OCCUPANCY APPROVAL
- ___ GRADING PERMIT APPROVAL
- ___ PAVING PERMIT APPROVAL
- ___ S. A. D. DRAINAGE REPORT
- ___ DRAINAGE REQUIREMENTS
- X *OTHER - LOMR*

RECEIVED
SEP 2 0 1999
HYDROLOGY SECTION

DATE SUBMITTED: *09/20/99*

BY: *SARA LAVY*

Tierra West, LLC

September 17, 1999

Ms. Susan Calongne
Hydrology Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: West Ridge Mobile Home Park, K9/D6

Dear Ms. Calongne:

Tierra West, on behalf of West Ridge Limited Partnership, is submitting the LOMR for the West Ridge Mobile Home Park. An existing excavated retention pond built north of the project removes the floodplain from the mobile home park. Please let us know what the fee will be for the submittal. Also, please inform us of who is reviewing the case for FEMA so we can check the status of the review.

If you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Fred Seeley

JN: 960073
scl

960073· 9673calongne-lomr ltr

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

LETTER OF TRANSMITTAL

Tierra West LLC

(505) 883-7592 FAX: (505) 883-7034

4421 McLeod Road NE Suite D, Albuquerque, NM 87109

DATE: 10-13-99 JOB NO: 960073

ATTENTION:

RE: West Ridge MHP

TO Susan Calongne
Plaza del Sol

WE ARE SENDING YOU [X] Attached [ ] Under Separate cover via _____ the following items:

[ ] Shop drawings [X] Prints [ ] Plans [ ] Samples [ ] Specifications

[ ] Copy of letter [ ] Change order [ ] Plats

COPIES	DATED	NO.	DESCRIPTION
1			Check
1			Copy of LOMR
1			Signed sheet for other copy of LOMR
1			Copy of pond covenants for retention pond

THESE ARE TRANSMITTED as checked below:

[ ] For approval [ ] Approved as submitted [ ] **FOR SIGNATURE(S)**

[X] For your use [ ] Approved as noted [ ] _____

[X] As requested [ ] Returned for corrections

[ ] For review & comments [ ] For Payment

[ ] FOR BIDS DUE _____ 19 ___ [ ] PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

RECEIVED BY _____ SIGNED Sara Lavy

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

WESTERN SECURITY REAL ESTATE, INC.
PROPERTY MANAGEMENT TRUST ACCOUNT
WEST RIDGE LIMITED PARTNERSHIP
DEVELOPMENT ACCOUNT
(505) 888-9777

NATIONSBANK, N.A.
ALBUQUERQUE, NM 87125
95-32/1070

0432

10/13/99

PAY TO THE ORDER OF NATIONAL FLOOD INSURANCE PROGRAM $ **4,700.00

Four Thousand Seven Hundred and 00/100********** DOLLARS

Security features included Details on back.

NATIONAL FLOODINSURANCE PROGRAM

MEMO FEE TO SUBMIT LOMR TO FEMA

Gina Seeley

⑈000432⑈ ⑆107000327⑆28 6504342 0⑈

(Ponds 1+3)
#593081

AGREEMENT AND COVENANT

This Agreement and Covenant, between the City of Albuquerque, New Mexico ("City") and West Ridge Limited Partnership ("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 Volcano and 90th Street, in Albuquerque, New Mexico, and more particularly described as:

Tracts 7, 8, 9, 10, 11 and a portion of tract 6 of the Lands of C.H. Hall (December 30, 1946, Vol B1, Fol. 120)

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:

See attached Exhibit A+B

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):

Temporary retention pond

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. The cost of repairing the Improvement will be paid by User.

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 K9/D6 on file at City Hydrology. 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 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 cancelled 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 any part of the User's Property is ever condemned by the City, 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.

Judy D. Woodward Bern Co AGRE R 33.00
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Page: 2 of 14
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Approved as to form by
Legal Department 2/23/95

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

West Ridge Limited Partnership
3511 Carlisle Blvd, NE
Albuquerque, NM 87109

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.

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.

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Approved as to form by
Legal Department 2/23/95

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: _____
Lawrence Rael
Chief Administrative Officer
Dated: 9/22/98

USER:

By: Fred Seeley
Its: General Partner
Dated: 8-4-98

APPROVED:

7/19/98
, Director
Public Works Department
KAC 9/16/98

Reviewed by:

9/15/98
, City Engineer

CITY'S ACKNOWLEDGEMENTS

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on Sept. 22, 199 8, by Lawrence Rael, Chief Administrative Officer for the City of Albuquerque, a New Mexico municipal corporation, on behalf of the corporation.

OFFICIAL SEAL
Renie Carmona
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

Renie Carmona
Notary Public

My Commission Expires:
11/15/2002

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Judy D. Woodward Bern. Co. AGRE R 33.00 Bk-9816 Pg-253

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Approved as to form by
Legal Department 2/23/95

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on September 19, 199 8, by Larry A. Blair, Director, Public Works Department for the City of Albuquerque, a New Mexico municipal corporation, on behalf of the corporation.

Felicia Lujan
Notary Public

My Commission Expires:

1-27-2002

USER'S ACKNOWLEDGEMENT

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

This instrument was acknowledged before me on August 4, 19 98, by Fred N. Lee Cey, General Partner, on behalf of West Ridge Ltd.

Donna J. Bohannan
Notary Public

OFFICIAL SEAL
DONNA J. BOHANNAN
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5-26-2000

My Commission Expires:

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5112843
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Judy D. Woodward Bern. Co. AGRE R 33.00

Approved as to form by
Legal Department 2/23/95

EXHIBIT A

PONDING EASEMENT FOR POND 3

A CERTAIN PARCEL OF LAND SITUATED IN LOTS 1 , 2 AND 3 OF THE TOWN OF ALAMEDA GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT ACS MONUMENT "8-K9" N.M.S.P. BEARS S 66°14'27" E, 1,274.39 FEET TO A POINT ON THE NORTHWEST CORNER OF TRACT A WEST RIDGE MOBILE HOME PARK;

THENCE, FROM SAID POINT N 41°45'58" W, 503.59 FEET, TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF SAID EASEMENT;

THENCE, N 15°23'27" W, 243.60 FEET, TO THE NORTHWEST CORNER OF SAID EASEMENT;

THENCE, ALONG A CURVE TO THE EAST WITH A RADIUS OF 4664.17 FEET, CHORD OF N 49°26'31" E, 584.99 FEET, TO THE NORTHEAST CORNER OF SAID EASEMENT;

THENCE, ALONG A CURVE TO THE SOUTH WITH A RADIUS OF 710.00 FEET, CHORD OF S 29°38'55" E, 136.02 FEET, TO THE SOUTHEAST CORNER OF SAID EASEMENT;

THENCE, ALONG A CURVE TO THE SOUTHWEST WITH A RADIUS OF 1388.36 FEET, CHORD OF S 45°23'42" W, 372.11 FEET, TO A POINT ON SAID EASEMENT;

THENCE, S 37°41'37" W, 297.89 FEET, TO THE SOUTHWEST CORNER OF SAID EASEMENT AND POINT OF BEGINNING DESCRIBED HEREIN, CONTAINING 2.3044 ACRES MORE OR LESS.

Judy D. Woodward Bern. Co. AGRE R 33.00
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CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD LENGTH	CHORD DIRECTION
	585.37	4664.71	293.07	07°11'24"	584.99	S49°26'31"W
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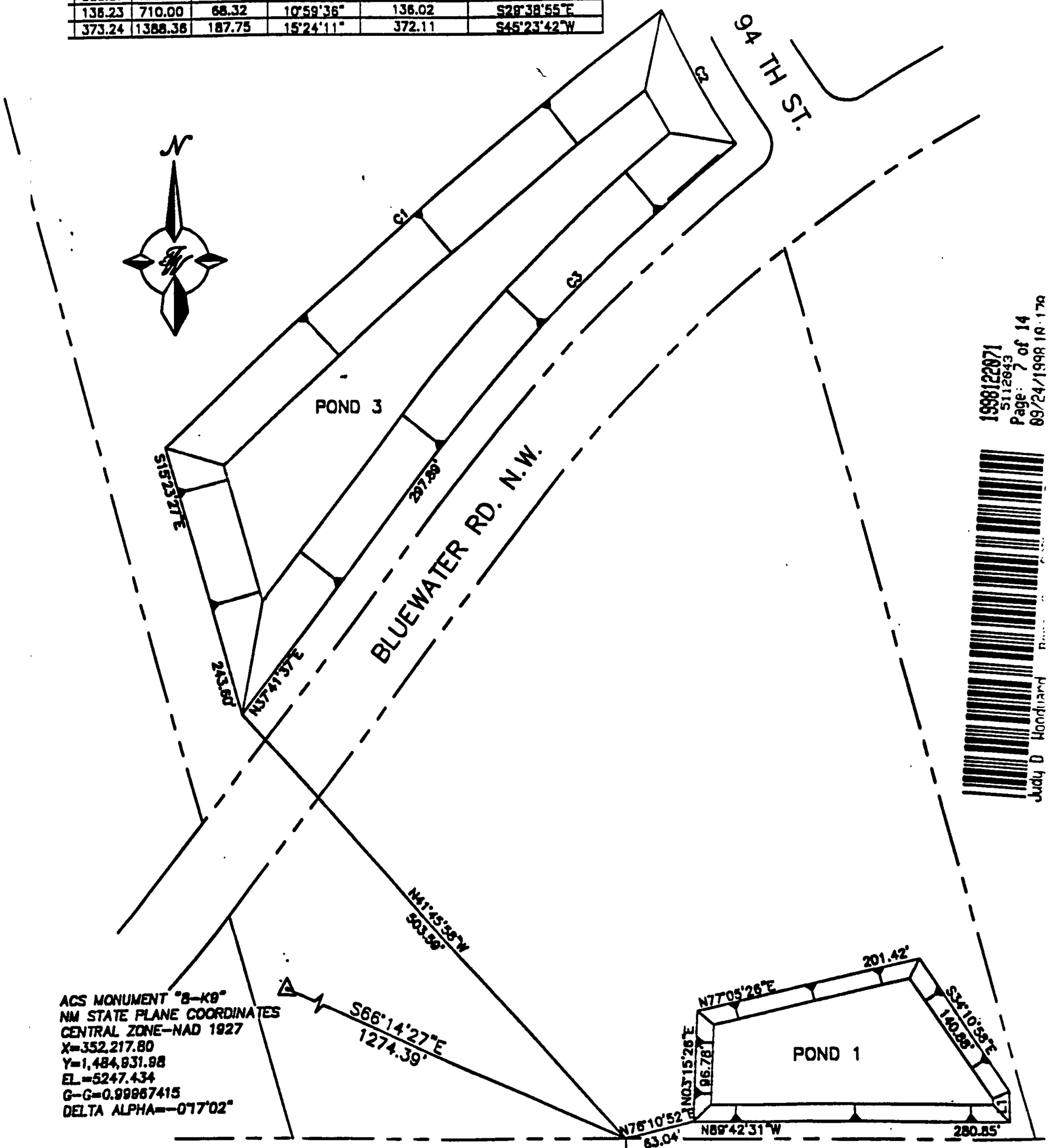

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.50	N00°17'29"E

EXHIBIT "A"

1998122071
511243
Page: 7 of 14
09/24/1998 10:17a
Judy D Hoodland

EXHIBIT "B"

PONDING EASEMENT FOR POND 1

A CERTAIN PARCEL OF LAND SITUATED IN THE SOUTHEAST CORNER OF LOTS 1 AND 2 OF THE TOWN OF ALAMEDA GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE, N 03°15'26" E, 96.78 FEET, TO THE NORTHWEST CORNER OF SAID EASEMENT;

THENCE, N 77°05'26" E, 201.42 FEET, TO THE NORTHEAST CORNER OF SAID EASEMENT;

THENCE, S 34°10'58" E, 140.88 FEET, TO A POINT OF SAID EASEMENT;

THENCE, S 00°17'29" W, 26.50 FEET, TO THE SOUTHEAST CORNER OF SAID EASEMENT;

THENCE, N 89°42'31" W, 280.85 FEET, TO THE SOUTHWEST CORNER OF SAID EASEMENT AND POINT OF BEGINNING DESCRIBED HEREIN, CONTAINING 0.6990 ACRES MORE OR LESS.

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Judy D. Woodward Bern. Co. AGRE R 33.00 Bk-9816 Pg-253

CURVE TABLE						
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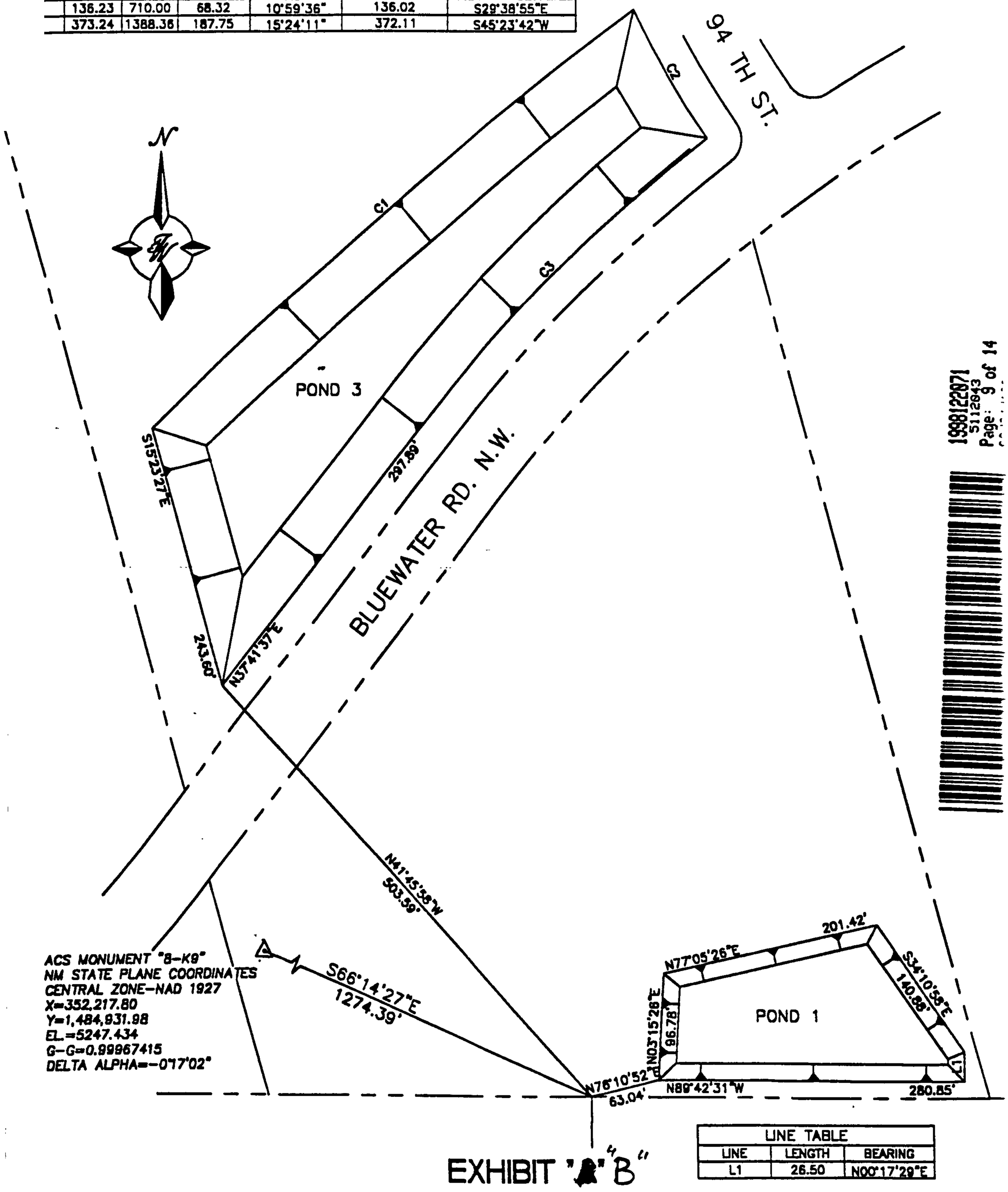

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.50	N00°17'29"E

EXHIBIT "B"

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5112943
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TEMPORARY PUBLIC DRAINAGE EASEMENT

#593081

THIS GRANT OF TEMPORARY EASEMENT, by and between West Ridge Limited Partnership, A New Mexico Corporation ("Grantor"), whose address is 3511 Carlisle, Albuquerque, NM 87109, and the City of Albuquerque, a New Mexico Municipal Corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico 87103.

1. **Grant of Temporary Public Drainage Easement.** The Grantor grants to the City an exclusive, temporary public drainage easement ("Easement"), for Temporary Retention Pond for West Ridge Mobile Home Park ("Public Improvement"), on, over, across, and through the property described below ("Property"), together with the right of the City to operate, maintain, repair, replace and construct the Public Improvement and the right to remover trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement. The Property described as follows:

See Attached Exhibit "A" and "B"

2. **Warranties.** Grantor covenants and warrants that it is the owner in fee simple of the Property and that it has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims form all persons or entities.

3. **Binding on Grantor's Property.** The grant and other provisions of this Easement constitute covenants running with title to the Property for the benefit of the City and its successors and assigns until terminated.

4. **Temporary.** This easement will be released by the City when the City Engineer determines that the Easement is no longer required.

WITNESS my hand and seal this 21 day of August, 1998.

GRANTOR: West Ridge Limited Partnership

BY: Fred N. Seeley
ITS: General Partner

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

Judy D. Woodward Bern. Co. AGRE R 33.00

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The foregoing instrument was acknowledged before me this 21 day of August, 1998, by Fred N. Seeley, its General Partner, on behalf of West Ridge Limited Partnership.

BY: [illegible]
Notary Public

SHAHRAN NAZAR
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 9-20-99

My commission expires: _____

EXHIBIT A

PONDING EASEMENT FOR POND 3

A CERTAIN PARCEL OF LAND SITUATED IN LOTS 1 , 2 AND 3 OF THE TOWN OF ALAMEDA GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Judy D. Woodward Bern. Co. AGRE R 33.00
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CURVE TABLE						
URVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD LENGTH	CHORD DIRECTION
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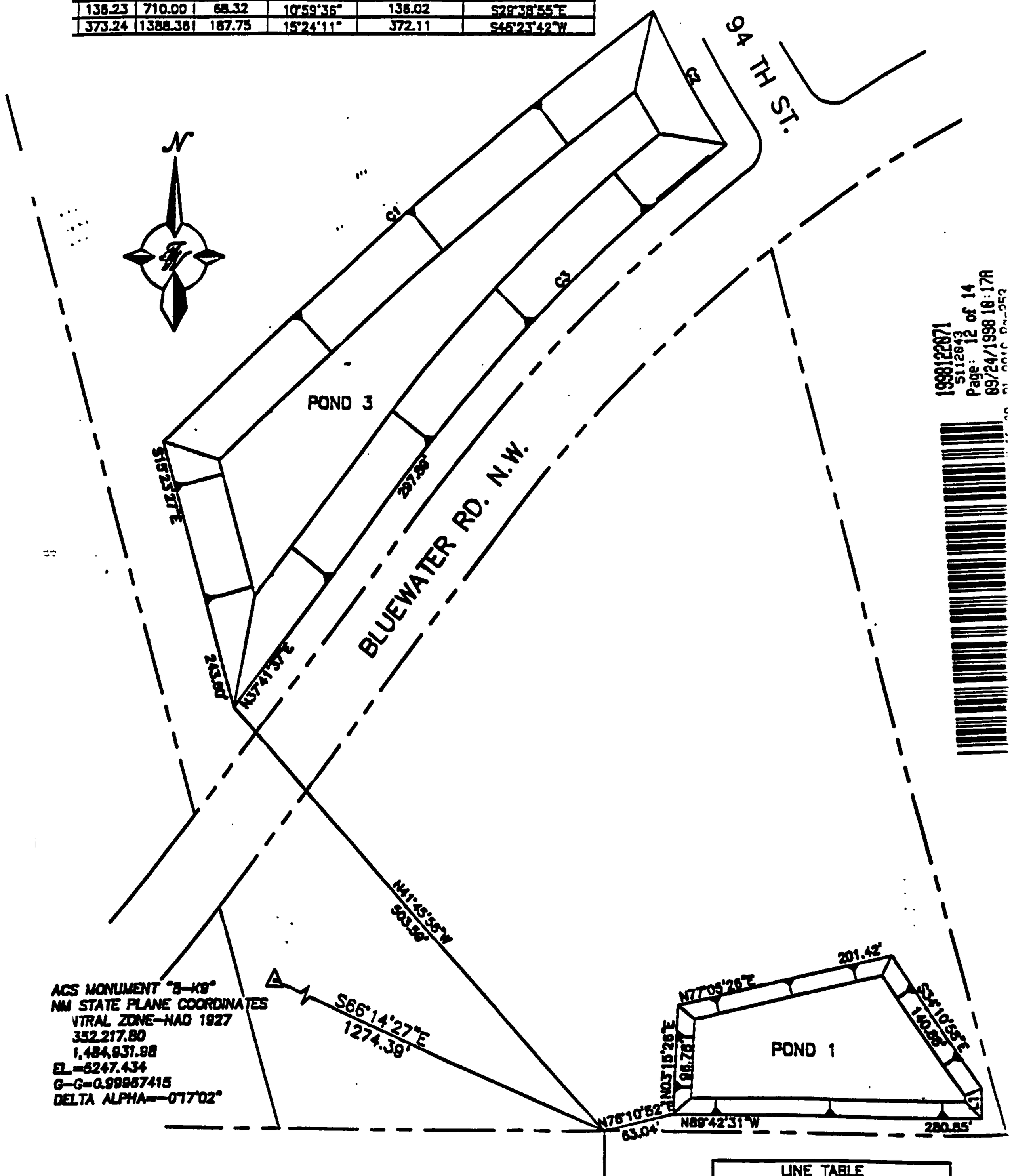

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EXHIBIT B

PONDING EASEMENT FOR POND 1

A CERTAIN PARCEL OF LAND SITUATED IN THE SOUTHEAST CORNER OF LOTS 1 AND 2 OF THE TOWN OF ALAMEDA GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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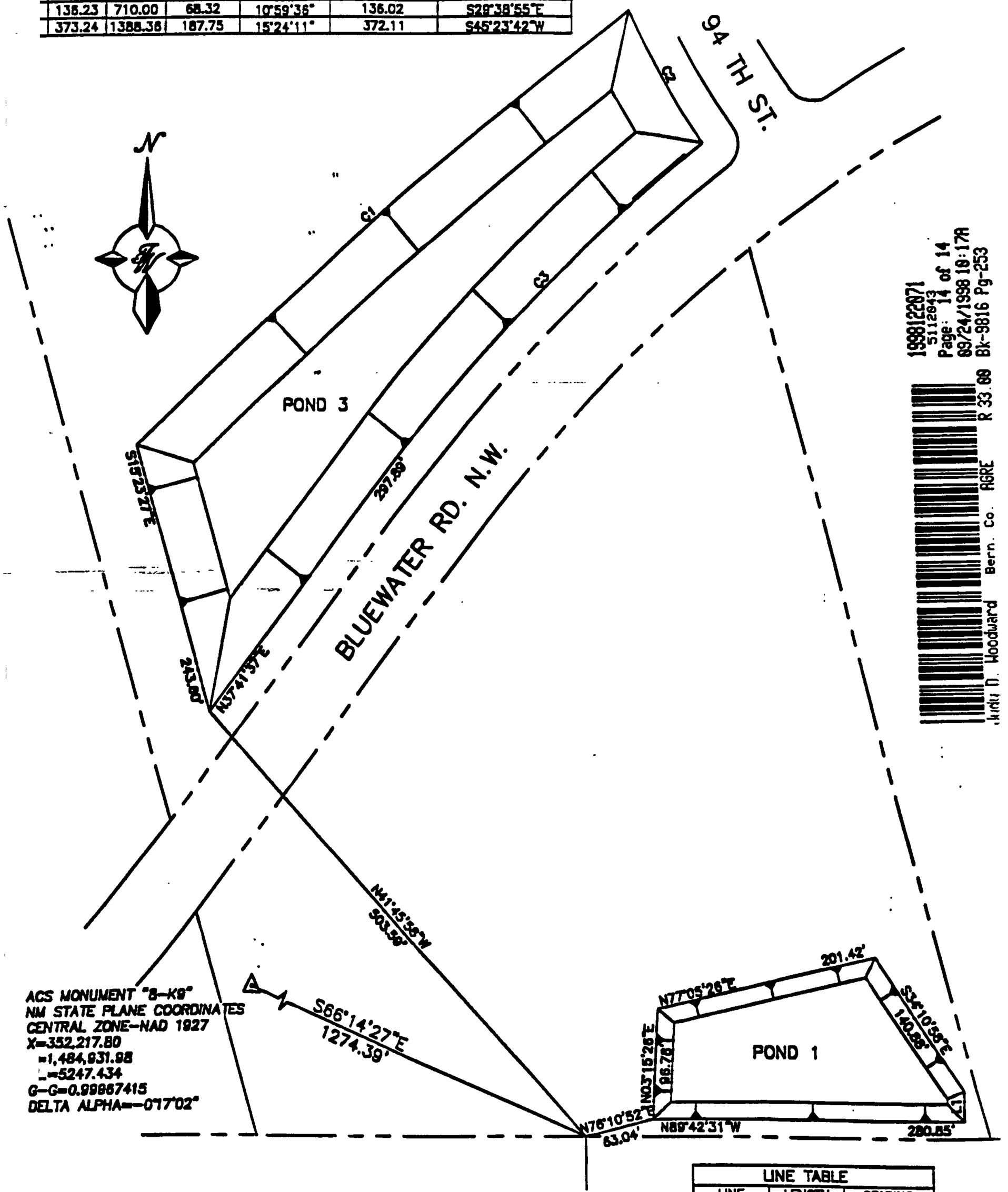

LINE TABLE		
LINE	LENGTH	BEARING

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Judy D. Woodward Bern. Co. AGRE R 33.00

Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
Case No.: 00-06-089P

The Honorable Jim Baca
Mayor
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Community: City of Albuquerque, New Mexico
Community No.: 350002
Panel Affected: 35001C0328 D
Effective Date of This Revision: JAN 24 2000

102-I-C

Dear Mayor Baca:

This responds to a request that the Federal Emergency Management Agency (FEMA) revise the effective Flood Insurance Rate Map (FIRM) for Bernalillo County, New Mexico and Incorporated Areas (the effective FIRM for your community), in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. In a letter dated October 14, 1999, Ms. Susan M. Calongne, P.E., City/County Floodplain Administrator, City of Albuquerque/Bernalillo County, requested that FEMA revise the FIRM to show the effects of a retention pond project associated with the West Ridge Mobile Home Park development along an unnamed arroyo from approximately 1,000 feet upstream of Bluewater Road to just upstream of Volcano Road. The retention pond project consists of one large retention pond with a capacity of 13.99 acre-feet approximately 500 feet downstream of Bluewater Road and two temporary ponds just upstream of Avalon Road and just upstream of Volcano Road.

All data required to complete our review of this request were submitted with letters from Mr. Ronald R. Bohannan, P.E., President, Tierra West, LLC, and Ms. Calongne.

We have completed our review of the submitted data and the flood data shown on the effective FIRM. We have revised the FIRM to modify the floodplain boundary delineations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) along the unnamed arroyo from approximately 1,000 feet upstream of Bluewater Road to just upstream of Volcano Road. As a result of the modifications, the width of the Special Flood Hazard Area (SFHA), the area that would be inundated by the base flood, for the unnamed arroyo increased in some areas and decreased in other areas. All increases in SFHA width are contained in the ponds. No insurable structures are affected by the increases in SFHA width. The modifications are shown on the enclosed annotated copy of FIRM Panel(s) 35001C0328 D. This Letter of Map Revision (LOMR) hereby revises the above-referenced panel(s) of the effective FIRM dated September 20, 1996.

The modifications are effective as of the date shown above. The map panel(s) as listed above and as modified by this letter will be used for all flood insurance policies and renewals issued for your community.

A review of the determination made by this LOMR and any requests to alter this determination should be made within 30 days. Any request to alter the determination must be based on scientific or technical data.

We will not physically revise and republish the FIRM and Flood Insurance Study (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 LOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development, and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

The basis of this LOMR is, in whole or in part, a retention pond project. NFIP regulations, as cited in Paragraph 60.3(b)(7), require that communities 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 regulations. Consequently, the ultimate responsibility for maintenance of the retention ponds rests with your community.

Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout the community, so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare a related article for publication in your community's local newspaper. This article should describe the changes that have been made and the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.

This determination has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is 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. 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 minimum NFIP criteria. These criteria are the minimum and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM to which the regulations apply and the modifications made by this LOMR. Our records show that your community has met this requirement.

A Consultation Coordination Officer (CCO) has been designated 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, Texas 76201-3698
(940) 898-5127

FEMA makes flood insurance available in participating communities; in addition, we encourage communities to develop their own loss reduction and prevention programs. Our Project Impact initiative, developed by FEMA Director James Lee Witt, seeks to focus the energy of businesses, citizens, and communities in the United States on the importance of reducing their susceptibility to the impact of all natural disasters, including floods, hurricanes, severe storms, earthquakes, and wildfires. Natural hazard mitigation is most effective when it is planned for and implemented at the local level, by the entities who are most knowledgeable of local conditions and whose economic stability and safety are at stake. For your information, we are enclosing a Project Impact Fact Sheet. For additional information on Project Impact, please visit our Web site at www.fema.gov.

If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the CCO for your community at the telephone number cited above. If you have any technical questions regarding this LOMR, please contact Mr. Alan Johnson of our staff in Washington, DC, either by telephone at (202) 646-3403 or by facsimile at (202) 646-4596.

Sincerely,

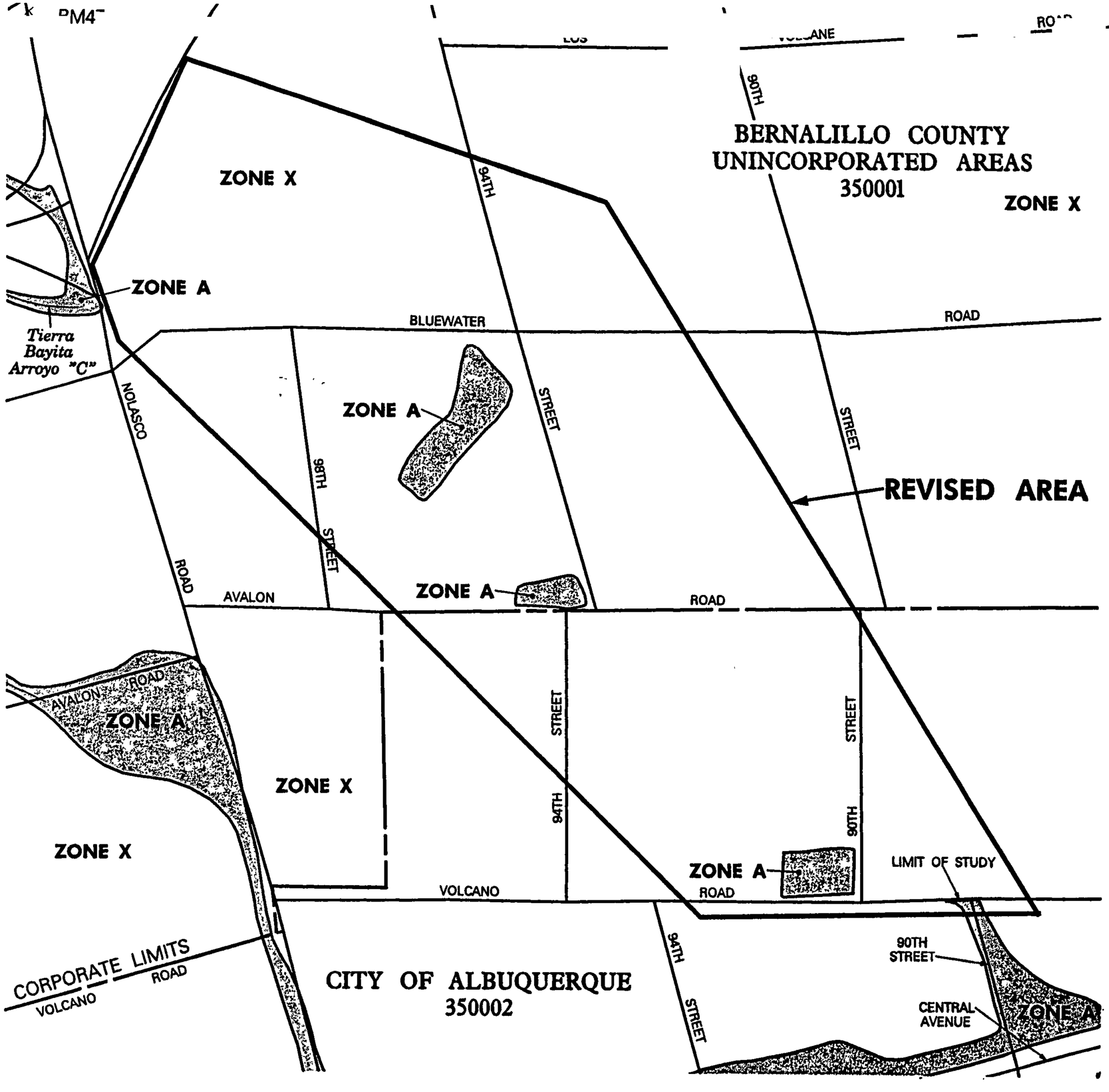
Alan A. Johnson, P.E., Project Engineer
Hazards Study Branch
Mitigation Directorate

For: Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

Enclosure(s)

cc: Ms. Susan M. Calongne, P.E.
City/County Floodplain Administrator
City of Albuquerque/Bernalillo County

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



BERNALILLO COUNTY
CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
350002

APPROXIMATE SCALE IN FEET
500 0 500

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

BERNALILLO COUNTY,
NEW MEXICO AND
INCORPORATED AREAS

PANEL 328 OF 825
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS: COMMUNITY	NUMBER	PANEL	SUFFIX
[illegible]	[illegible]	0328	D
[illegible]	[illegible]	0328	D

REVISED TO
REFLECT LOMR
DATED JAN 2 4 2000

MAP NUMBER
35001C0328 D

EFFECTIVE DATE:
SEPTEMBER 20, 1996

Federal Emergency Management Agency

Federal Emergency Management Agency

Washington, D.C. 20472

November 1, 1999

Ms. Susan M. Calongne, P.E.
City/County Floodplain Administrator
City of Albuquerque/Bernalillo County
P.O. Box 1293
Albuquerque, NM 87103

IN REPLY REFER TO:
Case No.: 00-06-089P
Community: City of Albuquerque, New Mexico
Community No.: 350002

316-ACK.FRQ

Dear Ms. Calongne:

This responds to your request dated October 14, 1999, that the 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:	West Ridge Mobile Home Park
Flooding Source:	Unnamed Arroyo
FIRM Panel(s) Affected:	35001C0328 D

We have completed an inventory of the items that you submitted. The item identified below is required before we can begin a detailed review of your request.

Our preliminary review revealed that no hydraulic computation was provided for the area downstream of the retention pond. The Special Flood Hazard Area (SFHA), the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), along the unnamed arroyo from just downstream of the as-built retention pond to just upstream of Volcano Road cannot be removed unless the average depth across the entire inundated area is less than 1 foot. Please provide evidence that the average depth is less than 1 foot.

If all required items are not submitted within 90 days of the date of this letter, we will treat any subsequent request as an original submittal, and it will be subject to all submittal/payment procedures.

If you are unable to meet the 90-day deadline for submittal of required items, and would like FEMA to continue processing your request, you must request an extension of the deadline. This request must be submitted to our Technical Evaluation Contractor in writing and must provide (1) the reason why the data cannot be submitted within the requested timeframe, and (2) a new date for the submittal of the data. We receive a very large volume of requests and cannot maintain inactive requests for an indefinite period of time. Therefore, the fees will be forfeited for any request for which neither the requested data nor a written extension request is received within 90 days.

Please direct all required items and questions concerning your request to our Technical Evaluation Contractor at the following address:

Michael Baker Jr., Inc.
3601 Eisenhower Avenue, Suite 600
Alexandria, Virginia 22304

Attention: Ms. Laura D. Bittner
(703) 317-6292

When you write us about your request, you must include the case number referenced above in your letter.

If you have any questions concerning FEMA policy, or the National Flood Insurance Program in general, please contact Mr. Alan Johnson of our staff in Washington, DC, either by telephone at (202) 646-3403 or by facsimile at (202) 646-4596.

Sincerely,

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

cc: Mr. Ronald R. Bohannan, P.E.
President
Tierra West, LLC

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Form 1: Revision Requestor and Community Official Form

FEDERAL EMERGENCY MANAGEMENT AGENCY

VISION REQUESTOR AND COMMUNITY OFFICIAL FORM

O.M.B. Burden No. 3067-0148
Expires July 31, 1997

FEMA USE ONLY

PUBLIC BURDEN DISCLOSURE NOTICE

p: reporting burden for this form is estimated to average 2.13 hours per response. The burden estimate includes the for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and leting and reviewing the form. Send comments regarding the accuracy of the burden estimate and any suggestions educing this burden, to: Information Collections Management, Federal Emergency Management Agency, 500 C et, S.W., Washington, DC 20472; and to the Office of Management and Budget, Paperwork Reduction Project (3067-8), Washington, DC 20503.

1. OVERVIEW

The basis for this revision request is (are): *(check all that apply)*

- [x] Physical change
  - [x] Existing
  - [ ] Proposed
- [x] Improved methodology
- [ ] Improved data
- [ ] Floodway revision
- [x] Other Revision of the 100-year flood plain
  - Explain See attached explanation

2. Flooding Source: Unnamed Arroyo

3. Project Name/Identifier: West Ridge Mobile Home Park

4. FEMA zone designations affected: A
(example: A, AH, AO, A1-A30, A99, AE, V, V1-30, VE, B, C, D, X)

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

Community No.	Community Name	County	State	Map No.	Panel No.	Effective Date
EX: 480301	Katy,City	Harris, Fort Bend	TX	480301	0005D	02/08/83
480287	Harris County	Harris	TX	48201C	0220G	09/28/90
350002	Albuquerque	Bernalillo	NM	35001C	0328 D	9/20/96

6. The area of revision encompasses the following types of flooding, structures, and associated disciplines: *(check all that apply)*

Types of Flooding

- [x] Riverine
- [ ] Coastal
- [ ] Alluvial Fan
- [ ] Shallow Flooding *(e.g. Zones AO and AH)*
- [ ] Lakes

Affected by wind/wave action
- [ ] Yes
- [x] No

Structures

- [ ] Channelization
- [ ] Levee/Floodwall
- [ ] Bridge/Culvert
- [ ] Dam
- [ ] Coastal
- [ ] Fill
- [ ] Pump Station
- [ ] None
- [ ] Channel Relocation
- [ ] Excavation
- [x] Other *(describe)*- Retention Pond

Disciplines*

- [x] Water Resources
  - [x] Hydrology
  - [x] Hydraulics
  - [ ] Sediment Transport
  - [ ] Interior Drainage
- [ ] Structural
- [ ] Geotechnical
- [ ] Land Surveying
- [ ] Other *(describe)*

- [ ] Other(describe)

* Attach completed "Certification by Registered Professional Engineer and/or Land Surveyor" Form for each discipline checked. (Form 2)

2. FLOODWAY INFORMATION N/A

7. Does the affected flooding source have a floodway designated on the effective FIRM or FBFM? [ ] Yes [x] No
8. Does the revised floodway delineation differ from that shown on the effective FIRM or FBFM [ ] Yes [x] No

If yes, give reason:

Attach copy of either a public notice distributed by the community stating the community's intent to revise the floodway or a statement by the community that it has notified all affected property owners and affected adjacent jurisdictions.

9. Does the State have jurisdiction over the floodway or its adoption by communities participating in the NFIP? ☐ Yes ☐ No

If yes, attach a copy of a letter notifying the appropriate State agency of the floodway revision and documentation of the approval of the revised floodway by the appropriate State agency.

3. PROPOSED ENCROACHMENTS

10. With floodways: N/A

1A. Does the revision request involve fill, new construction, substantial improvement, or other development in the floodway? ☐ Yes ☐ No

1B. If yes, does the development cause the 100-year water surface elevation to increase at any location by more than 0.000 feet? ☐ Yes ☐ No

11. Without floodways:

2A. Does the revision request involve fill, new construction, substantial improvement, or other development in the 100-year floodplain? ☒ Yes ☐ No

2B. If yes, does the cumulative effect of all development that has occurred since the effective SFHA was originally identified cause the 100-year water surface elevation to increase at any location by more than one foot (*or other surcharge limit if community or state has adopted more stringent criteria*)? ☐ Yes ☒ No

If the answer to either Items 1B or 2B is yes, please provide documentation that all requirements of Section 65.12 of the NFIP regulations have been met, regarding evaluation of alternatives, notice to individual legal property owners, concurrence of CEO, and certification that no insurable structures are impacted.

4. REVISION REQUESTOR ACKNOWLEDGMENT

12. Having read NFIP Regulations, 44 CFR Ch. I, parts 59, 60, 61, and 72, I believe that the proposed revision ☒ is ☐ is not in compliance with the requirements of the aforementioned NFIP Regulations.

5. COMMUNITY OFFICIAL ACKNOWLEDGMENT

13. Was this revision request reviewed by the community for compliance with the community's adopted floodplain management ordinances? ☒ Yes ☐ No

14. Does this revision request have the endorsement of the community? ☒ Yes ☐ No

If no to either of the above questions, please explain: _____

Please note that community acknowledgment and /or notification is required for all requests as outlined in Section 65.4 (b) of the NFIP Regulations.

6. OPERATION AND MAINTENANCE

15. Does the physical change involve a flood control structure (e.g., levees, floodwalls, channelization, basins, dams)? ☒ Yes ☐ No

If yes, please provide the following information for each of the new flood control structures:

A. Inspection of the flood control project will be conducted periodically by City of Albuquerque (entity) Storm Maintenance with a maximum interval of 12 months between inspections.

B. Based on the results of scheduled periodic inspections, appropriate maintenance of the flood control facilities will be conducted by City of Albuquerque Storm Maintenance (entity) to ensure the integrity and degree of flood protection of the structure.

C. A formal plan of operation, including documentation of the flood warning system, specific actions and assignments of responsibility by individual name or title, and provisions for testing the plan at intervals not less than one year, ☐ has ☒ has not been prepared for the flood control structure.

D. The community is willing to assume responsibility for ☒ performing ☐ overseeing compliance with the maintenance and operation plans of the West Ridge MHP Offsite Retention Pond (Name) flood control structure. If not performed promptly by an owner other than the community, the community will provide the necessary services without cost to the Federal government.

Attach operation and maintenance plans.

7. REQUESTED RESPONSE FROM FEMA

16. After examining the pertinent NFIP regulations and reviewing the document entitled "Appeals, Revisions, and Amendments to Flood Insurance Maps: A guide for Community Officials," dated January 1990, this request is for a:

____a.	CLOMR	A letter from FEMA commenting on whether a proposed project, if built as proposed, would justify a map revision *(LOMR or PMR)*, or proposed hydrology changes *(see 44 CFR Ch. I, Parts 60, 65, and 72)*.
X b.	LOMR	A letter from FEMA officially revising the current NFIP map to show changes to floodplains, floodways, or flood elevations. LOMRs typically depict decreased flood hazards. *(See 44 CFR Ch. I Parts 60 and 65.)*
____c.	PMR	A reprinted NFIP map incorporating changes to floodplains, floodways, or flood elevations. Because of the time and cost involved to change, reprint, and redistribute an NFIP map, a PMR is usually processed when a revision reflects increased flood hazards or large-scope changes. *(See 44 CFR Ch. I, Parts 60 and 65.)*
____d.	Other:	Describe ____

8. FORMS INCLUDED

17. Form 2 entitled, "Certification By Registered Professional Engineer and/or Land Surveyor" must be submitted. The following forms should be included with this request if (check the included forms):

- Hydrologic analysis for flooding source differs from that used to develop FIRM — ☒ Hydrologic Analysis Form (Form 3)
- Hydraulic analysis for riverine flooding differs from that used to develop FIRM — ☐ Riverine Hydraulic Analysis Form (Form 4)
- The request is based on updated topographic information or a revised floodplain or floodway delineation is requested — ☒ Riverine /Coastal Mapping Form (Form 5)
- The request involves any type of channel modification — ☐ Channelization Form (Form 6)
- The request involves new bridge or culvert or revised analysis of an existing bridge or culvert — ☐ Bridge/Culvert Form (Form 7)
- The request involves a new revised levee/floodwall system — ☐ Levee/Floodwall System Analysis Form (Form 8)
- The request involves analysis of coastal flooding — ☐ Coastal Analysis Form (Form 9)
- The request involves coastal structures credited as providing protection from the 100-year flood — ☐ Coastal Structures (Form 10)
- The request involves an existing, proposed, or modified dam — ☒ Dam Form (Form 11)
- The request involves structures credited as providing protection from the 100-year flood on an alluvial fan — ☐ Alluvial Fan Flooding Form (Form 12)

9. INITIAL REVIEW FEE

18. The minimum initial review fee for the appropriate request category has been included. ☒ Yes ☐ No

Initial fee amount: $ 4700.00

Check or money order only. Make check or money order payable to : National Flood Insurance Program. If paying by Visa or Mastercard please refer to the credit card information form which follows this form.

or

19. This request is for a project that is for public benefit and is primarily intended for flood loss reduction to insurable structures in identified flood hazard areas which were in existence prior to the commencement of construction of the flood control project. ☐ Yes ☐ No

or

20. This request is to correct map errors, to include the effects of natural changes within the areas of special flood hazard, or solely to provide more detailed data. ☐ Yes ☐ No

Note: I understand that my signature indicates that all information submitted in support of this request is correct.

Signature of Revision Requester

Ronald R. Bohannan P.E., President

Printed Name and Title of Revision Requester

Tierra West, LLC

Company Name

(505)883-7592

Telephone No.

9-29-99

Date

Note: Signature indicates that the community understands, from the revision requester, the impacts of the revision on flooding conditions in the community.

Signature of Community Official

SUSAN M. CALONGNE
CITY/COUNTY FLOODPLAIN ADMINISTRATOR

Printed Name and Title of Community Official

CITY OF ALBUQUERQUE

Community Name

10-14-99

Date

Does this request impact any other communities? ☐ Yes ☒ No

If yes, attach letters from all affected jurisdictions acknowledging revision request and approving changes to floodway, if applicable.

Note: Although a photograph of physical changes is not required, it may be helpful for FEMA's review.

9. INITIAL REVIEW FEE

18. The minimum initial review fee for the appropriate request category has been included. ☒ Yes ☐ No

Initial fee amount: $ _____

Check or money order only. Make check or money order payable to : **National Flood Insurance Program.** If paying by Visa or Mastercard please refer to the credit card information form which follows this form.

or

19. This request is for a project that is for public benefit and is primarily intended for flood loss reduction to insurable structures in identified flood hazard areas which were in existence prior to the commencement of construction of the flood control project. ☐ Yes ☐ No

or

20. This request is to correct map errors, to include the effects of natural changes within the areas of special flood hazard, or solely to provide more detailed data. ☐ Yes ☐ No

Note: I understand that my signature indicates that all information submitted in support of this request is correct.

Signature of Revision Requester

Printed Name and Title of Revision Requester

Company Name

Telephone No. Date

Note: Signature indicates that the community understands, from the revision requester, the impacts of the revision on flooding conditions in the community.

Signature of Community Official

Printed Name and Title of Community Official

Community Name

Date

Does this request impact any other communities? ☐ Yes ☒ No

If yes, attach letters from all affected jurisdictions acknowledging revision request and approving changes to floodway, if applicable.

Note: Although a photograph of physical changes is not required, it may be helpful for FEMA's review.

Additional Information for Form 1
Revision Requestor and Community Official Form
West Ridge Mobile Home Park

1. Basis for Revision Request

A large retention pond was built with the West Ridge Mobile Home Park. The pond captures the upland flows and eliminates the flood plain downstream of the pond. The pond has a capacity of 13.99 ac-ft which is greater than the required capacity of 13.95 ac-ft.

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

Form 2: Certification by Registered Professional Engineer and/or Land Surveyor Form

FEDERAL EMERGENCY MANAGEMENT AGENCY

ERTIFICATION BY REGISTERED PROFESSIONAL ENGINEER AND/OR LAND SURVEYOR FORM

O.M.B. Burden No. 3067-0148
Expires July 31, 1997

FEMA USE ONLY

PUBLIC BURDEN DISCLOSURE NOTICE

lic reporting burden for this form is estimated to average . 23 hour per response. The burden estimate includes the for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and pleting and reviewing the form. Send comments regarding the accuracy of the burden estimate and any gestions for reducing this burden, to: Information Collections Management, Federal Emergency Management ency, 500 C Street, S.W., Washington, DC 20472; and to the Office of Management and Budget, Paperwork duction Project (3067- 0148), Washington, DC 20503.

This certification is in accordance with 44 CFR Ch. I, Section 65.2

I am licensed with an expertise in Water Resources (Hydraulics, Hydrology)
[example: water resources *(hydrology, hydraulics, sediment transport, interior drainage)** structural, geotechnical, land surveying.]

I have 20 years experience in the expertise listed above.

I have ☐ prepared ☒ reviewed the attached supporting data and analyses related to my expertise.

5. I ☒ have ☐ have not visited and physically viewed the project.

6. In my opinion, the following analyses and /or designs, is/are being certified:

Floodplain Revision

7. Base upon the following review, the modifications in place have been constructed in general accordance with plans and specifications.

Basis for above statement: (check all that apply)

a. ☐ Viewed all phases of actual construction.

b. ☒ Compared plans and specifications with as-built survey information.

c. ☐ Examined plans and specifications and compared with completed projects.

d. ☐ Other

8. All information submitted in support of this request is 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, P.E.
(please print or type)

Title: President/Owner
(please print or type)

Registration No. 7868

Expiration Date: 12/31/99

State New Mexico

Type of License Professional Engineer, Civil

Signature

9-17-99
Date

RONALD RAY BOHANNAN
REGISTERED PROFESSIONAL ENGINEER
NEW MEXICO
7868

Seal (Optional)

*Specify Subdiscipline

Note: Insert not applicable (N/A) when statement does not apply.

Form 3: Hydrologic Analysis Form

FEDERAL EMERGENCY MANAGEMENT AGENCY **HYDROLOGIC ANALYSIS FORM**	*O.M.B. Burden No. 3067-0148* *Expires July 31, 1997*	*FEMA USE ONLY*

PUBLIC BURDEN DISCLOSURE NOTICE

Public reporting burden for this form is estimated to average 3.67 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and reviewing the 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, S.W., Washington, DC 20472; and to the Office of Management and Budget, Paperwork Reduction Project (3067-0148), Washington, DC 20503.

Community Name: City of Albuquerque

Flooding Source: Unnamed Arroyo
(One form for each flooding source)

Project Name /Identifier: West Ridge Mobile Home Park

1. HYDROLOGIC ANALYSIS IN FIS

☒ Approximate study stream (Zone A)
☐ Detailed study stream (briefly explain methodology)_____

2. REASON FOR NEW HYDROLOGIC ANALYSIS

☐ No existing analysis
☐ Improved data *(see data revision on page 3)*
☒ Changed physical conditions of watershed *(explain)* See attached explanation

☒ Alternative methodology *(justify why the revised model is better than model used in the effective FIS)*
See attached explanation

☐ Evaluation of proposed conditions (CLOMRs only) (explain)_____

☐ Other_____

If a computer program/model was used in revising the hydrologic analysis, please provide a diskette with the input files for the 10-, 50-, 100 - and 500-year recurrence intervals.

Only the 100-year recurrence interval need be included for SFHAs designated as Zone A.

3. APPROVAL OF ANALYSIS

☒ Approval of hydrologic analysis, including the resulting peak discharge value (s) has been provided by the appropriate local, state, or Federal Agency. (i.e., City of Albuquerque)
Attach evidence of approval.

☐ Approval of the hydrologic analysis is not required by any local, State, or Federal Agency.

4. REVIEW OF RESULTS

Stream: Unnamed Arroyo

Comparison of 100-year Discharges

Location:	Drainage area (Sq mi.)	FIS (cfs):	Revised (cfs):
Retention Pond	0.5943	N/A	174.52

Note: When revised discharges are not significantly different than FIS discharges, FEMA may require a confidence limits analysis on attachment D at a later date to complete the review.

As is often the case with revision requests, only a portion of a stream may actually be revised or be affected by a revision. Therefore, transition to the unrevised portion is important to maintain the continuity of the study. NFIP regulations stipulate that such a transition must be assured. What is the transition from the proposed discharges to the effective discharges? Please explain how the transition was made *(attach separate sheet if necessary)*

See attached explanation

ATTACH A COMPLETED REVIEW OF RESULTS PAGE FOR EACH FLOODING SOURCE.

Is the new hydrologic analysis being developed solely to revise the flow values presented in the FIS *(i.e. no changed hydraulic conditions)*? ☐ Yes ☒ No

es, does the 100-year water surface elevation change by 1.0 foot or more? ☐ Yes ☐ No

FEMA does not normally revise NFIP maps solely due to insignificant flow changes where changes in 100-year water surface elevation are less than 1.0 foot.

5. HISTORICAL FLOODING INFORMATION N/A

Is historical data available for the flooding source? ☐ Yes ☐ No

If yes, provide the following:

Location along flooding source: _____

Maximum peak discharge: _____ cfs

Second highest peak discharge: _____ cfs

Source of information: _____

6. GAGE RECORD INFORMATION N/A

Location of nearest gage to project site *(along flooding source or similar watershed; specify)* _____

Gaging Station: _____

Drainage area at gage: _____ mi^2

Number of years of data: _____

7. DATA REVISION N/A

Please use the following table to list all the data and/or parameters affected by this request and identify them as new data (*New*) or as revising existing data (*Revised*). *(If necessary, attach a separate sheet.)*

Data Parameter	New	Revised	Data Source
	☐	☐	
	☐	☐	
	☐	☐	
	☐	☐	
	☐	☐	

- Data source can be from a Federal, State, or local government agency, or from a private source. Some State and local governments may have less strict data requirements than Federal agencies, in which case the hydrologic data may not be accepted by FEMA unless it is demonstrated that the data give a better estimate of the flood discharge.
- Attach documentation corroborating each data source *(i.e., certified statement, report, bibliographical reference to a published document)*. In the case of a published document or a government report, providing copies of the cover and pertinent pages may be helpful.

8. METHODOLOGY FOR NEW ANALYSIS

☐ Statistical Analysis of Gage Records (*use Attachment A*)

☐ Regional Regression Equations (*use Attachment B*)

☒ Precipitation/Runoff Model (*use Attachment C*)

☐ Other *(specify; attach backup computations and supporting data)* _____

ATTACHMENT A: STATISTICAL ANALYSIS OF GAGE RECORDS N/A

Gaging Station: _____

Gage Location (latitude and longitude): _____

	FIS:	Revised:
1. Number of years of data		
Systematic		
Historical		
2. Homogeneous data	☐ Yes ☐ No	☐ Yes ☐ No
3. Data adjustments	☐ Yes ☐ No	☐ Yes ☐ No
4. Number of high outliers		
Low outliers		
Zero events		
5. Generalized skew		
6. Station skew		
7. Adopted skew		
8. Probability distribution used (justify if log-Pearson III was not used)		
9. Transfer equations to ungaged sites		☐ Yes ☐ No

If yes, specify method

_____

_____

_____

10. Expected probability* ☐ Yes ☐ No

11. Comparison of results with other analyses ☐ Yes ☐ No

If yes, describe comparison

_____

_____

_____

*FEMA does not accept expected probability analyses for the purpose of reflecting flood hazard information in a FIS.

If any data is not available, indicate by N/A.

:ach analysis including plot of flood frequency curve.

ATTACHMENT B: REGIONAL REGRESSION EQUATIONS N/A

Bibliographical Reference:

(Attach a copy of title page, table of contents, and pertinent pages including equations.)

Gaged or ungaged stream:

Hydrologic region(s):

Attach backup map.

Provide parameters, values, and source of data used to define parameters.

	FIS:		Revised:	
5. Urbanized conditions calculations	☐ Yes	☐ No	☐ Yes	☐ No
6 Percent of watershed urbanization				
Is the watershed controlled?	☐ Yes	☐ No	☐ Yes	☐ No
Comparison with other analyses	☐ Yes	☐ No	☐ Yes	☐ No

If the answer to 5, 7, or 8 is yes, explain methodology in Comments.

If data is not available, indicate by N/A.

Comments

Attach computation and supporting maps, delineating the watershed boundary and drainage area divides.

ATTACHMENT C: PRECIPITATION/RUNOFF MODEL

		FIS:	Revised
1.	Method or model used:		HYMO
	Version:		AHYMO194
	Date:		1994
2.	Source of rainfall depth:		DPM Ch. 22-2*
3.	Source of rainfall distribution:		DPM Ch. 22-2*
4.	Rainfall duration:		6 hour
5.	Areal adjustment to precipitation (%):		N/A
6.	Maximum overland flow length		11200 ft
7.	Hydrograph development method:		Unit Hyd.
8.	Loss rate method:		IA/INF
	Source of soils information:		SCS
	Source of land use information		Field
9.	Channel routing method:		N/A
10.	Reservoir routing:	☐ Yes ☐ No	☐ Yes ☒ No
11.	Baseflow considerations:	☐ Yes ☐ No	☐ Yes ☒ No

If yes, explain how baseflow was determined:

12.	Snowmelt considerations:	☐ Yes ☐ No	☐ Yes ☒ No
13.	Model calibration:	☐ Yes ☐ No	☐ Yes ☒ No

If yes, explain how calibration was performed

14. Future land use condition: ☐ Yes ☒ No
If yes, explain why

NOTE: FEMA policy is to base flooding on existing conditions.
If data is not available, indicate by N/A.

Attach precipitation/runoff model, hydrologic model schematic, curve number calculations, time of concentration calculations, and supporting maps, delineating the watershed boundary and drainage area divides.

* City of Albuquerque Development Process Manual, Chapter 22-2
Hydrology, January, 1993

ATTACHMENT D: CONFIDENCE LIMITS EVALUATION N/A

Stream: _____

Select one location for Confidence Limits Evaluation (*describe location*): _____

_____

Discharges for selected location:

Exceedance Probability		FIS	Revised
10%	(10-year)	_____cfs	_____cfs
2%	(50-year)	_____cfs	_____cfs
1%	(100-year)	_____cfs	_____cfs
0.2%	(500-year)	_____cfs	_____cfs

1% (100-year) Flood Confidence Intervals

90% Confidence Interval: 5% limit _____ cfs

95% limit _____ cfs

50% Confidence Interval: 25% limit _____ cfs

75% limit _____ cfs

If the value of the 100-year frequency flood in the FIS is beyond the 50% confidence interval but within the 90% confidence interval, does the 100-year water surface elevation change by 1.0 foot or more? ☐ Yes ☐ No

An example of confidence limits analysis can be found in Appendix 9 of Bulletin 17B.

tach Confidence Limits Analysis.

Additional Information for Form 3
Hydrologic Analysis Form
West Ridge Mobile Home Park

2. Reason for New Hydrologic Analysis: Changed Physical Conditions of Watershed

A large retention pond has been constructed that removes the flood plain downstream of the pond. The downstream site has been developed and the on-site flows will be contained on-site.

2. Reason for New Hydrologic Analysis: Alternative Methodology

The hydrologic model used was the AHYMO computer model in accordance with the City of Albuquerque Development Process Manual. The effective FIS hydrologic study was done in 1975 by Leonard Rice using the MIT Catchment Model (MITCA). The AHYMO model is a more current and widely accepted hydrologic model, and is approved by FEMA for use in the Albuquerque area. The model was developed specifically by the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) for use in modeling storms in the Albuquerque area.

4. Review of Results

The flood plain will be removed south of the new pond. The pond will capture all flows contributing to the flood plain impacting the site. The limits of this study do not extend beyond Volcano Road. The flood plain will continue south of Volcano near 90th Street.

Form 4: Riverine Hydraulic Analysis Form

FEDERAL EMERGENCY MANAGEMENT AGENCY RIVERINE HYDRAULIC ANALYSIS FORM	O.M.B. Burden No. 3067-0148 Expires July 31, 1997	FEMA USE ONLY

PUBLIC BURDEN DISCLOSURE NOTICE

e reporting burden for this form is estimated to average 2.25 hours per response. The burden estimate includes the for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and leting and reviewing the form. Send comments regarding the accuracy of the burden estimate and any suggestions educing this burden, to: Information Collections Management, Federal Emergency Management Agency, 500 C et, S.W., Washington, DC 20472; and to the Office of Management and Budget, Paperwork Reduction Project (3067-8), Washington, DC 20503.

mmunity Name: City of Albuquerque

oding Source: Unnamed Arroyo
(One form for each flooding source)

ect Name/Identifier: West Ridge Mobile Home Park

1. REACH TO BE REVISED

wnstream limit: Volcano Road

pstream limit: Bluewater Road

2. EFFECTIVE FIS

☒ Not studied

☐ Studied by approximate methods

Downstream limit of study _____

Upstream limit of study _____

☐ Studied by detailed methods

Downstream limit of study _____

Upstream limit of study _____

☐ Floodway delineated

Downstream limit of Floodway _____

Upstream limit of Floodway _____

3. HYDRAULIC ANALYSIS

Why is the hydraulic analysis different from that used to develop the FIRM. *(Check all that apply)*

☒ Not studied in FIS

☐ Improved hydrologic data/analysis. Explain: _____

☐ Improved hydraulic analysis. Explain: _____

☒ Flood control structure. Explain: New Retention Pond

☐ Other. Explain: _____

N/A

3. RIVERINE HYDRAULIC ANALYSIS FORM
Models Submitted

For areas which have detailed flooding:

Full input and output listings along with files on diskette (if available) for each of the models listed below (items 1, 2, 3, 4, and 5) and summary of the source of input parameters used in the models must be provided. The summary must include a complete description of any changes made from model to model (e.g. duplicate effective model to corrected effective model) At a minimum, the Duplicate Effective (item 1) and the Revised or Post-Project Conditions (item 4) models must be submitted. See instructions for directions on when other models may be required.

For areas which do not have detailed flooding:

Only the 100-year flood profile is required. A hydraulic model is not required for areas which do not have detailed flooding; however, BFEs may not be added to the revised FIRM. If a hydraulic model is developed for the area, items 3 and 4 described below must be submitted.

If hydraulic models are not developed, hydraulic analyses for existing or pre-project conditions and revised or post-project conditions must be submitted. All calculations must be submitted for these analyses. (See item 6 below)

1. Duplicate Effective Model — Natural ☐ Floodway ☐

Copies of the hydraulic analysis used in the effective FIS, referred to as the effective models *(10-, 50-, 100-, and 500-year multi-profile runs and the floodway run)* must be obtained and then reproduced on the requestor's equipment to produce the duplicate effective model. This is required to assure that the effective model input data has been transferred correctly to the requestor's equipment and to assure that the revised data will be integrated into the effective data to provide a continuous FIS model upstream and downstream of the revised reach.

2. Corrected Effective Model — Natural ☐ Floodway ☐

The corrected effective model is the model that corrects any errors that occur in the duplicate effective model, adds any additional cross sections to the duplicate effective model, or incorporates more detailed topographic information than that used in the currently effective model. The corrected effective model must not reflect any man-made physical changes since the date of the effective model. An error could be a technical error in the modeling procedures, or any construction in the floodplain that occurred prior to the date of the effective model but was not incorporated into the effective model.

3. Existing or Pre-Project Conditions Model — Natural ☐ Floodway ☐

The duplicate effective or corrected model is modified to produce the existing or pre-project conditions model to reflect any modifications that have occurred within the floodplain since the date of the effective model but prior to the construction of the project for which the revision is being requested. If no modification has occurred since the date of the effective model, then this model would be identical to the corrected effective or duplicate effective model.

4. Revised or Post-Project Conditions Model — Natural ☐ Floodway ☐

The existing or pre-project conditions model *(or duplicate effective or corrected effective model, as appropriate)* is revised to reflect revised or post-project conditions. This model must incorporate any physical changes to the floodplain since the effective model was produced as well as the effects of the project. When the request is for proposed project this model should reflect proposed conditions.

5. Other: Please attach a sheet describing all other models submitted. — Natural ☐ Floodway ☐

6. Hydraulic Analyses (Only if Hydraulic Models are not developed)

Please attach all calculations for the existing or pre-project conditions and the revised or post-project conditions. Proceed to Form 5, "Riverine/Coastal Mapping Form".

4. MODEL PARAMETERS ***(from model used to revise 100-year water surface elevation)*** N/A

1. **Discharges:**

	Upstream Limit	Downstream Limit
10-year	_____	_____
50-year	_____	_____
100-year	_____	_____
500-year	_____	_____

Attach diagram showing changes in 100-year discharge

2. **Explain how the starting water surface elevations were determined** _____

3. **Give range of friction loss coefficients (*Manning's "N"*) Channel** ..... _____

Overbanks ..... _____

If friction loss coefficients are different anywhere along the revised reach from those used to develop the FIRM, give location, value used in the effective FIS, and revised values and an explanation as to how the revised values were determined.

Location	FIS	Revised

Explain: _____

4. **Describe how the cross section geometry data were determined *(e.g., field survey, topographic map, taken from previous study)* and list cross sections that were added.**

5. **Were natural channel banks selected as the location of the left and right channel banks in the model?**

☐ Yes ☐ No **If no, explain why not:** _____

5. RESULTS *(Cont'd)* N/A

Is the discharge value used to determine the floodway anywhere different from that used to determine the natural 100-year flood elevations? ..... ☐ Yes ☐ No

If Yes, explain:

_____

_____

_____

7. Do 100-year water surface elevations increase at any location? ..... ☐ Yes ☐ No

If yes, please attach a list of the locations where the increases occur, state whether or not the increases are located on the requestor's property, and provide an explanation of the reason for the increases. *(For example: State if the increase is due to fill placed within the floodway fringe or placed within the currently adopted floodway limits)*

_____

_____

_____

Please attach a completed comparison table entitled: Water Surface Elevation Check (See page 6)

6. REVISED FIRM/FBFM AND FLOOD PROFILES N/A

A. The revised water surface elevations tie into those computed by the effective FIS Model *(10-, 50-, 100-, and 500-year)*, downstream of the project at cross-section_____ within_____feet *(vertical)* and upstream of the project at cross section_____within_____feet *(vertical)*.

B. The revised floodway elevations tie into those computed by the effective FIS model, dowstream of the project at cross section_____within_____feet *(vertical)* and upstream of the project at cross section_____ within_____feet *(vertical)*.

C. Attach profiles, at the same vertical and horizontal scale as the profiles in the effective FIS report, showing stream bed and profiles of all floods studied (without encroachment). Also, label all cross sections, road crossings (including low chord and top-of-road data), culverts, tributaries, corporate limits, and study limits. If channel distance has changed, the stationing should be revised for all profile sheets.

D. Attach a Floodway Data Table showing data for each cross section listed in the published Floodway Data Table in the FIS report.

Proceed to Riverine /Coastal Mapping Form

FEDERAL EMERGENC AGMENT AGENCY

WATER SURFACE ELEVATION CHECK

COMMUNITY NAME

FLOODIND SOURCE

PROJECT NAME /IDENTIFIER

	EFFECTIVE			DUPLICATE EFFECTIVE			CORRECTED EFFECTIVE			EXISTING/PRE-PROJECT			REVISED/PROJECT		
SECNO	NCWSEL[1]	FCWSEL[2]	SURC.[3]	NCWSEL[1]	FCWSEL[2]	SURC.[3]	NCWSEL[1]	FCWSEL[2]	SURC.[3]	NCWSEL[1]	FCWSEL[2]	SURC.[3]	NCWSEL[1]	FCWSEL[2]	SURC.[3]

COMMENTS:

-100-year (natural) Water Surface Elevation

2-Encroachment (floodway) Water Surface Elevation

3-Surcharge Value

Include all cross sections in the models between tie-in points. Any interpolated values should be indicated in parentheses.

Sheet____ of ____

MT-2

Form 5: Riverine/Coastal Mapping Form

FEDERAL EMERGENCY MANAGEMENT AGENCY **RIVERINE/COASTAL MAPPING FORM**	*O.M.B. Burden No. 3067-0148* *Expires July 31, 1997*	*FEMA USE ONLY*

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Public reporting burden for this form is estimated to average 1.5 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and reviewing the 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, S.W., Washington, DC 20472; and to the Office of Management and Budget, Paperwork Reduction Project (3067-0148), Washington, DC 20503.

Community Name: City of Albuquerque

Flooding Source: Unnamed Arroyo

Project Name/Identifier: West Ridge Mobile Home Park

1. MAPPING CHANGES

1. A topographic work map of suitable scale, contour interval, and planimetric definition must be submitted showing *(indicate N/A when not applicable)*:

		Included		
A.	Revised approximate 100-year floodplain boundaries (Zone A)	☒ Yes	☐ No	☐ N/A
B.	Revised detailed 100- and 500-year floodplain boundaries	☐ Yes	☐ No	☒ N/A
C.	Revised 100-year floodway boundaries	☐ Yes	☐ No	☒ N/A
D.	Location and alignment of all cross sections used in the revised hydraulic model with stationing control indicated	☐ Yes	☐ No	☒ N/A
E.	Stream alignments, road and dam alignments	☒ Yes	☐ No	☐ N/A
F.	Current community boundaries	☒ Yes	☐ No	☐ N/A
G.	Effective 100- and 500-year floodplain and 100-year floodway boundaries from the FIRM/FBFM reduced or enlarged to the scale of the topographic work map	☒ Yes	☐ No	☐ N/A
H.	Tie-ins between the effective and revised 100- and 500-year floodplains and 100-year floodway boundaries	☒ Yes	☐ No	☐ N/A
I.	The requestor's property boundaries and community easements	☒ Yes	☐ No	☐ N/A
J.	The signed certification of a registered professional engineer	☒ Yes	☐ No	☐ N/A
K.	Location and description of reference marks	☒ Yes	☐ No	☐ N/A
L.	Vertical datum (example: NGVD, NAVD etc.)	☒ Yes	☐ No	☐ N/A
M.	Coastal zone designations tie into adjacent areas not being revised	☐ Yes	☐ No	☒ N/A
N.	Location and alignment of all coastal transects used to revise the coastal analyses	☐ Yes	☐ No	☒ N/A

If any of the items above are marked no or N/A, please explain: See Attachment

2. What is the source and date of the updated topographic information *(example: orthophoto maps, July 1985; field survey, May 1979, beach profiles, June 1987, etc.)*? Orthophoto Topographic Map, 1980

3. What is the scale and contour interval of the following workmaps?
   a. Effective FIS N/A scale N/A Contour interval
   b. Revision Request 1-500 scale 2' Contour interval

NOTE: Revised topographic information must be of equal or greater detail.

4. Attach an annotated FIRM and FBFM at the scale of the effective FIRM and FBFM showing the revised 100-year and 500-year floodplains and the 100-year floodway boundaries and how they tie into those shown on the effective FIRM and FBFM downstream and upstream of the revision or adjacent to the area of revision for coastal studies.

Attach additional pages if needed.

5. Flood Boundaries and 100-year water surface elevations:

Has the 100-year floodplain been shifted or increased or the 100-year water surface elevation increased at any location on property other than the requestor's or community's ? ☐ Yes ☒ No

If yes, please give the location of shift or increase and an explanation for the increase.

a. Have the affected property owners been notified of this shift or increase and the effect it will have on their property? N/A ☐ Yes ☐ No

If yes, please attach letters from these property owners stating they have no objections to the revised flood boundaries if a LOMR is being requested.

b. What is the number of insurable structures that will be impacted by this shift or increase?

6. Have the floodway boundaries shifted or increased at any location compared to those shown on the effective FBFM or FIRM? N/A ☐ Yes ☐ No

If yes, explain:

7. If a V- zone has been designated, has it been delineated to extend landward to the heel of the primary frontal dune? N/A ☐ Yes ☐ No

If no, explain:

8. Manual or digital map submission:

☒ Manual

☐ Digital

Digital map submissions may be used to update digital FIRMs (DFIRMs). For updating DFIRMs, these submissions must be coordinated with FEMA Headquarters as far in advance of submission as possible.

2. EARTH FILL PLACEMENT N/A

1. The fill is: ☐ Existing ☐ Proposed

2. Has fill been/will be placed in the regulatory floodway? ..... ☐ Yes ☐ No
   If yes, please attach completed Riverine Hydraulic Analysis Form.

3. Has fill been/will be placed in floodway fringe *(area between the floodway and 100-year floodplain boundaries)*? ..... ☐ Yes ☐ No

   If yes, then complete A, B, C, and D below.

   A. Are fill slopes for granular materials steeper than one vertical on one-and-one-half horizontal? ..... ☐ Yes ☐ No

   If yes, justify steeper slopes _____

   _____

   B. Is adequate erosion protection provided for fill slopes exposed to moving flood waters? *(Slopes exposed to flows with velocities of up to 5 feet per second (fps) during the 100-year flood must, at a minimum, be protected by a cover of grass, vines, weeds, or similar vegetation; slopes exposed to flows with velocities greater than 5 fps during the 100-year flood must, at a minimum, be protected by stone or rock riprap.)* ..... ☐ Yes ☐ No

   If no, describe erosion protection provided _____

   _____

   C. Has all fill placed in revised 100-year floodplain been compacted to 95 percent of the maximum density obtainable with the Standard Proctor Test Method or acceptable equivalent method? ☐ Yes ☐ No

   D. Can structures conceivably be constructed on the fill at any time in the future? ☐ Yes ☐ No

   If yes, provide certification of fill compaction (item C. above) by the community's NFIP permit official, a registered professional engineer, or an accredited soils engineer.

4. Has fill been/will be placed in a V-zone? ☐ Yes ☐ No

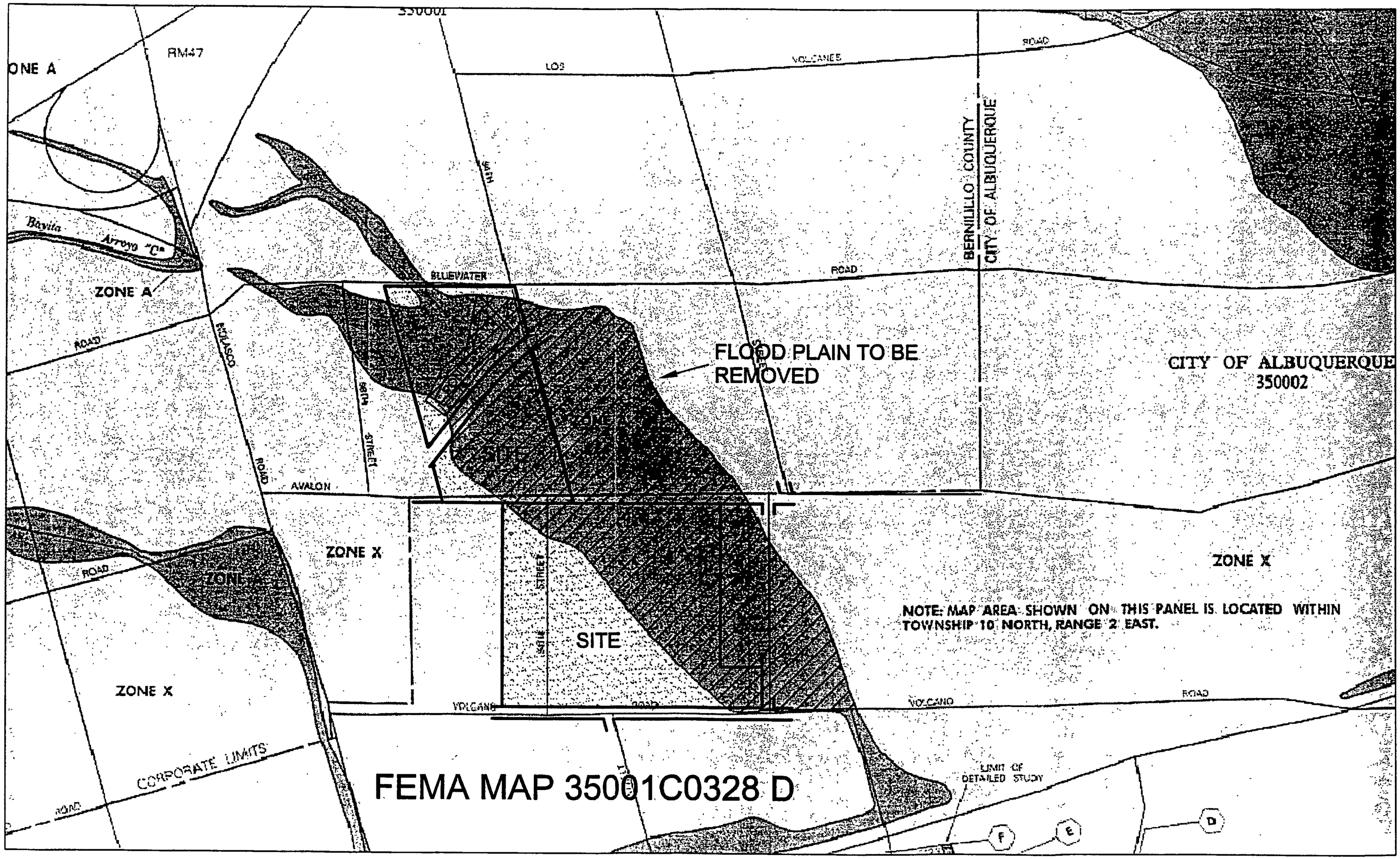
   If yes, is the fill protected from erosion by a flood control structure such as a revetment or seawall? ☐ Yes ☐ No

   If yes, attach the coastal structures form.

Additional Information for Form 5
Riverine/Coastal Mapping Form
West Ridge Mobile Home Park

1. Mapping Changes

   B. Flood plain is within Zone A.
   C. There is no floodway located within the project boundary.
   D. The Hydraulic model was not revised.
   M. There are no coastal zones located within the project boundary.
   N. There are no coastal zones located within the project boundary.



FEMA MAP 35001C0328 D

Form 11: Dam Form

FEDERAL EMERGENCY MANAGEMENT AGENCY **DAM FORM**	*O.M.B. Burden No. 3067-0148* *Expires July 31, 1997*	FEMA USE ONLY

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Community Name: City of Albuquerque

Flooding Source: Unnamed Arroyo

Project Name/Identifier: West Ridge Mobile Home Park

IDENTIFIER

Name of Dam: West Ridge MHP Offsite Retention Pond

Location of dam along flood source (in terms of stream distance or cross section identifier):

Excavated retention pond is located at the northeast corner of realigned Bluewater Road and 94th Street

Check one of the following:

- ☐ Existing dam
- ☒ New dam -Retention Pond
- ☐ Modifications of existing dam (describe modifications)_____

Was the dam designed by _____ Federal agency ____ State agency

____ Local government agency X Private organization?

BACKGROUND

Does the dam have dedicated flood control storage? ☐ Yes ☒ No

Does the project involve revised hydrology? ☒ Yes ☐ No

If yes, complete Hydrologic Analysis Form and include calculations of the 100-year inflow flood hydrograph routed through the dam with the beginning pool at the normal pool elevation (spillway crest elevation for ungated spillway). Include any inflow hydrograph bulking by watershed sediment yield and provide necessary debris and sediment yield analysis.

Does the revised hydrology affect the 100-year water-surface elevation behind the dam or downstream of the dam? ☒ Yes ☐ No

If yes, complete the Riverine Hydraulic Analysis Form and complete the table shown on the following page.

RESULTS

	Stillwater Elevation Behind the Dam	
	FIS	Revised
10-year		
50-year		
100-year	N/A	5212.70
500-year		
Normal Pool Elevation	N/A	5203.00 (empty)

Was long term sediment accumulation taken into consideration in determining the normal pool elevation? ☐ Yes ☒ No

Was the dam designed to withstand the hydrostatic and hydrodynamic forces associated with floods greater than the 100-year flood? ☒ Yes ☐ No (Excavated Retention Pond)

If no, and the dam has a reasonable probability of failure during the 100-year flood, please attach dam break analysis.

Provide the following data on the dam:

Dimensional Height: Max depth = 9.70'
Crest Elevation of top of dam: 5513.70'
100-year flood storage capacity: 13.99 ac-ft
Freeboard (measured from 100-year water surface elevation): 0.0'

Spillway(s):

Type: ☐ gated ☒ ungated

Dimensional Width: 65.0'
Dimensional Height: 1.00'
Crest Elevation of top of spillway: 5213.70'

Outlet(s): N/A

Type: ☐ gated ☐ ungated

Width:
Height
Diameter:
Invert Elevation:

Explain flow regulation plan: Flows greater than the 100-year event will overflow the spillway and enter Bluewater Road.

Are the project features, including the emergency spillway, designed to accommodate the 100-year flood discharge without overtopping the dam? ☒ Yes ☐ No

Was the dam designed in accordance with all currently applicable local, State, and Federal regulations? ☒ Yes ☐ No

If no, please provide explanation.

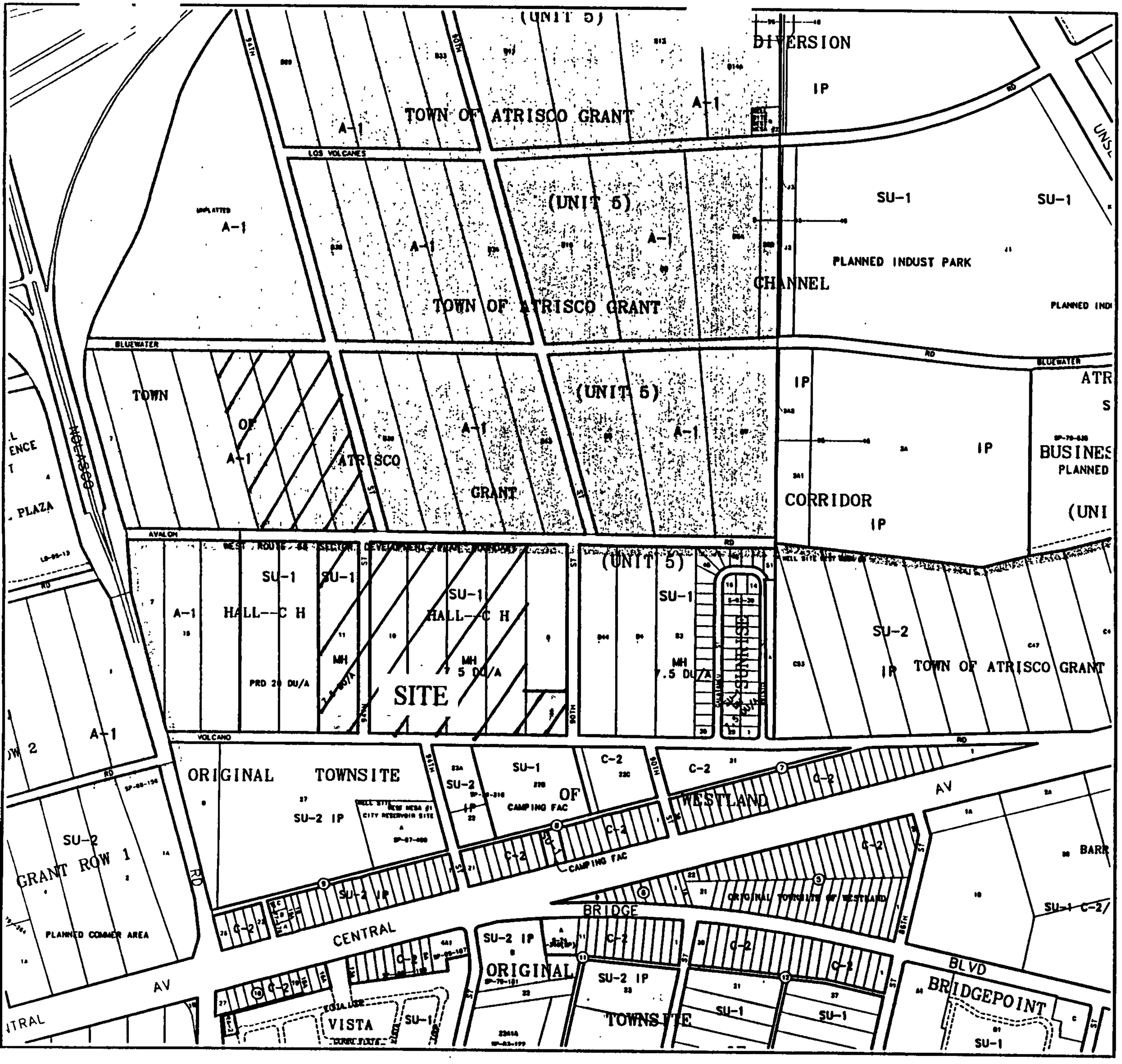
FEMA may request a list of regulations that have been complied with and supporting documentation demonstrating compliance with these regulations.

Attach copy of formal operation and maintenance plan

Answer N/A to any questions which are not applicable

Appendix

Vicinity Map



GRAPHIC SCALE IN FEET

250 0 500 1000

CITY OF Albuquerque

A Albuquerque G Geographic I Information S System

PLANNING DEPARTMENT

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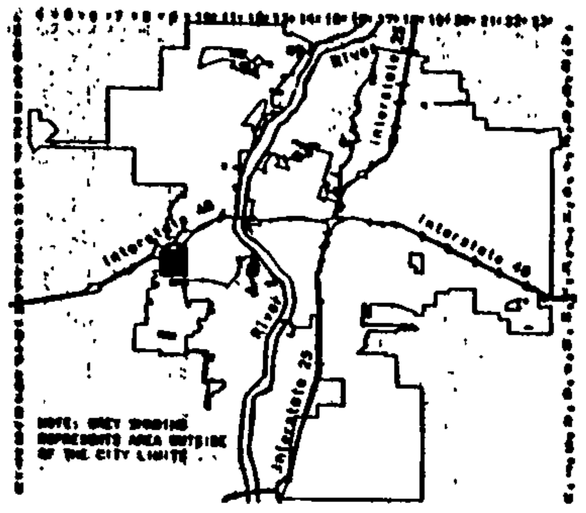
Map Amended through February 17, 1997



LEGAL DESCRIPTION

T10N

R2E

SEC 21

UNIFORM PROPERTY CODE

1-009-057

K-9-Z

Basin Calculations

```
*************************************************************
*                  WEST RIDGE MOBILE HOME PARK              *
*************************************************************
*       100-YEAR, 6-HR STORM  (UNDER EXISTING CONDITIONS)   *
*************************************************************
*
START                 TIME=0.0
*
* BASIN 1
*
RAINFALL              TYPE=1 RAIN QUARTER=0.0 IN
                      RAIN ONE=1.87 IN RAIN SIX=2.20 IN
                      RAIN DAY=2.66 IN DT=0.03333 HR
COMPUTE NM HYD        ID=1 HYD NO=100.1 AREA=0.5943 SQ MI
                      PER A=100.00 PER B=0.00 PER C=0.00 PER D=0.00
                      TP=-0.47721 HR MASS RAINFALL=-1
PRINT HYD             ID=1 CODE=1
*
*
*************************************************************
*        10-YEAR, 6-HR STORM  (UNDER EXISTING CONDITIONS)   *
*************************************************************
*
START                 TIME=0.0
*
* BASIN 1
*
RAINFALL              TYPE=1 RAIN QUARTER=0.0 IN
                      RAIN ONE=1.25 IN RAIN SIX=1.47 IN
                      RAIN DAY=1.77 IN DT=0.03333 HR
COMPUTE NM HYD        ID=1 HYD NO=110.1 AREA=0.5943 SQ MI
                      PER A=100.00 PER B=0.00 PER C=0.00 PER D=0.00
                      TP=-0.47721 HR MASS RAINFALL=-1
PRINT HYD             ID=1 CODE=1
*
*
FINISH
```

AHYMO SUMMARY TABLE (AHYMO194) - AMAFCA Hydrologic Model - January, 1994 RUN DATE (MON/DAY/YR) =02/22/1999
INPUT FILE = a:\lomr\e.dat USER NO.= R_BOHANN.I01

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	NOTATION
START										
RAINFALL TYPE= 1										TIME= .00
										RAIN6= 2.200
COMPUTE NM HYD	100.10	-	1	.59430	174.52	13.923	.43925	1.866	.459	PER IMP= .00
START										
RAINFALL TYPE= 1										TIME= .00
										RAIN6= 1.470
COMPUTE NM HYD	110.10	-	1	.59430	27.79	2.619	.08264	1.866	.073	PER IMP= .00
FINISH										

TIME TO PEAK

Basin	K	L	Lca	S	Kn	Tc	Tp
300	2	11200	6600	0.022	0.033	0.715812	0.477208

where:
K = Conveyance factor
L = Distance of longest watercourse, in feet
Lca = Distance along L from point of concentration to a point opposite centroid of drainage basin, in feet
S = Overall slope of L, in foot per foot
Kn = Basin factor
Tp = 2/3 * Tc

$$t_c = \frac{12000 - L}{72000 * K * s^{0.5}} + \frac{(L - 4000) * K_N * (L_{CA}/L)^{0.33}}{552.2 * s^{0.165}}$$

Pond Capacity Calculations

VOLUME CALCULATIONS FOR 10-DAY STORM

OFFSITE RETENTION POND

ZONE = 1

DRAINAGE BASINS

BASIN	AREA (SF)	AREA (AC-FT)	AREA (MI²)
103	13318779.28	305.7571	0.477745
110	496735.88	11.4035	0.017818
109b	998219.01	22.9160	0.035806
112a	729591.89	16.7491	0.026171
113a	1024806.96	23.5263	0.036760
TOTAL	16568133.02	380.3520	0.594300

$$E = \frac{EA(AA) + EB(AB) + EC(AC) + ED(AD)}{AA + AB + AC + AD}$$

V-360 = E (AA + AB + AC + AD)

V-10 Day = V-360 + AD (P-10 Day - P-360) / 12 in/ft

EA = 0.44
EB = 0.67
EC = 0.99
ED = 1.97

AA = 100.00%
AB = 0.00%
AC = 0.00%
AD = 0.00%

P-60 = 1.87
P-360 = 2.20
P-1440 = 2.66
P-10 Day = 3.67

E =	**0.4400**	**IN**
V-360 =	**13.9462**	**AC-FT**
AD =	**0.0000**	**AC**
V-10 Day =	**13.9462**	**AC-FT**
V-10 DAY =	**607498.21**	**CF**

VOLUME CALCULATIONS

AS-BUILT RETENTION POND

Ab - Bottom Of The Pond Surface Area
At - Top Of The Pond Surface Area
D - Water Depth
Dt - Total Pond Depth
C - Change In Surface Area / Water Depth

Volume = Ab * D + 0.5 * C * D^2
C = (At - Ab) / Dt

Ab =	51,264.05 @ Elev= 5206.00		Ab =	35,989.31 @ Elev= 5204.00
At =	97,463.31 @ Elev= 5212.80		At =	45,171.71 @ Elev= 5205.00
Dt =	6.70		Dt =	1.00
C =	6895.41		C =	9182.40

Ab =	45,171.71 @ Elev= 5205.00		Ab =	8,933.84 @ Elev= 5203.00
At =	51,264.05 @ Elev= 5206.00		At =	35,989.31 @ Elev= 5204.00
Dt =	1.00		Dt =	1.00
C =	6092.34		C =	27055.47

ACTUAL ELEV.	DEPTH (FT)	VOLUME (AC-FT)
3.00	0	0
4.00	1.00	0.5156
5.00	2.00	1.4472
6.00	3.00	2.5542
7.00	4.00	3.8102
8.00	5.00	5.2245
9.00	6.00	6.7971
10.00	7.00	8.5280
11.00	8.00	10.4172
12.00	9.00	12.4647
12.70	9.70	13.9921

Emergency Spillway

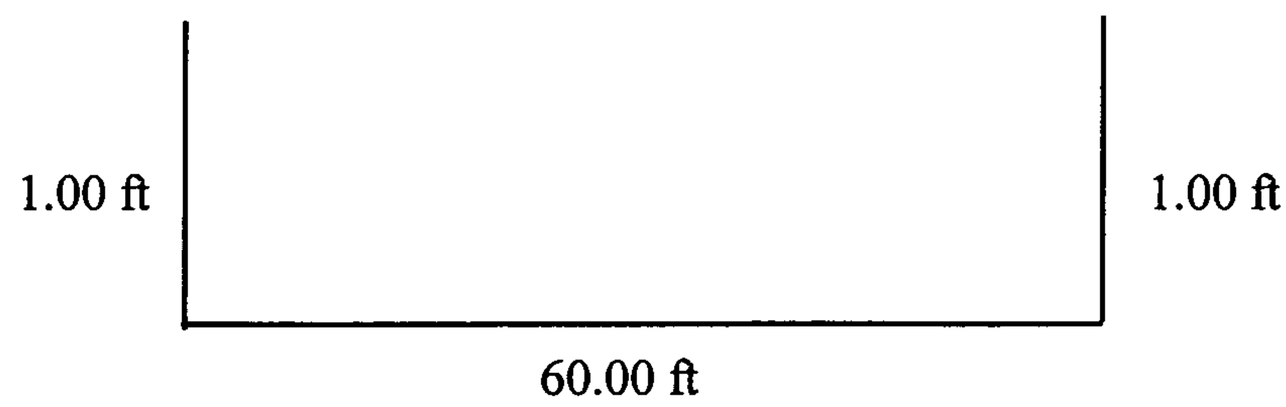
Weir Equation:

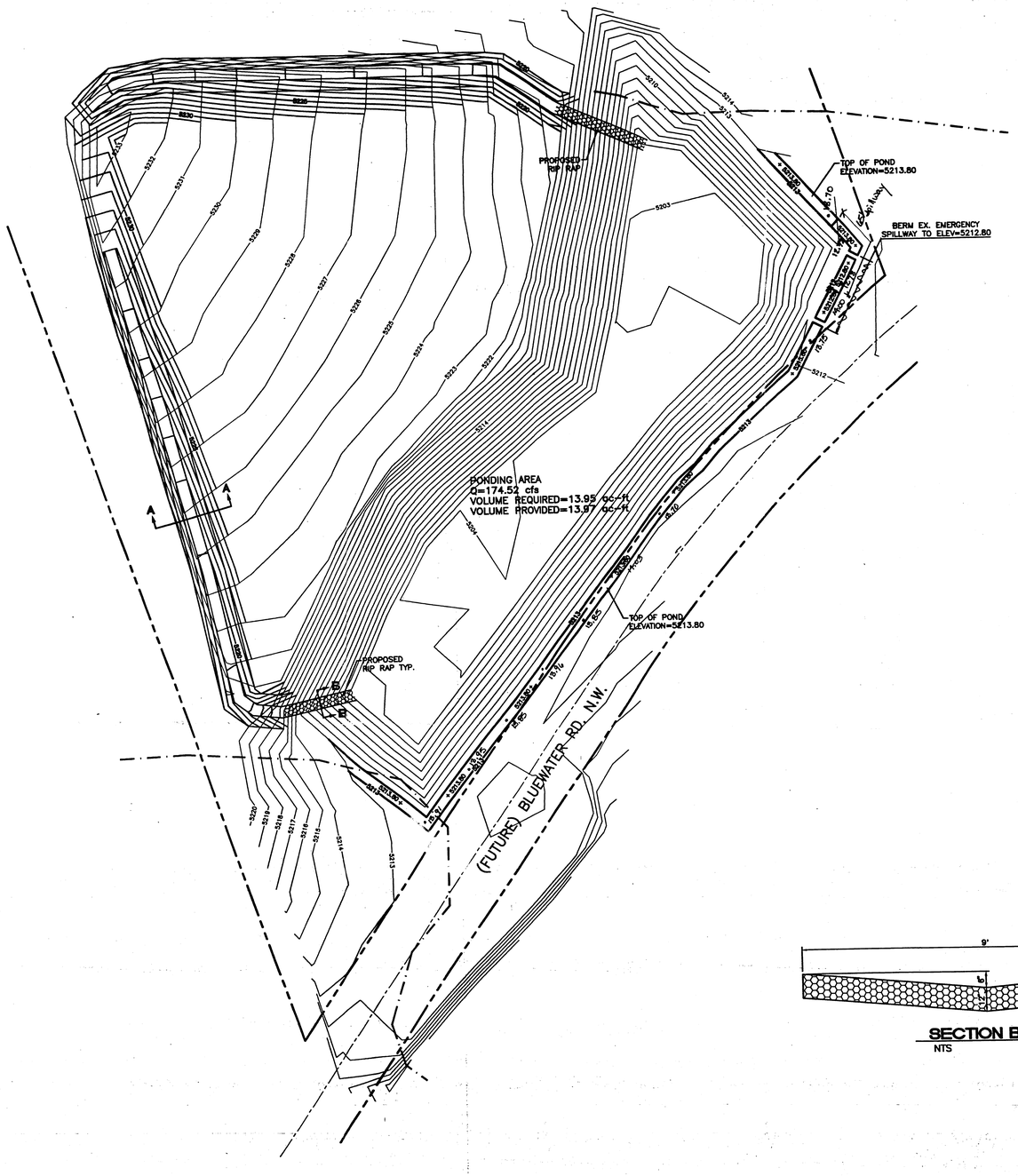
$$Q = CLH^{3/2}$$

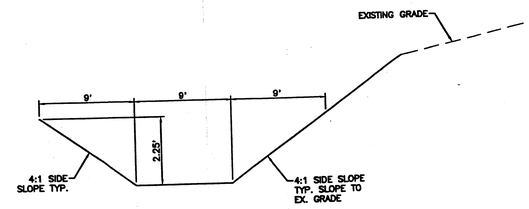
Q= 174.52 cfs
C = 2.95
H = 1.00 ft
L = Length of weir

$$L = \frac{174.52}{2.95(1.0)^{3/2}}$$

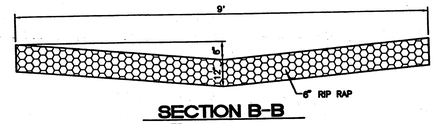
L = 59.16 ft
Use 60.0 feet for length of weir







SECTION A-A
NTS



SECTION B-B
NTS

GRAPHIC SCALE

50 25 0 25 50

SCALE: 1"=50'

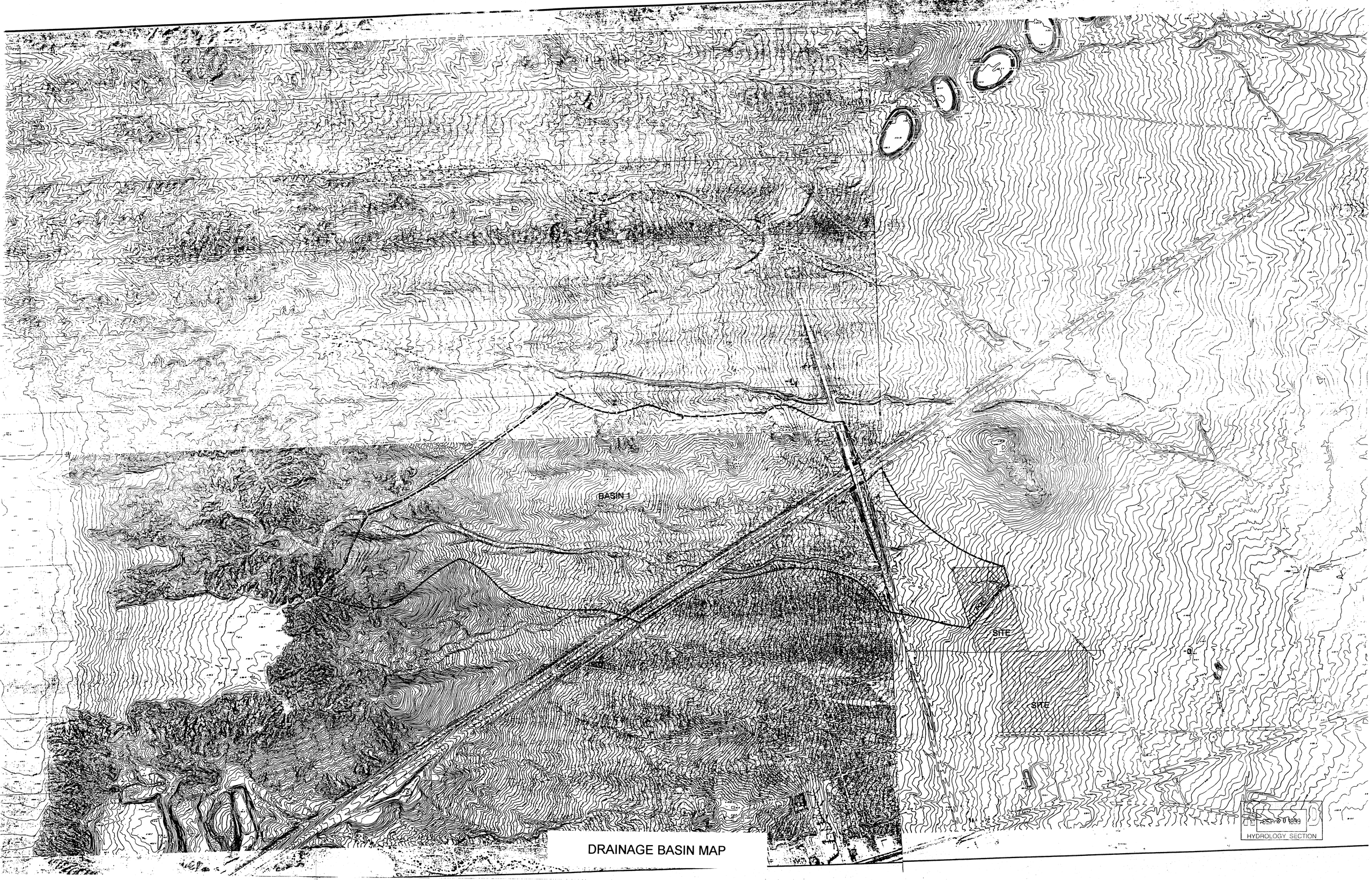
RECEIVED
SEP 2 0 1999
HYDROLOGY SECTION

I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 1-7-15. Survey information was supplied by Lowery Surveys in accordance with normal surveying practices.

Ronald R. Bohannan

RONALD RAY BOHANNAN NEW MEXICO #7868 REGISTERED PROFESSIONAL ENGINEER

ENGINEER'S SEAL RONALD RAY BOHANNAN NEW MEXICO 7863 REGISTERED PROFESSIONAL ENGINEER RONALD R. BOHANNAN P.E. #7868	WEST RIDGE MOBILE HOME PARK OFFSITE POND GRADING DETAIL TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	DRAWN BY BDG DATE 2-25-99 POND-GR.DWG SHEET # JOB # 960073



DRAINAGE BASIN MAP