

CITY OF ALBUQUERQUE



October 22, 2009

Vince Carrica, PE
Tierra West LLC
8509 Jefferson NE
Albuquerque, NM 87113

**Re: Four Hills MHP Tennis Court Removal Grading and Drainage Plan
Engineer Stamp date 10-13-09 (L22/D10)**

Dear Mr. Carrica,

Based on information provided in your submittal dated 10-13-09, the above referenced plan is approved for Grading and Paving Permit. Upon completion of the project, please submit an Engineer's Certification of this plan for our files.

PO Box 1293

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

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

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

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Four Hills Mobile Home Park - tennis court ZONE MAP/DRG. FILE #: ~~L-22-7~~ L-22/D010
DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: PARCEL 2 UNIT 1 2 3 4 & 5 FOUR HILLS MOBILE HOMES PARK ADDITION CONT 59.00
CITY ADDRESS: 123000 Singing Arrow Avenue, SE Albuquerque, NM 87107

ENGINEERING FIRM: TIERRA WEST, LLC CONTACT: RONALD R. BOHANNAN, P.E.
ADDRESS: 5571 Midway Park Place NE PHONE: (505) 858-3100
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

OWNER: Four Hills Mobile Home Park CONTACT: Jim Kruger
ADDRESS: 12300 Singing Arrow Avenue, SE PHONE: (949) 644-1860
CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87123

ARCHITECT: N/A CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: N/A CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: N/A CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA / FINANACIAL GUARANTEE RELEASE
☐ 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 (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☒ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

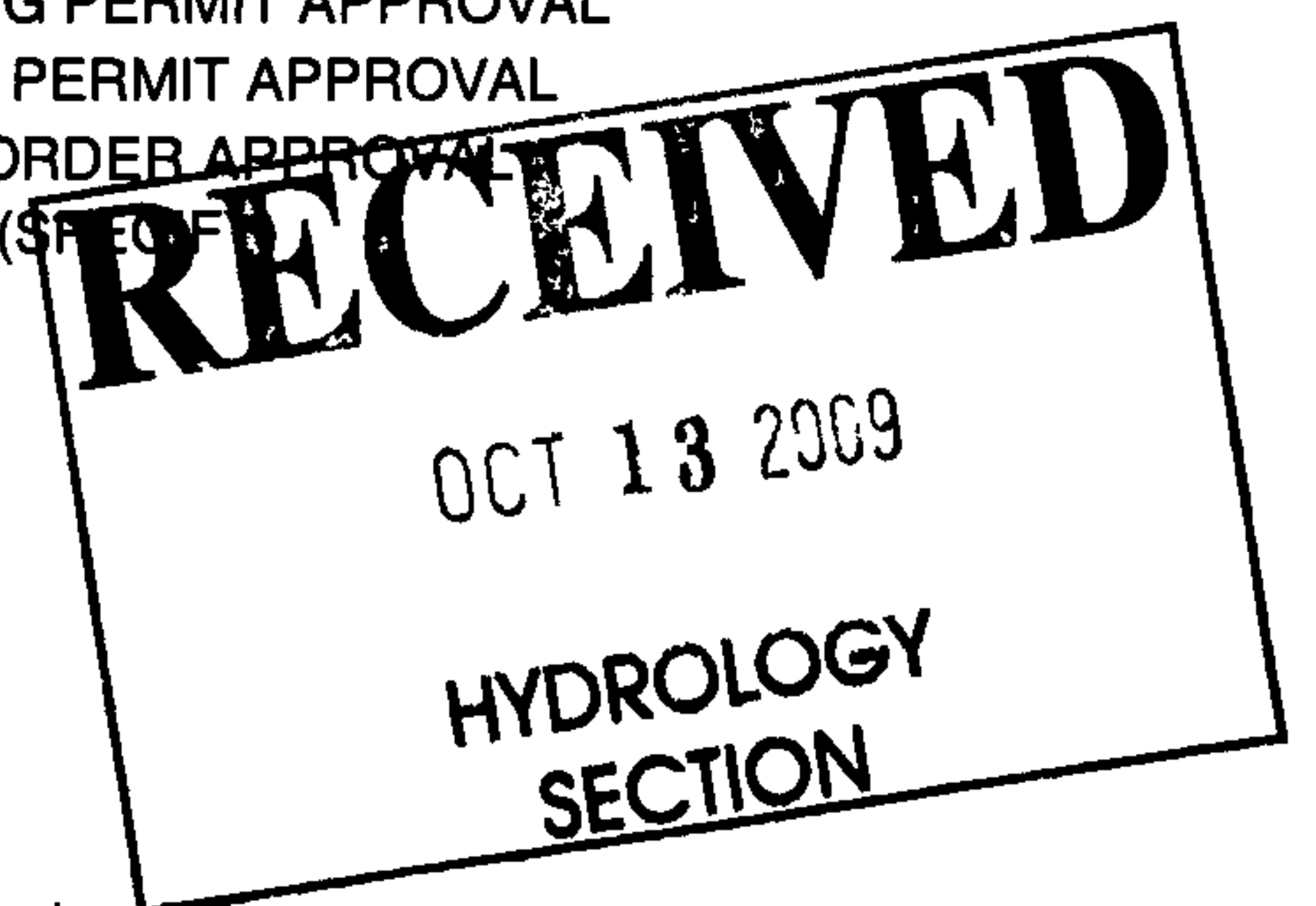
DATE SUBMITTED: 10/13/2009 BY: Vincent Carrica, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage submittal.

The particular nature, location and scope of the proposed development defines the degree of drainage detail.

One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plans:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



gan

TIERRA WEST, LLC

October 13, 2009

Mr. Brad Bingham, City Hydrologist
Hydrology Development Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: GRADING PERMIT APPROVAL
FOUR HILLS MOBILE HOME PARK (ZONE ATLAS SHEET L-22-Z)**

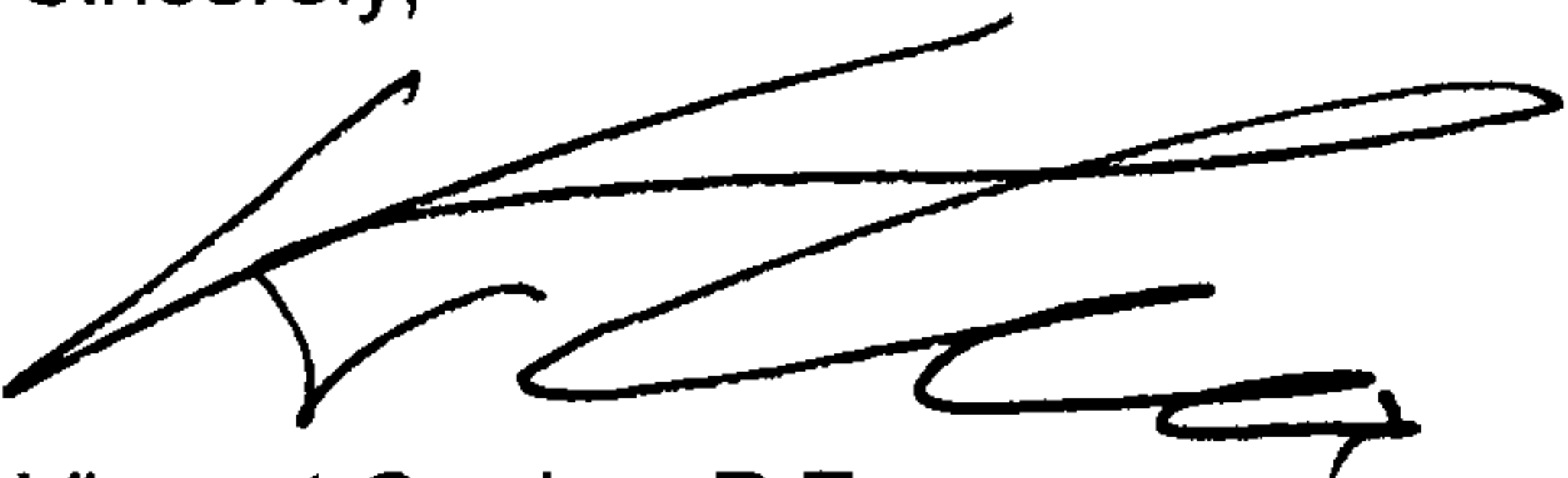
Dear Mr. Bingham:

Attached is a grading plan prepared by Tierra West for the redevelopment of the tennis courts at the Four Hills Mobile Home Park located off of Juan Tabo NE, just north of the Tijeras Arroyo. The owners of the mobile home park have an approved Administrative Amendment from the City of Albuquerque to remove the tennis courts to construct additional mobile home spaces. Storm water runoff from the park will be reduced due to the fact that the total impervious area will be reduced by the elimination of the concrete tennis court and the addition of trailer spaces with drive pads. The area of the tennis courts that are to be removed is larger than the area proposed for the mobile home spaces. The portion of the old tennis courts that will not be needed for the new mobile home lots will be used to extend the existing adjacent park.

The grading plan encompasses the regrading of the old tennis court area as well as the regrading of adjacent private roadways for utility extensions.

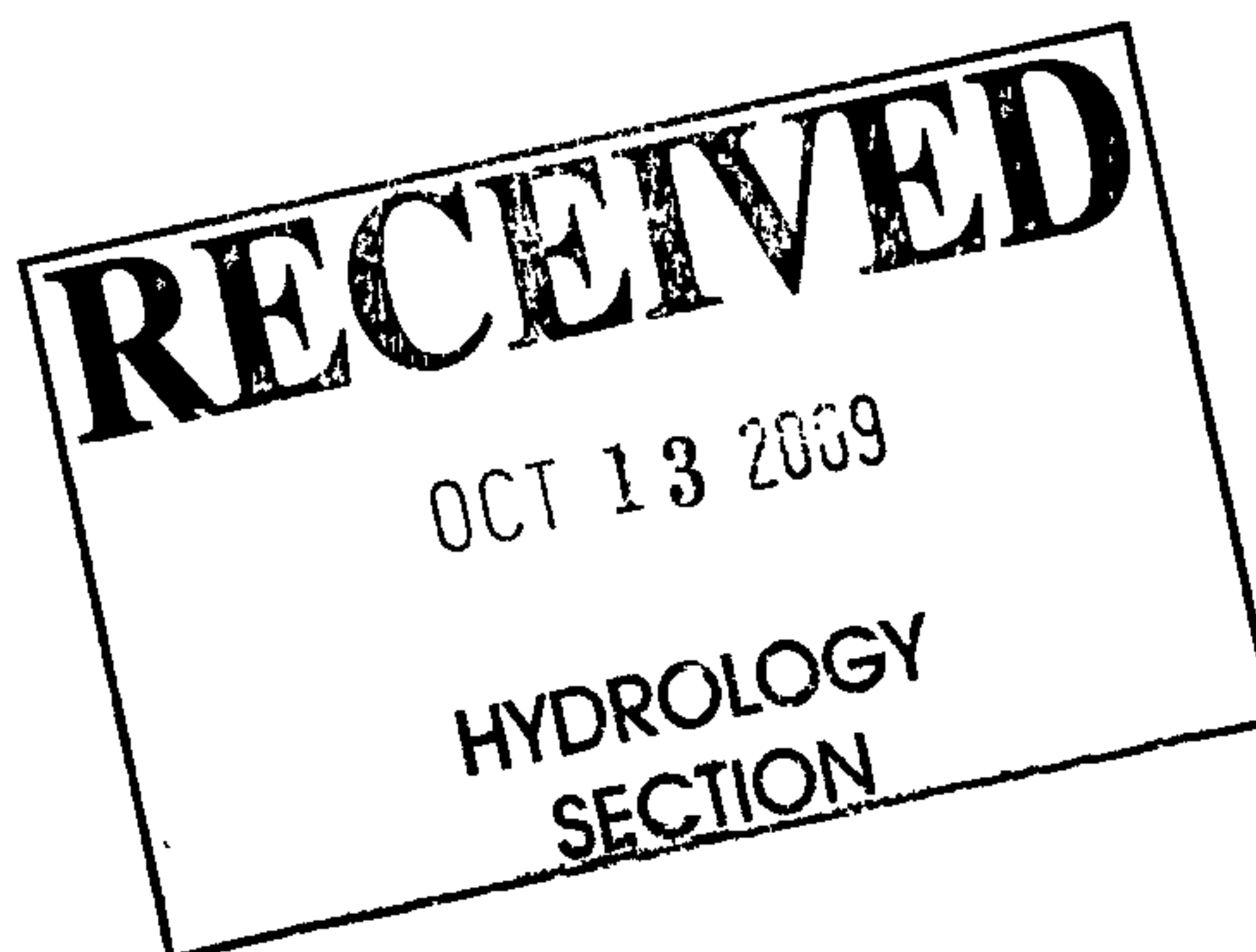
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Vincent Carrica, P.E.

Enclosure/s



JN: 27116
VC/kdk



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 6, 2003

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

RE: Four Hills Mobile Home Park

Dear Mr. Bohannan:

I received your letter dated October 3, 2003 and tried to research where the floodplain for the site had originated. On microfilm we have a basic drainage plan for the referenced Mobile Home Park dated June 30, 1969. This drainage plan was done on a Quad Sheet and had no floodplains outlined. The Albuquerque Master Drainage Study, which was a drainage master plan for all of Albuquerque dated January 1981, outlined the 100-year floodplains for the mobile home park. The 1983, 1996, and the 2003 floodplain maps revisions all use the same 100 year floodplains for the park.

The AO-1' flood zones in the subdivision cannot be contained in the roadway because of the estate type curb. I do not know what changes have occurred since 1981 that may have affected the floodplain. The owner of the mobile home park should update the floodplain through the FEMA LOMR process.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

October 3, 2003

Mr. Carlos Montoya
City/County Floodplain Administrator
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Four Hills Mobile Home Park

Dear Mr. Montoya:

Four Hills Mobile Home Park is an existing mobile home park located in the southeast section of Albuquerque. It is southeast of the intersection at Juan Tabo and Central. The park was built in the 1960's and a Drainage Report was never prepared. Several roads within the park are shown on the FEMA Maps as containing floodplains. However the streets in the park have estate type curb, which would not contain the Zone AO flooding that the FIRM map shows. We feel the FIRM map is in error in many areas within the park. A Letter of Map Revision is required to remove the floodplains. However, until a LOMR is approved by FEMA the residents adjacent to the floodplain are required to pay flood insurance. Elevation certificates by a licensed surveyor can be obtained by the individual park residents to remove their homes from the floodplain.

Please sign below indicating your concurrence that the floodplain is mapped erroneously and until such time as a LOMR is obtained the residents can remove their homes from the floodplain by obtaining an elevation certificate. If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

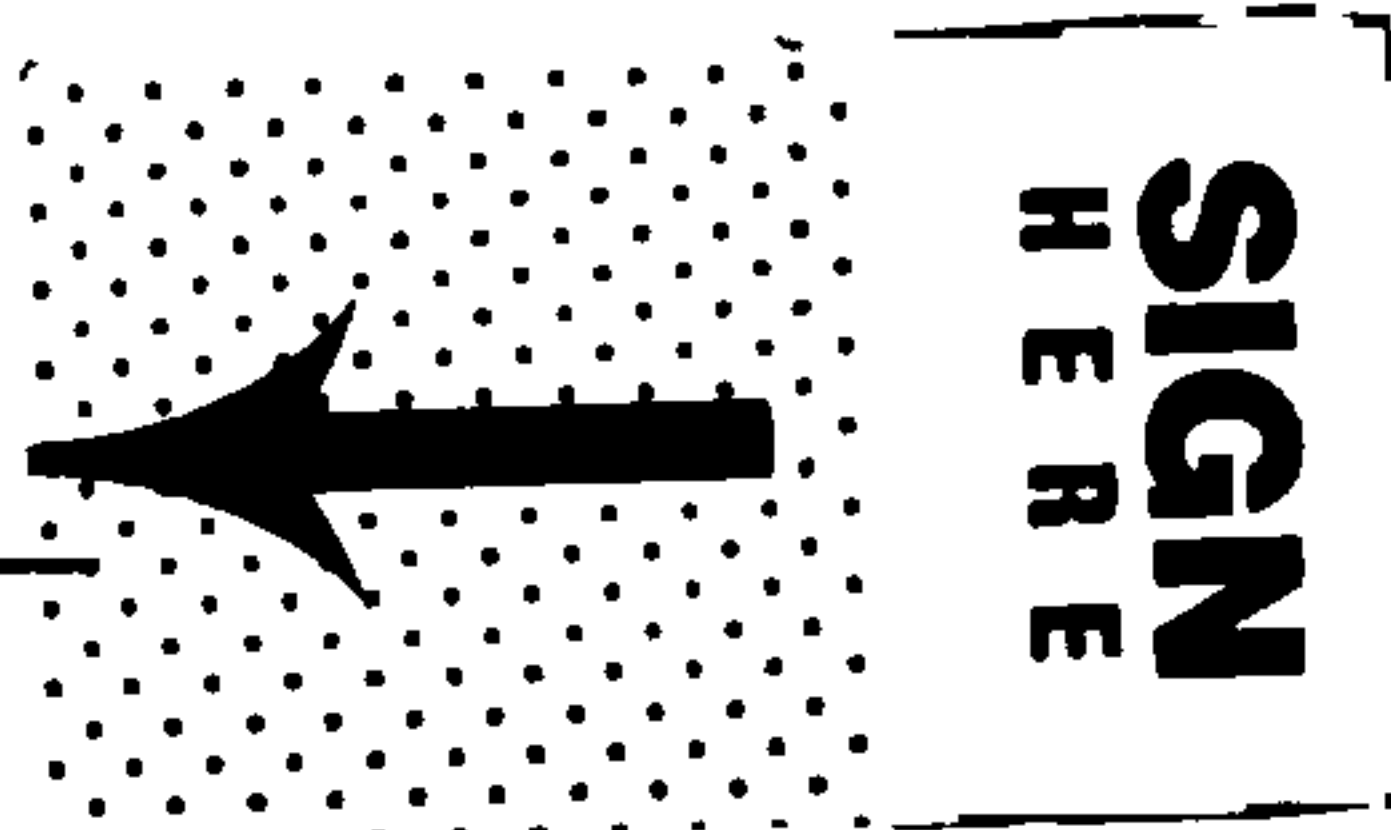
Sincerely,



Ronald R. Bohannon, PE

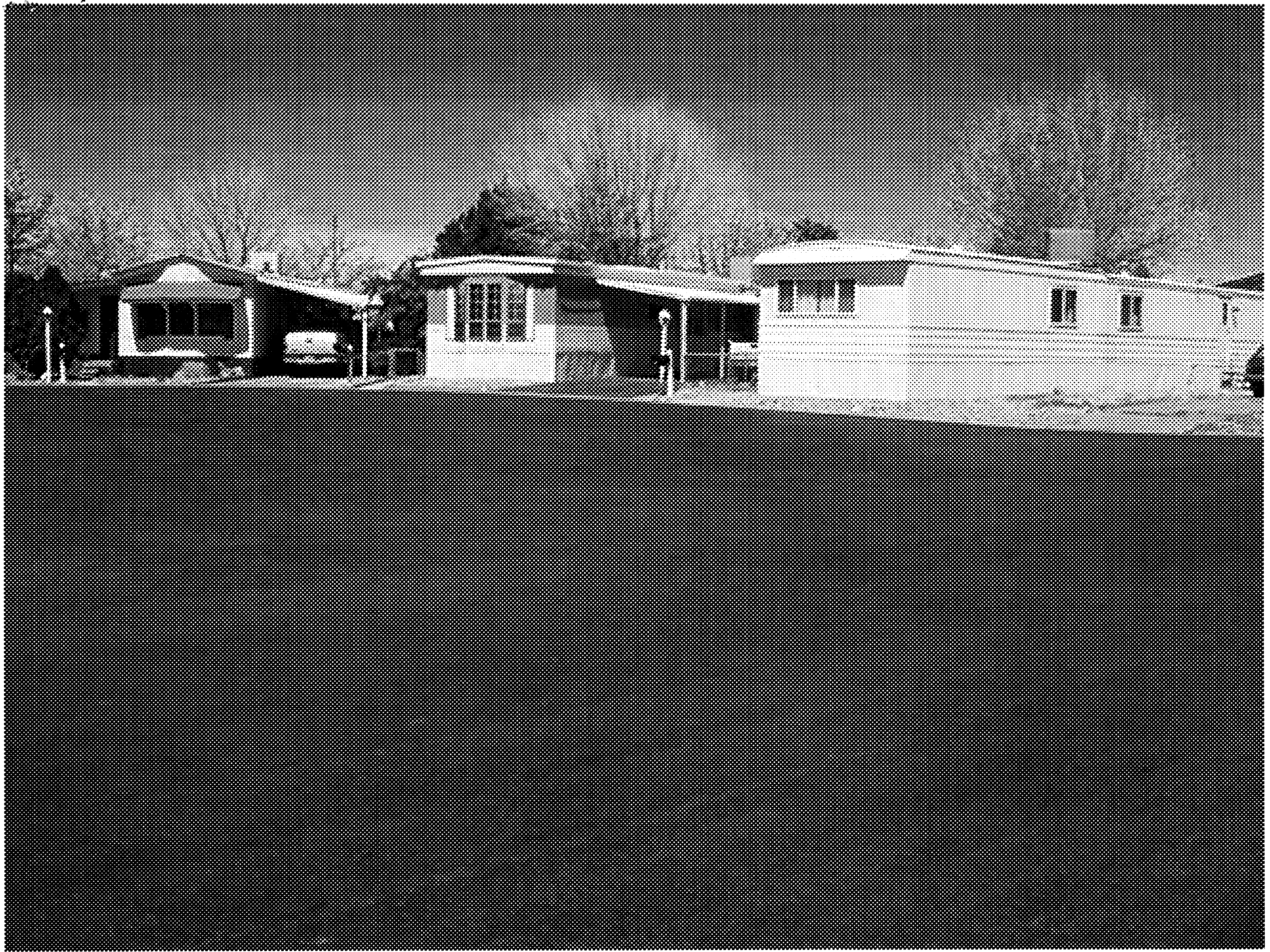
Signature

Date

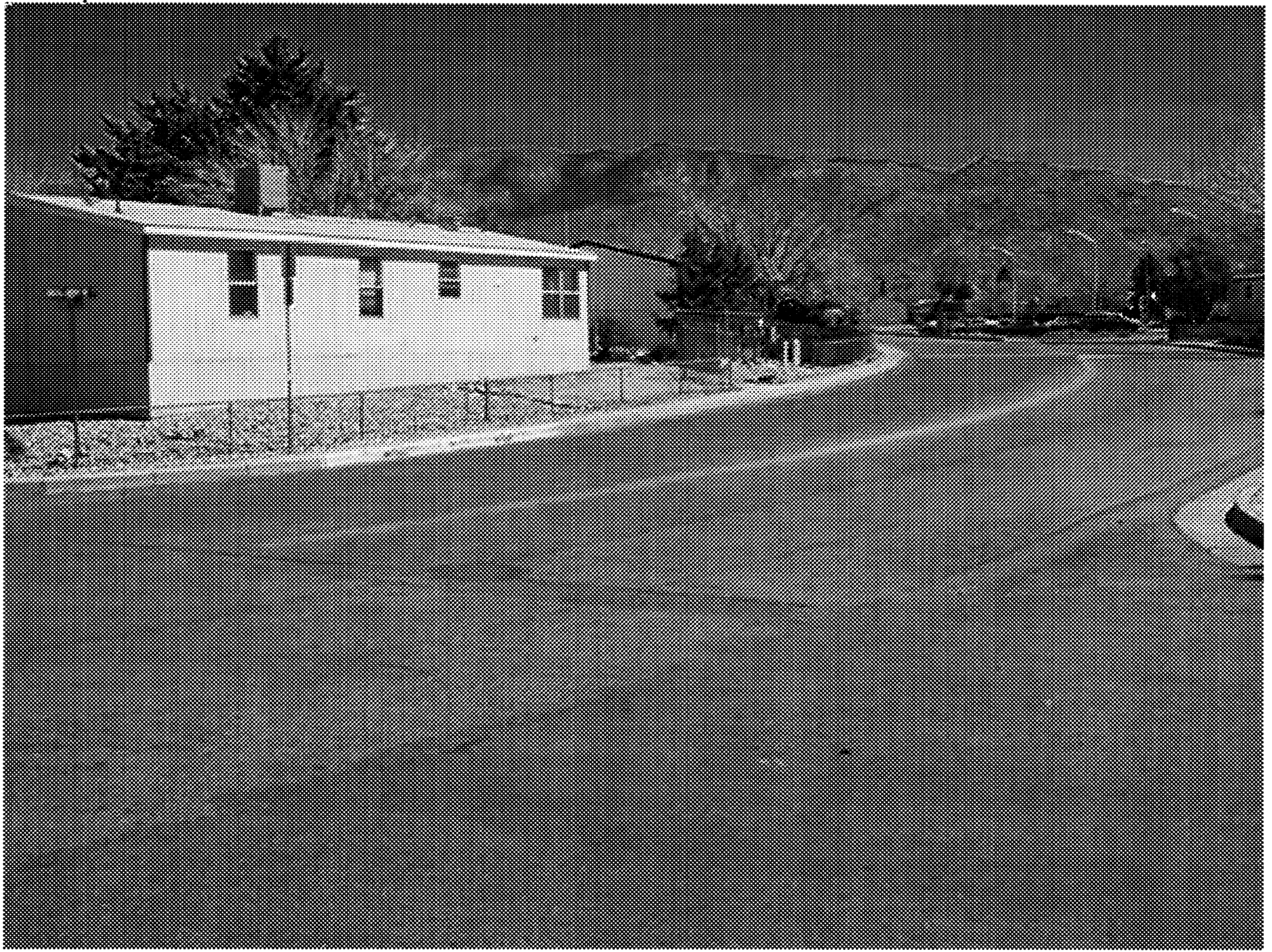


cc: Jim Krueger

JN: 220049
RRB/sci

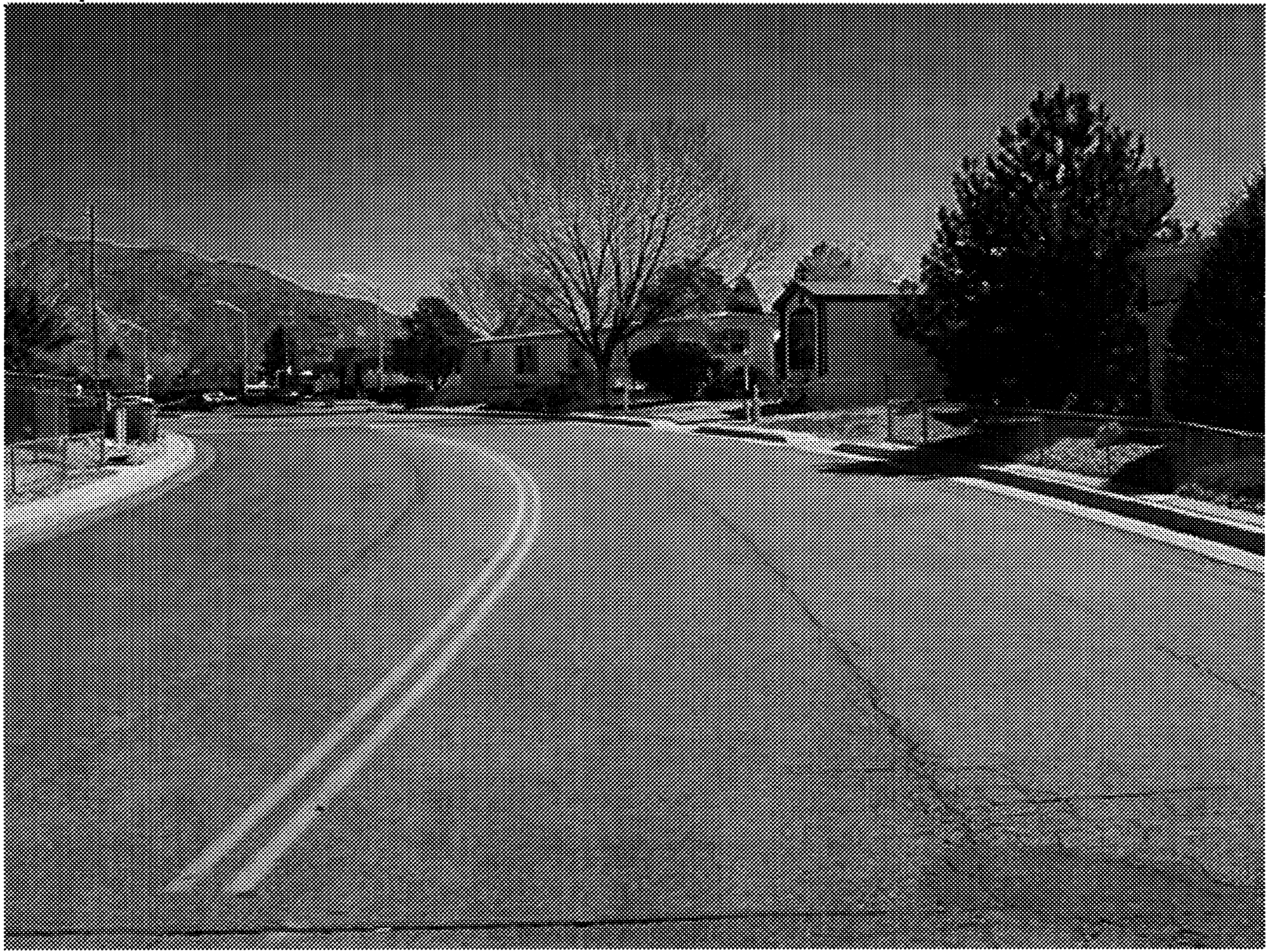


~~3-4-03~~
Apr 3, 2003



~~3-4-03~~

Apr 3, 03



~~3-4-03~~

Apr 3, 03

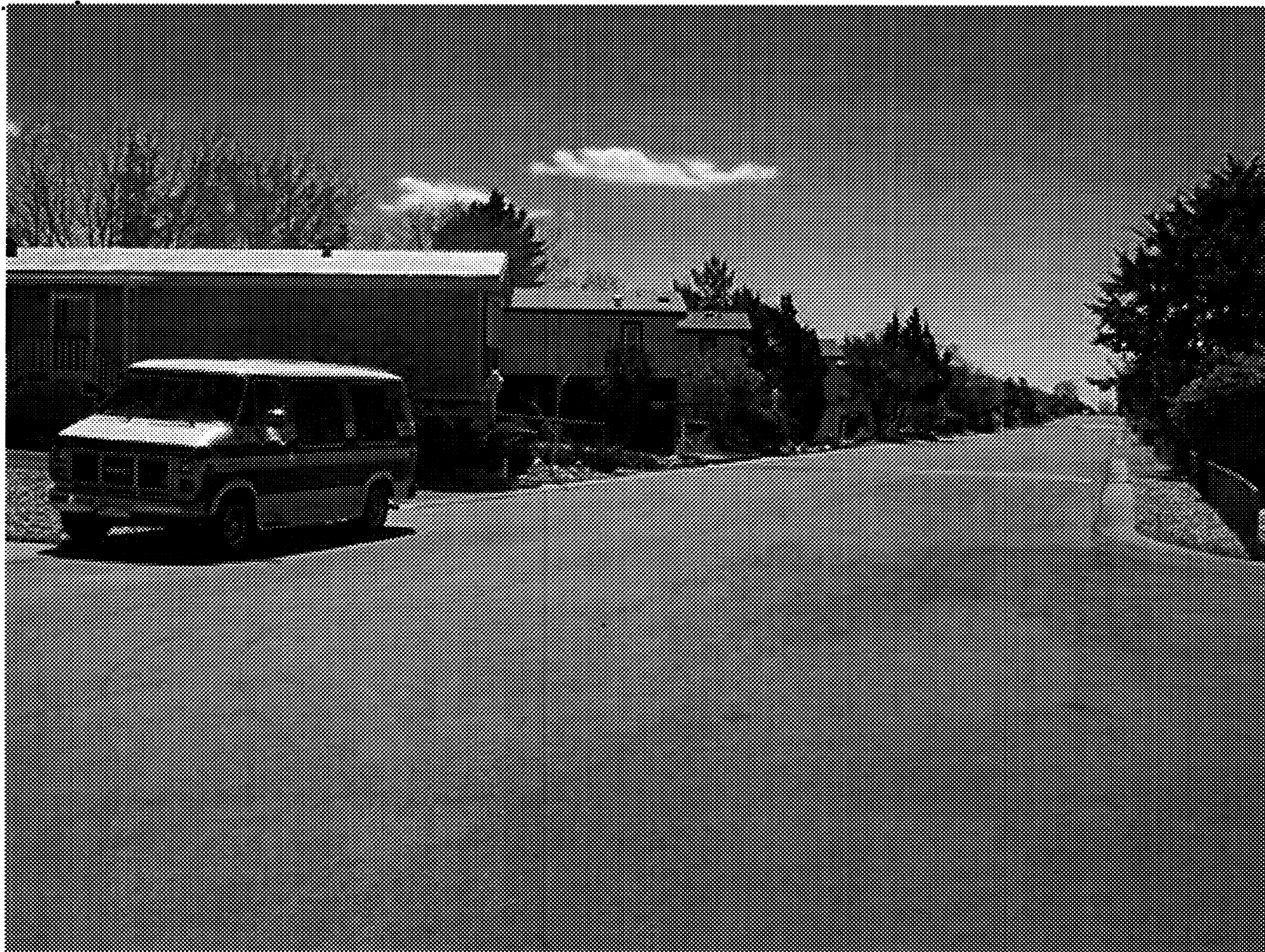


~~3-4-03~~

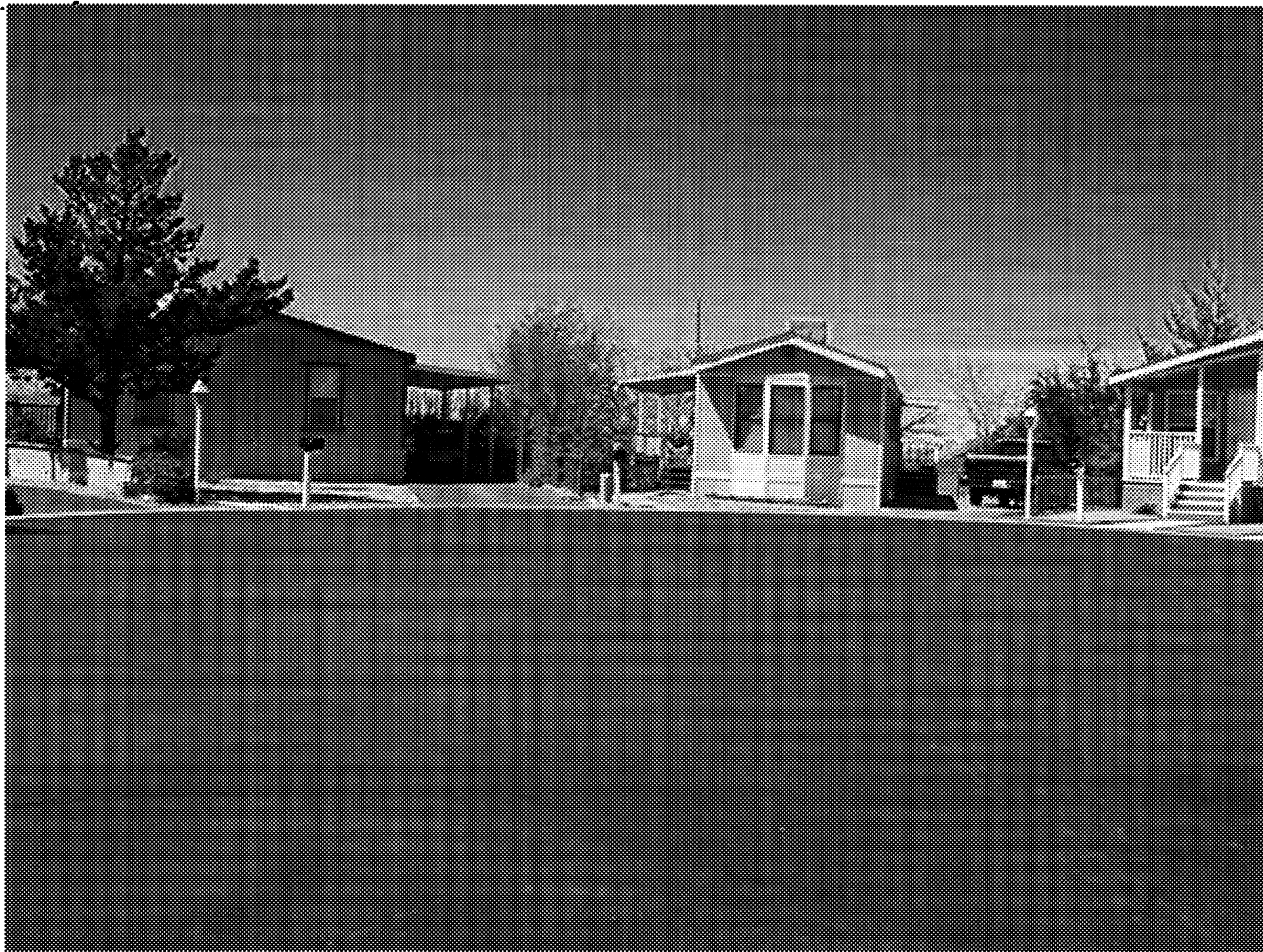
Apr 3, 03



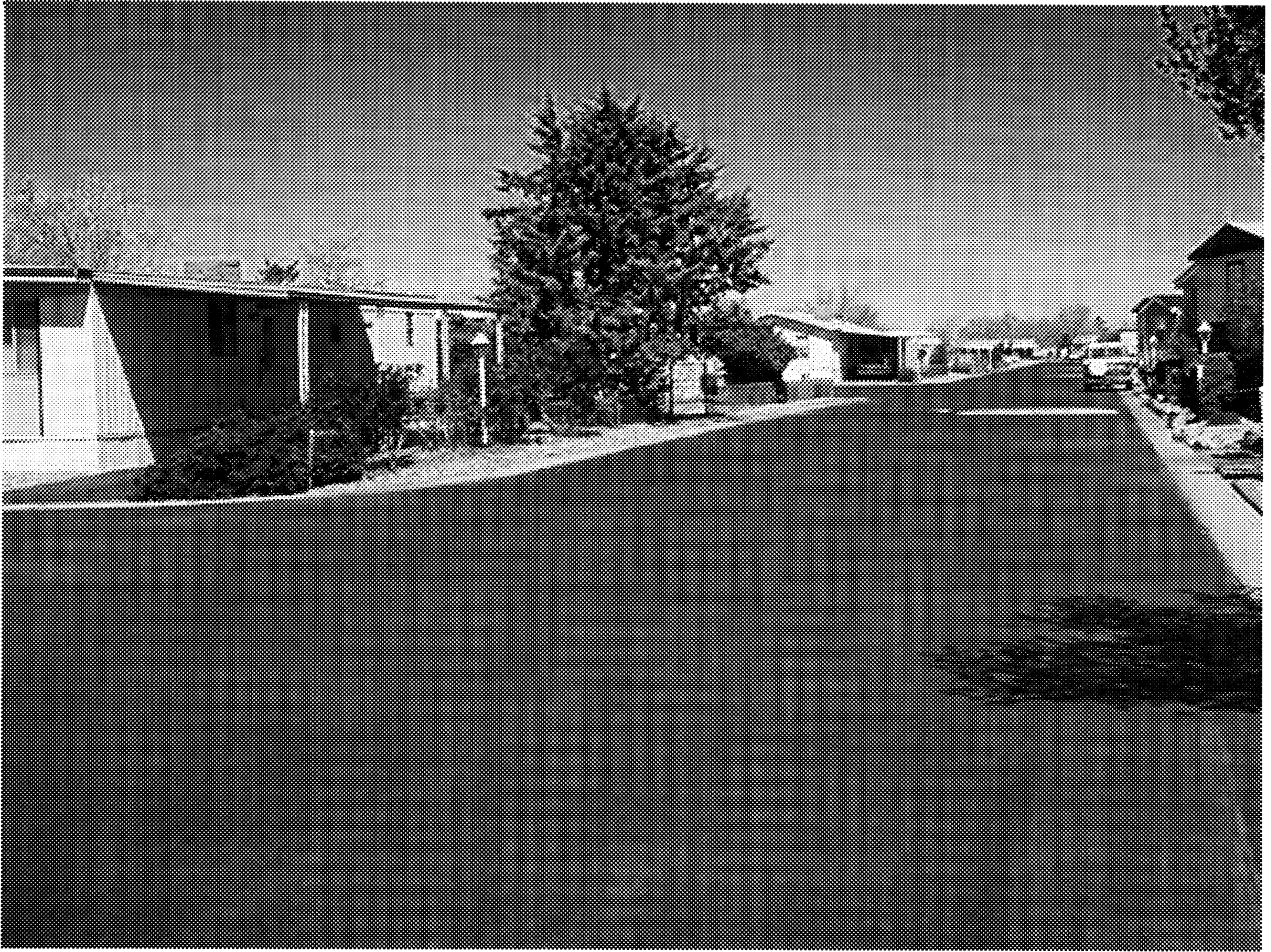
3-4-03



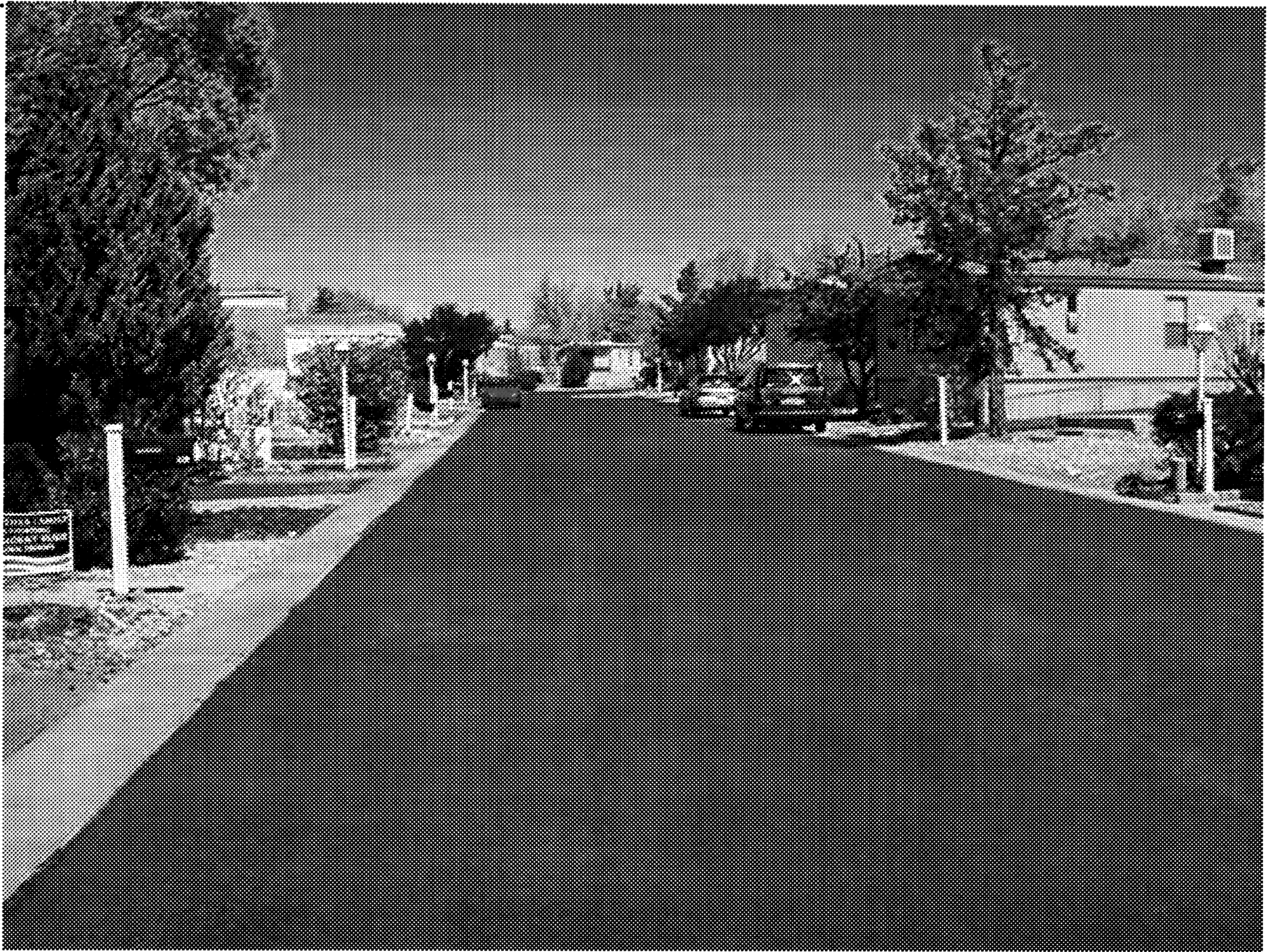
3-4-03



3-4-03











City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 23, 2002

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

**RE: Grading and Drainage Plan For Four Hills Mobile Home Park (L22-D10) Dated
August 28, 2002**

Dear Mr. Bohannan:

I have reviewed the referenced drainage plan and forward the following comments.

1. Please include pad elevations so I can compare them against the floodplain
2. Are there any mobile homes south of Singing Arrow? These mobile homes would be at the match line.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/11/2002)

L-22/D10

PROJECT TITLE: Four Hills Mobile Home Park
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: L22
WORK ORDER #: _____

LEGAL DESCRIPTION: Four Hills Mobile Home Park
CITY ADDRESS: Southeast corner of Juan Tabo and Central

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 8509 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: RONALD R. BOHANNAN OR SARA LAVY
PHONE: (505) 858-3100
ZIP CODE: 87113

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: Precision Surveys
ADDRESS: 8414-D Jefferson Street, NE
CITY, STATE: Albuquerque, NM

CONTACT: Larry Medrano
PHONE: (505) 856-5700
ZIP CODE: 87113

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL GUARANTEE RELEASE
☐ 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 (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☒ OTHER (SPECIFY) - Floodplain Elevations

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 8/29/2002 BY: Sara Lavy

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plans** Required for approval of Site Development Plans greater than five (5) acres
2. **Drainage Plans** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

be raised a foot above the floodplain to be considered out of the floodplain and not eligible for flood insurance. Mobile homes have raised foundations and homes adjacent to these streets are two feet above the street. The finished floor of these homes is one-foot above the floodplain, which removes the necessity of flood insurance. Enclosed is a Grading Plan showing the existing street grades in this area. A table showing the adjacent street elevations, the floodplain elevation and the minimum elevation of the home is included with the Grading Plan.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Bohannon', with a stylized flourish at the end.

Ronald R. Bohannon, PE

Enclosure/s

cc: Jim Krueger

JN: 220049
RRB/scl/ba



TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

August 21, 2002

Mr. Carlos Montoya
City/County Floodplain Administrator
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Four Hills Mobile Home Park

Dear Mr. Montoya:

Four Hills Mobile Home Park is an existing mobile home park located in the southeast section of Albuquerque. It is southeast of the intersection at Juan Tabo and Central. The park was built in the 1960's and a Drainage Report was never prepared. Several roads within the park are shown on the FEMA Maps as containing floodplains. Currently, whenever a lot is sold adjacent to the floodplain (located in the streets), a FEMA elevation certificate must be obtained. This letter, with the enclosed elevation sheet, will demonstrate the units exceed the minimum one-foot elevation above the flood plain as requested by FEMA. We obtained actual field topography of the streets throughout the park to establish the flood plain elevations. We are submitting a Grading Plan, with table, showing the streets within the floodplain and the finished floor elevation of the lots adjacent to those streets. The mobile homes are set with the wheels left on resulting in a finished floor substantially higher than the surrounding streets. The table on the Grading Plan shows the elevation of the street, the flood plain elevation, and the typical finished floor of a mobile home. As shown on the table, all of the finished floors exceed the flood plain by more than one-foot. This will eliminate the need for elevation certificates and make the transfer of land smoother.

The streets in the floodplain include Piru Boulevard, Trading Post Trail, Foxla, Singing Arrow, Antelope Circle, Buffalo Circle, Horseshoe Trail, and Fawn Trail. These streets are within Zone AO and have shallow flooding up to one-foot in depth. The homes in this area must