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JUAN R. VIGIL, COUNTY MANAGER

October 11, 1994

County of Bernalillo

State of New Mexico

ONE CIVIC PLAZA, N.W.
ALBUQUERQUE, NEW MEXICO 87102
ADMINISTRATION (505) 768-4000
COMMISSION (505) 768-4217
FAX (505) 768-4329

MARK J. CARILLO, ASSESSOR
JUDY D. WOODWARD, CLERK
THOMAS J. MESCALL, PROBATE JUDGE
RAY GALLAGHER, SHERIFF
H. R. FINE, TREASURER

Roger A. Paul, P.E.
Development Review/Hydrology
Bernalillo County PWD
2400 Broadway SE
Albuquerque, New Mexico 87102

RE: GRADING AND DRAINAGE PLAN FOR COORS PARK SOUTH, (Q10/D1), (PWD-94-498), SUBMITTED FOR PRELIMINARY PLAT APPROVAL, ENGINEER'S STAMP DATED 9/19/94.

Dear Roger:

Panel 43 of FEMA's Flood Insurance Rate Maps shows that this entire site is within a Special Flood Hazard Area (SFHA). The construction of the Don Felipe Dam, however, essentially removed the 100-year floodplain from this site. Enclosed is a copy of the exhibit sent to FEMA with the request for the Letter of Map Revision (LOMR) which shows this area.

The LOMR was not issued by FEMA because an additional study was requested. Attached is a letter from AMAFCA which says that they intend to pursue the LOMR for the dam. With this letter, I will be able to grant a variance for each lot within this subdivision. Therefore, no floodproofing will be required for the subject development.

FEMA will recognize that these lots are still located within the SFHA until the LOMR is complete, therefore the property owners may be subject to flood insurance. The standard floodplain note must be included on the plat.

If I can be of further assistance, please feel free to call me at 768-2666.

Sincerely,

Susan Calongne

City/County Floodplain Administrator

wphyd/8861

c: Chris Rivera, City Hydrology Kurt Browning, AMAFCA Marvin Kortum File DANIEL W. COOK, CHAIRMAN

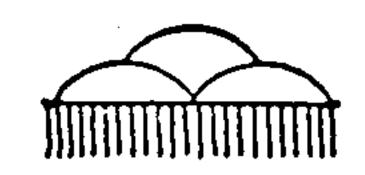
PAT D. HIGDON, VICE-CHAIRMAN

RONALD BROWN, SECRETARY-TREASURER

ENEIVA MEEKER, ASST. SECRETARY-TREASURER

MICHAEL MURPHY, DIRECTOR

LARRY A. BLAIR
EXECUTIVE ENGINEER



Metropolitan
Arroyo
Flood
Control
Authority

2600 PROSPECT N E. - ALBUQUERQUE, N. M. 87107

TELEPHONE (505) 884-2215

August 18, 1994

Susan Calongne City/County Floodplain Administrator PO Box 1293 Albuquerque, NM 87103

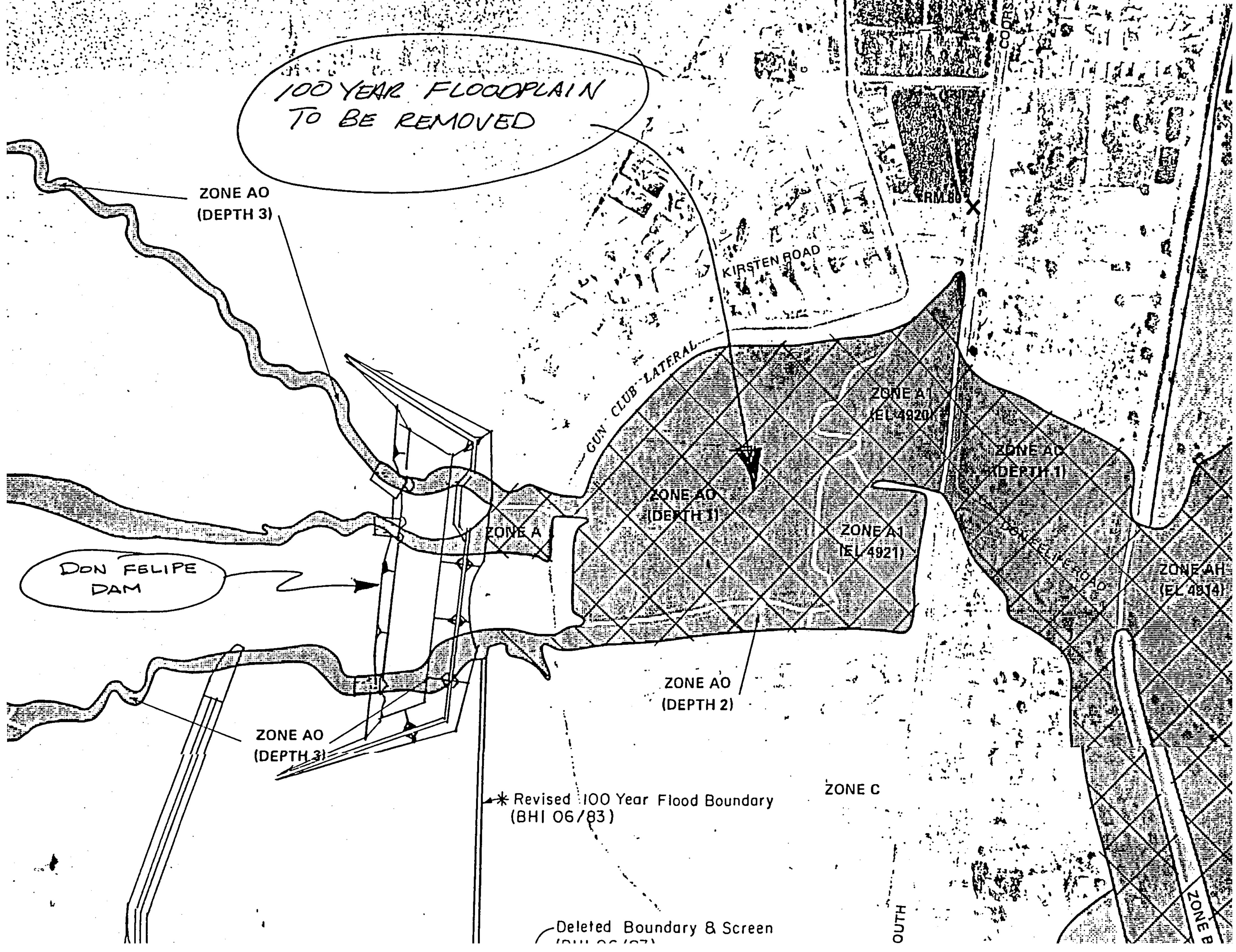
Dear Susan:

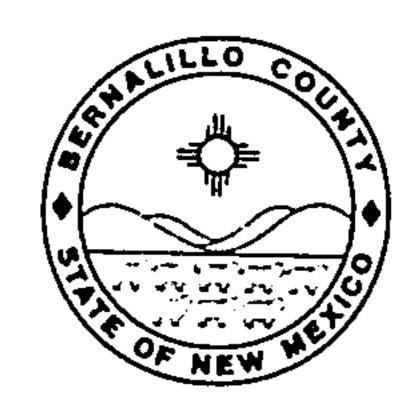
Because of the construction of Don Felipe and Raymac Dams in 1986, we believe that substantial areas downstream of the dams have been removed from the 100-year flood zone. An application for a Letter of Map Revision (LOMR) to the Federal Emergency Management Agency (FEMA) has not yet been prepared, but we anticipate that we will authorize our engineering consultant to prepare this application in the near future. If this application proceeds as expected and FEMA approves the LOMR in a timely manner, we hope that the LOMR will be approved by the end of 1995.

Sincerely,

Larry A. Blair, P.E. Executive Engineer

LAB:ii





BOARD OF COUNTY COMMISSIONERS

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PATRICK J. BACA, MEMBER DISTRICT 1

ALBERT "AL" VALDEZ, MEMBER DISTRICT 2

BARBARA J. SEWARD, MEMBER

DISTRICT 4

JUAN R. VIGIL, COUNTY MANAGER

December 8, 1994

County of Bernalillo

State of New Mexico

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

ADMINISTRATION (505) 768-4000 COMMISSION (505) 768-4217 FAX (505) 768-4329 MARK J. CARRILLO, ASSESSOR
JUDY D. WOODWARD, CLERK
THOMAS J. MESCALL, PROBATE JUDGE
RAY GALLAGHER, SHERIFF
H. R. FINE, TREASURER

Roger A. Paul, P.E.
Development Review/Hydrology
Bernalillo County Public Works Dept.
2400 Broadway SE
Albuquerque, New Mexico 87102

RE: GRADING AND DRAINAGE PLAN FOR COORS PARK SOUTH (Q10/D1) (PWD 94-498), SUBMITTED FOR SITE DEVELOPMENT PLAN AND FINAL PLAT APPROVAL, ENGINEER'S STAMP DATED 11/11/94.

Dear Roger:

Since Coors Park South is a County subdivision, the County remains the lead review agency for comments. Therefore, my comments are as follows:

- Based on the information provided in the above referenced submittal, the plan is approved with respect to flood plain issues.
- Prior to release of Building Permit for each lot, the property owners must be granted a variance through this office.
- Please be advised that prior to the County Building Department performing a final inspection, an Engineer's Certification must be submitted to and approved by this office.

Please provide me with a copy of the final approved plans for my files. If I can be of further assistance, please feel free to call me at 768-2666.

Sincerely,

Susan M. Calongne, P.E.

City/County Floodplain Administrator

Chris Rivera, City Hydrology Raymond Quintana, County Building and Zoning Kurt Browning, AMAFCA Marvin Kortum File



BOARD OF COUNTY COMMISSIONERS

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DISTRICT 3
BARBARA J. SEWARD, MEMBER
DISTRICT 4
LES HOUSTON, MEMBER
DISTRICT 5
JUAN R. VIGIL, COUNTY MANAGER

County of Pernalillo

State of New Mexico

2400 BROADWAY, S.E.
ALBUQUERQUE, NEW MEXICO 87102
PUBLIC WORKS (505) 848-1500

March 20, 1995

DAVID K. ANDERSON, ASSESSOR
JUDY D. WOODWARD, CLERK
THOMAS J. MESCALL, PROBATE JUDGE
JOE BOWDICH, SHERIFF
H. R. FINE, TREASURER

Roger A. Paul, P.E.
Development Review/Hydrology
Bernalillo County Public Works Dept.
2400 Broadway SE
Albuquerque, New Mexico 87102

RE: GRADING AND DRAINAGE PLAN FOR COORS PARK SOUTH (Q10/D1) (PWD 94-498), RESUBMITTED FOR SITE DEVELOPMENT PLAN AND FINAL PLAT APPROVAL, ENGINEER'S STAMP DATED 2/28/95.

Dear Mr. Paul:

Since the County Public Works Department remains the lead agency for this subdivision, please forward these comments to the engineer regarding his concerns with the flood plain variance and Engineer's Certification.

My office will grant a variance for this project based on the following reasons:

- 1. The letter from AMAFCA dated August 18, 1995 states that a request for a Letter of Map Revision (LOMR) will be submitted to FEMA in the near future. We anticipate that FEMA will agree that the construction of the Don Felipe Dam has removed the existing flood plain that now encompasses the entire subdivision.
- 2. The plans state that in the event of a storm greater than the 100-year storm the streets are designed to accommodate flows to a depth of about three feet with no hazard to the proposed homes. The plan also states that the estimated 100-year flows from both on-site and off-site will result in street flows of a depth of less than 6" which will be retained within the 8" curbs.

Roger Paul page 2

After the grading has been complete, the Engineer must certify with an as-built plan that the grades are in compliance with the approved grading plan. This Certification must be submitted to and approved by my office. The property owners must comply with the approved plan and must not lower any of the certified building pad elevations. Since the property owners may be subject to flood insurance until the LOMR is received, it is in the owner's best interest to be in compliance with this plan.

Again, please provide me with a copy of the final approved plans for my files. If you have any questions, please feel free to call me at 768-2666.

Sincerely,

Susan M. Calongne, P.E.

City/County Floodplain Administrator

Jusan Calongram

c: Lawrence Rael, Chief Administrative Officer, COA Chris Rivera, City Hydrology Raymond Quintana, County Building and Zoning Kurt Browning, AMAFCA Marvin Kortum File