PLANS/PLATS ON FILE

FILE DESC: E-16/D005

PLANS/PLATS 6

E16/D5 City Engr

RECEIVED
APR 12 1982
ENGINEERING

WILSON MOBILE HOME PARK

A SUBDIVISION IN ~~E17-D2~~
SECTION 27,
TOWNSHIP 11 NORTH,
RANGE 3 EAST
BERNALILLO COUNTY,
NEW MEXICO

DISCLOSURE STATEMENT
WATER SUPPLY PLAN
WATER QUALITY PLAN
LIQUID WASTE MANAGEMENT PLAN
SOLID WASTE MANAGEMENT PLAN
TERRAIN MANAGEMENT PLAN

Tom Mann Associates, Inc.
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110
ENGINEERS

Med County Zone

PLEASE READ THIS DISCLOSURE STATEMENT

BEFORE YOU

SIGN ANY DOCUMENT OR AGREE TO ANYTHING

DISCLOSURE STATEMENT

This disclosure statement is intended to provide you with enough information to permit you to make an informed decision on the purchase or lease of property described in this statement. You should read carefully all of the information contained in this statement before you decide to buy or lease the described property. You should be aware of the fact that various state agencies may have issued opinions on both the subdivision proposal and what is said in this disclosure statement about the proposal. These opinions, when required to be issued, whether favorable or unfavorable, are contained in this disclosure statement and should also be read carefully.

The Planning Commission and Board of County Commissioners have examined this disclosure statement to determine whether the subdivider can satisfy what he has said in this disclosure statement. However, the Planning Commission and the Board of County Commissioners do not vouch for the accuracy of what is said in this disclosure statement. Further, this disclosure statement is not a recommendation or endorsement of the subdivision by either the County or the State. It is informative only.

Finally, the Planning Commission and the Board of County Commissioners recommend that you see the property before buying or leasing it. However, if you do not see the property prior to purchasing or leasing it, you have six months from the time of purchase or lease to inspect the property. Upon inspecting the property, you have three days from the date of inspection to rescind the transaction and receive all of your money back from the subdivider. You must give the subdivider notice of your intent to rescind within three days of your inspection of the property.

1. NAME OF SUBDIVISION

Wilson Mobile Home Park

2. NAME AND ADDRESS OF SUBDIVIDER

Cecil B. Wilson
740 Carlito Road N.E.
Albuquerque, New Mexico 87113

3. NAME AND ADDRESS OF PERSON IN CHARGE OF SALES OR LEASING IN NEW MEXICO

Cecil B. Wilson
740 Carlito Road N.E.
Albuquerque, New Mexico 87113

4. SIZE OF SUBDIVISION BOTH PRESENT AND ANTICIPATED

Present	Anticipated
0	46 parcels
0	6 acres in subdivision

5. SIZE OF LARGEST PARCEL OFFERED FOR LEASE

The largest parcel is 0.1 acres.

6. SIZE OF THE SMALLEST PARCEL OFFERED FOR LEASE

The size of the smallest parcel would be 0.05 acres.

7. PROPOSED RANGE OF LEASING

Lowest Amount	Size of Parcel
(TO BE COMPLETED AT FINAL SUBMITTAL)	

Highest Amount	Size of Parcel
(TO BE COMPLETED AT FINAL SUBMITTAL)	

8. FINANCING TERMS

Since all units are rental units, there will be no down payments or loan terms.

9. NAME AND ADDRESS OF HOLDER OF LEGAL TITLE

Cecil B. Wilson
740 Carlito Road N.E.
Albuquerque, New Mexico 87113

10. NAME AND ADDRESS OF PERSON HAVING EQUITABLE TITLE

Cecil B. Wilson
740 Carlito Road N.E.
Albuquerque, New Mexico 87113

11. CONDITION OF TITLE

The condition of title is fee simple.

12. STATEMENT OF ALL RESTRICTIONS OR RESERVATIONS OF RECORD SUBJECTING THE SUBDIVIDED LAND TO ANY UNUSUAL CONDITIONS AFFECTING ITS USE OR OCCUPANCY

There are no ususual conditions affecting the use or occupancy of this land.

13. ESCROW AGENT

There is no escrow agent since this is a rental property.

14. UTILITIES

The names of all companies providing utilities are listed below. The estimated cost of utilities will be those installation charges charged by each utility plus monthly service charges. All main line utility work will be provided by the developer.

Mountain Bell	- telephone
Public Service Company of New Mexico	- electric
Gas Company of New Mexico	- gas
City of Albuquerque	- water
City of Albuquerque	- sewage

15. INSTALLATION OF UTILITIES

All utilities will be installed by the owner. All utilities will be in place and serviceable before any parcel is rented. It is estimated that all utilities will be in place by June, 1982.

16. UTILITY LOCATION

All utilities will be underground and located within easements, and individual connections to each trailer space will be provided.

17. WATER USE

Water will be provided by the City of Albuquerque Water System. There are no limitations to the use of the water.

18. AMOUNT OF WATER

There are no minimum or maximum daily quantities of water to be provided. Water will be provided from the City of Albuquerque Water System under the rules and regulations established by that agency.

19. WATER DELIVERY

Water will be delivered to the subdivision by means of extension of the City of Albuquerque Water System. Each trailer space will be individually metered.

20. WATER SYSTEM EXTENSION

The developer will pay for all water system extensions.

21. LIFE EXPECTANCY OF THE WATER SUPPLY SYSTEM

The life expectancy of the system is that associated with the City of Albuquerque Water System. At this time there is an unlimited life expectancy.

22. WELLS

There will be no wells within this development.

23. SURFACE WATER

There is no usable surface water within this development.

24. STATE ENGINEER'S OPINION ON WATER

25. WATER QUALITY

The water quality meets the standards established by the Environmental Improvement Division of the State of New Mexico. The water will be supplied from the City of Albuquerque Water System and therefore meet all requirements of that system.

26. ENVIRONMENTAL IMPROVEMENT AGENCY'S OPINION ON WATER QUALITY

27. LIQUID WASTE DISPOSAL

Liquid waste disposal will be by the City of Albuquerque Sewer System. A sewer system will be extended to the development with individual connections to each trailer space.

28. ENVIRONMENTAL IMPROVEMENT AGENCY'S OPINION ON LIQUID WASTE DISPOSAL

29. SOLID WASTE DISPOSAL

There will be no solid waste disposal site within the boundaries of the development. Solid waste collection is available through a private refuse company or residents can haul their own solid waste to the Bernalillo County Sanitary Land Fill off South Broadway or the City of Albuquerque Sanitary Land Fill at Los Angeles Avenue and Washington Street.

30. ENVIRONMENTAL IMPROVEMENT AGENCY'S OPINION ON SOLID WASTE DISPOSAL

31. TERRAIN MANAGEMENT

The soil found in this development is primarily Gila Complex (GF). This soil is a loamy sand or sandy loam type of material. It has approximately 15 percent gravel. It is suitable for use for residential housing. None of the lots are within floodways or flood fringes. All lots will be shaped to drain toward the street. The street system will convey water through the subdivision and into a natural drainage course. The streets will act as the drainage system.

32. NATURAL RESOURCES CONSERVATION DISTRICT'S OPINION ON TERRAIN MANAGEMENT

33. SUBDIVISION ACCESS

The development is located just north of the municipal limits of Albuquerque. The easiest access to the development is to take the Osuna exit from Interstate-25 north; go west on Osuna to Edith; north on Edith to Bear Canyon Lane; east on Bear Canyon Lane to Noble Drive, which enters the development from the south. It is approximately three miles from the Interstate to the development. All roads from the Interstate to the development are paved and are maintained by either the City of Albuquerque, the State of New Mexico or Bernalillo County.

34. STATE HIGHWAY DEPARTMENT'S OPINION ON ACCESS

35. DEVELOPMENT

There are no community improvements provided by the development. Utilities and streets will be provided as previously stated.

36. MAINTENANCE

The owner will maintain all streets. The utility companies will maintain their respective lines within the development.

WATER SUPPLY PLAN

WATER SUPPLY PLAN

The following information is presented in accordance with Appendix A, Section 1, Subsection C, of the Bernalillo County Subdivision Ordinance.

1. NAME AND ADDRESS OF SUBDIVIDER

   Cecil B. Wilson
   740 Carlito Road N.E.
   Albuquerque, New Mexico 87113

2. DATE PLAN IS SUBMITTED

   December, 1981.

3. DISCLOSURE STATEMENT

   The subdivider's disclosure statement relating to water supply is included with this submittal.

4. The Wilson Mobile Home Park will be provided water service by the City of Albuquerque. The letter of availability is included on the following pages.

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 10, 1981

Mr. Bruce W. Hale, Vice President
J.R. Hale Contracting Co., Inc.
P.O. Box 25667
Albuquerque, New Mexico 87125

RE: SANITARY SEWER SERVICE TO PROPERTY OWNED BY MR. CECIL WILSON
LOCATED NORTH OF NOBLE RD. NE (E-16)

Dear Mr. Hale:

In a letter dated January 8, 1981 (attached) you requested a statement of sanitary sewer service availability to subject property. That letter eluded to the fact that you preferred to make a line extension in Bear Canyon Ln. and Noble Dr. to service this property. Subsequent conversations with you and Mr. Cecil Wilson on March 2, 1981 indicated that full extent of Mr. Wilson's proposed development is as shown on attached map. At that time, it was stated that maximum development of Mr. Wilson's property will be 35 mobile homes, as mentioned in the January 8, 1981 letter. In response to the above, the following is given.

Sanitary sewer service is available to subject property based on information stated above and in accordance to Policy 15 of the Water and Sanitary Sewer Line Extension Policies, adopted by the City of Albuquerque. In order to provide this service an 8" line extension will have to be made in Bear Canyon Ln. and Noble Dr. as indicated on attached map of the area. Included on the map are design parameters for the extension. Actual design of the extension will have to be coordinated thru the City Engineer's Office.

As stated by City Policy, the developer will be obligated to pay for the line extension, but by "prorating" this extension he should be able to recapture some of these cost as sanitary sewer service is provided to property abutting the line.

Again, these statements are based on the information given in your January 8, 1981 letter and subsequent conversation. Any major deviation from this information may void this commitment of service; thus, as planning proceeds on the project, please coordinate with this office. This statement of service availability is void one year from this date if service is not taken or if efforts are not made to make required extensions. If you have any questions and/or comments, please advise.

WS-1

Very truly yours,

D.L. Morehead, P.E.
Water Resources Department
Engineering Division

Attach:

DLM:ht

xc: P.C. Noland
W.H. Nickerson
M.E. Mendoza
P. Brasher
Sonny Aragon
Bob Kielich, City Engineers Office
f/Project (Noble Dr. North of Osuna (E-16)
f/Availability (E-16)
f/Readers (1-39)

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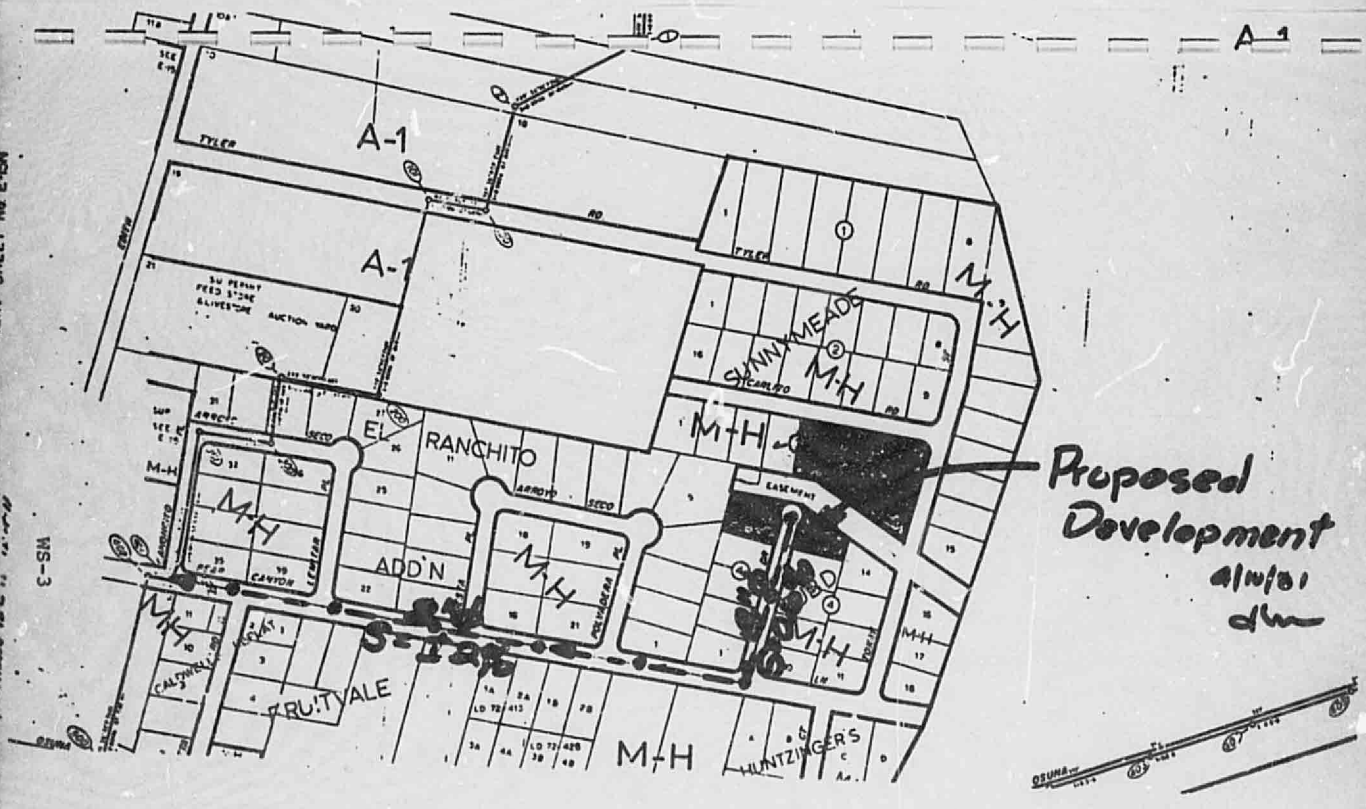

-16N

NEXT SHEET No. E-16S

LI
SANITARY SEWER LINE
MANHOLE
LAMPHOLE or CLEANOUT
DEAD END or STUB

WATER QUALITY PLAN

WATER QUALITY PLAN

The following information is presented in accordance with Appendix B, Section 2, of the Bernalillo County Subdivision Ordinance:

1. NAME AND ADDRESS OF SUBDIVIDER

   Cecil B. Wilson
   740 Carlito Road N.E.
   Albuquerque, New Mexico 87113

2. DATE PLAN IS SUBMITTED

   December, 1981.

3. DISCLOSURE STATEMENT

   The subdivider's disclosure statement relating to water quality is included with this submittal.

4. WATER QUALITY PLAN

   The Wilson Mobile Home Park will have City of Albuquerque water service. The water quality will be in compliance with the minimum standards of the State of New Mexico and will be supplied by the City of Albuquerque.

LIQUID WASTE MANAGEMENT PLAN

LIQUID WASTE MANAGEMENT PLAN

The following information is presented in accordance with Appendix C, Section 2, of the Bernalillo County Subdivision Ordinance:

1. NAME AND ADDRESS OF SUBDIVIDER

   Cecil B. Wilson
   740 Carlito N.E.
   Albuquerque, New Mexico 87113

2. DATE PLAN SUBMITTED

   December, 1981.

3. DISCLOSUPE STATEMENT

   The subdivider's disclosure statement relating to liquid waste management is included with this submittal.

4. EXISTING WATER AND SEWAGE SYSTEMS

   The development will be connected to the City of Albuquerque Sewage System.

SOLID WASTE MANAGEMENT PLAN

SOLID WASTE MANAGEMENT PLAN

The following information is presented in accordance with Appendix D, Section 2, of the Bernalillo County Subdivision Ordinance:

1. NAME AND ADDRESS OF SUBDIVIDER

   Cecil B. Wilson
   740 Carlito N.E.
   Albuquerque, New Mexico 87113

2. DATE PLAN SUBMITTED

   December, 1981.

3. DISCLOSURE STATEMENT

   The subdivider's disclosure statement relating to solid waste management is included with this submittal.

4. DISPOSAL SITE

   The developer will provide a collection point for solid waste. All solid waste will be collected in approved containers. The waste will be removed from the site by a private refuse company. The company will be the American Waste Disposal, Inc. located at 506 Rio Rancho Road S.E. They dump solid waste at the sanitary landfill on Los Angeles Avenue.

5. COLLECTION AND DISPOSAL EQUIPMENT

   The American Waste Disposal, Inc. will utilize dump vehicles. Schedules for pickup will be arranged by the developer.

6. REFUSE COLLECTION WORK FORCE

   It is assumed that the private refuse company employs an adequate number of employees to serve their clients.

7. WATER TABLE

   Since all disposal sites that would be used are operated under the authority of a public governing body, their operations should meet all standards imposed by the appropriate regulations within each jurisdiction.

8. ACCESS

   Access to the landfill on Los Angeles is by paved public roads.

9. PROJECTED POPULATION

The projected population is 4 x 46 = 184.

10-12. Since disposal sites that would be used are public and are managed by an appropriate governing body, the regulations enforced by each jurisdiction pertaining to their locations and methods of operations would apply.

TERRAIN MANAGEMENT PLAN

TERRAIN MANAGEMENT PLAN

NAME AND ADDRESS OF SUBDIVIDER

Cecil B. Wilson
740 Carlito Road N.E.
Albuquerque, New Mexico 87113

DATE PLAN IS SUBMITTED

December 1981.

DISCLOSURE STATEMENT

The Subdivider's disclosure statement relating to Terrain Management is included with this submittal.

TERRAIN MANAGEMENT PLAN

The Wilson Mobile Home Park qualifies as a Type 2 Subdivision containing 46 parcels, all of which are less than 10 acres in size. The following information is provided in accordance with Appendix E, Section 2, Paragraph b of The Bernalillo County Subdivision Ordinance:

1. Maps

   a. Figure 1 shows the Vicinity Map with a scale of 1" = 200'. Contours are shown at 2' intervals. The external boundary of the subdivision is shown.

   b. Figure 2 is a site development plan containing the following: (1) subdivision boundary, (2) the location of all proposed parcels, roads and easements, (3) the location of all proposed drainage courses and (4) landscape plan.

   c. Figure 3 is the site grading plan showing contours at 1'-0" intervals.

   d. A summary plat showing the proposed vacation of streets, drainage easements and lot lines.

   Only minimal grading is proposed for the construction of roads and parcels. There is little or no vegetation on the site. The site has been used as a construction yard and storage area. The items stored within this area will be removed and the terrain reshaped to more or less simulate the natural contours. The area will be vegetated in accordance with the landscape plan as shown in Figure 2.

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

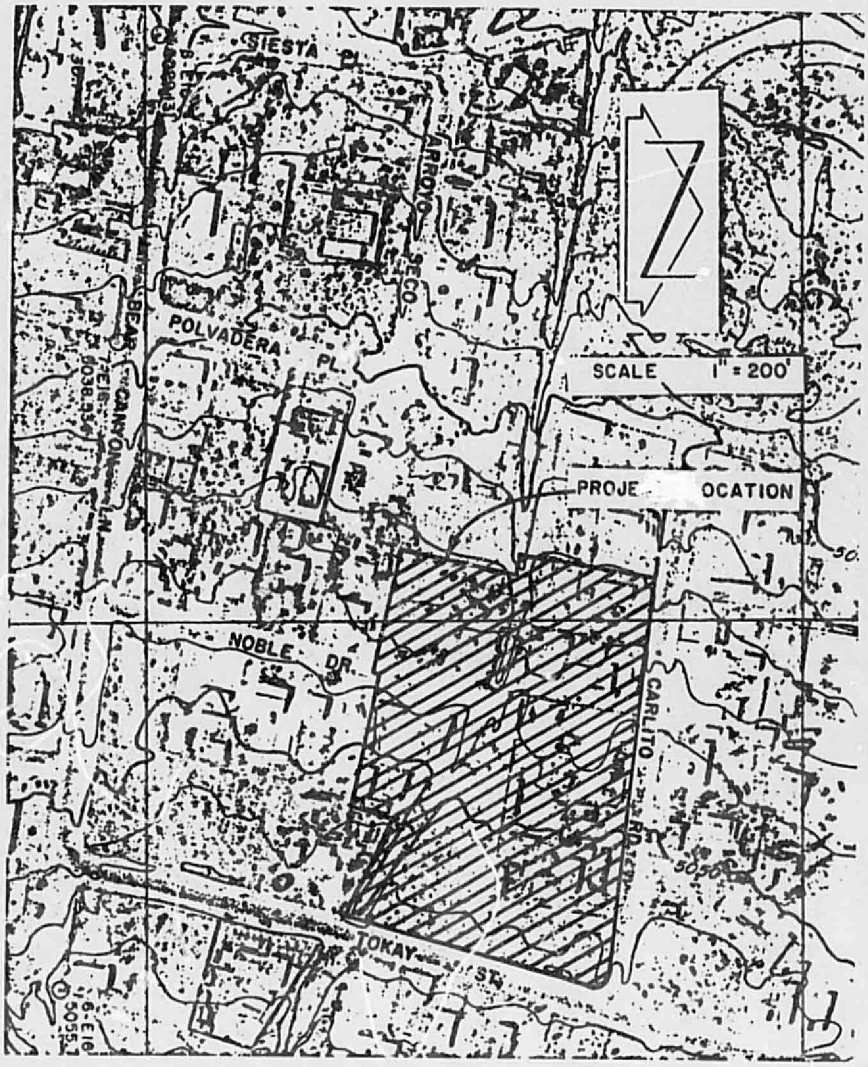

Figure 1
LOCATION MAP

2. Soil Survey

This soil survey is a literature study based upon published investigations of the Soil Conservation Service. The soil found on this project is of the Gila series.

The Gila series consists of deep, well-drained soils that formed a recent alluvium on the flood plains along the Rio Grande. Native vegetation in prinicipally alkali sacaton, inland salt grass, vine-mesquite and fourwing saltbrush. Elevations range from 4850 to 6000 feet. In a representative profile, the surface layer is brown loam about 7 inches thick. Next is about 37 inches of stratified brown and light yellowish brown and very fine sandy loam. Below this to a depth of 60 inches or more is pale brown sand. The soil is moderately alkaline throughout. Permeability is moderate.

Gila soils are used for irrigated alfalfa, row crops and pasture. They are also used for range, wildlife habitat, watershed and community development.

The specific soil in this area is the Gila-GF series. This mapping unit is 70 percent a Gila soil that has a loamy sand or sandy loam surface layer, and 50 percent a Gila soil that has a sandy clay loam surface layer. These soils have profiles similar to the ones described above, but they are 15 percent gravel. The following table lists the limitations for this type of soil:

TABLE 1

Dwellings Without Basements/Slight Limitation	
Local Road and Streets	Moderate Limitations (Low Strength)
Road Fill	Fair (Low Strength)

Since this will be a mobile home park connected to City sewer and water, there are no limitations resulting from septic tanks, sewage lagoons or excavations for basements. This type of soil is suitable for the type of development proposed.

3. Surface Drainage

a. Introduction

A drainage study was performed in February of 1981. That drainage study was submitted to the Bernalillo County Commission as a basis for vacating an existing drainage easement through the property. Attached is a copy of the letter vacating the drainage easement. A part of that vacation was to allow any water that should enter the site to continue through the site and back into the drainage system to the west of the project.

b. Calculations

The drainage study prepared in 1981 indicated that in a 100-year storm approximately 34 cfs of flow could possibly enter the project site from the east. As the area to the east develops as a gravel pit for Albuquerque Gravel Products, this flow will diminish.

This project proposes that a drainage swale be constructed along the south property line to convey any offsite flows through the site and back into an existing drainage course to the west of the property. Figure 3, the grading plan, shows the proposed drainage facilities. All streets will have inverted crowns to convey the water that falls on the street into the drainage swale.

Ponds will be constructed on each lot to detain runoff. The ponds are small, as shown by the calculations below.

Site Characteristics

Area of Parcel = 4.55 acres

Impervious Area = 1.82 acres

Pervious Area = 2.73 acres

Utilizing the SCS Method for Runoff

T_c = 10 min.

Distribution Curve No. = 70

Undeveloped Conditions

Runoff Curve No. = 79 (Poor Range, B Soil)

Rainfall = 2.2 inches

Direct Runoff = 0.70 inches

cfs/ac/in = 1.4

Peak Discharge = 4.55 x 0.7 x 1.4 = 4.5 cfs

Volume of Runoff = $0.7 \times 4.55 \times \frac{43,560}{12}$ = 11,562 cf

Developed Conditions

Runoff Curve = $\frac{1.82}{4.55}(98) + \frac{2.73}{4.55}(79) = 90$

Rainfall = 2.2 inches

Direct Runoff = 1.3 inches

cfs/ac/in = 1.4

Peak Discharge = 4.55 x 1.3 x 1.4 = 8.3 cfs

Volume of Runoff = $1.3 \times 4.55 \times \frac{43,560}{12} = 21,471$ cf

Increase in Runoff = 9,909 cf

Required Pond Volume per Space = $\frac{9,909}{46} = 215$ cf

4. Subsurface Drainage

   a. The seasonal high water table is not within 12 feet of the ground surface.

   b. The subdivider does not intend to construct any subsurface structures. The area will be utilized as a mobile home park.

5. Utilities

   All utilities will be installed by the subdivider. The utilities will be in place prior to the renting of any mobile home space.

6. Grading Plan

   Minimal grading will be done on this site. The site was used as a construction yard and storage area. All materials stored there will be removed and the site will be reshaped to approximate the natural contours. Figure 3 shows the grading proposed for this project. The project will be landscaped in accordance with the landscaping plan shown on Figure 2.

7. Construction Schedule

   It is estimated that construction will begin in June of 1982 and be completed by approximately December 1983. The project will be developed essentially one street or one block at a time. The utilities will be in place in front of each mobile home space before that space is rented.

8 & 9. Plat Information

The Wilson Mobile Home Park is located in Section 27, Township 11 North, Range 3 East, in Bernalillo County, New Mexico, and is more particularly described as follows:

> A certain tract of land located in Bernalillo County, New Mexico, comprising Lots 4, 5, 6, 7, 8 and 9, Block 3; and Lots 5 and 6 of Block 4 of the Sunnymeade Subdivision as shown on the plat filed in the Office of the County Clerk, Bernalillo County, New Mexico, on April 18, 1955, and being more particularly described as follows:
>
> Beginning at the northwest corner of Lot 4; thence S 82 15'00" E along the south right-of-way of Carlito Road N.E. a distance of 610.33 feet; thence along the arc of a curve to the right with Δ = 98°46'00", R = 25.00 feet and L = 43.10 feet; thence S°16 31'00" W along the west right-of-way of Tokay Street N.E. a distance of 383.56 feet; thence N 58°49'34" W a distance of 182.64 feet; thence S 13°33'00" W a distance of 73.58 feet; thence N 79°18'00" W a distance of 197.15 feet; thence S 13°33'00" W a distance of 10.84 feet; thence N 76°27'00" W a distance of 197.00 feet; thence N 13°33'00" E a distance of 214.24 feet; thence N 81°53'35" W a distance of 35.26 feet; thence N 09°42'49" E a distance of 175.96 feet to the point of beginning and containing 5.4025 acres more or less.

The mobile home park contains a total of 46 spaces; the smallest space is 0.05 acres in size.

BOARD OF COUNTY COMMISSIONERS
ORLANDO VIGIL, CHAIRMAN
DISTRICT 2
LENTON MALRY, MEMBER
DISTRICT 3
DAVID M. SANTILLANES, MEMBER
DISTRICT 1
JAMES PAXTON MORRIS, MEMBER
DISTRICT 5
WRAY L. SIMMONS, MEMBER
DISTRICT 4
ALEX ABEYTA, JR., COUNTY MANAGER

County of Bernalillo

State of New Mexico

620 LOMAS, N.W.
ALBUQUERQUE, NEW MEXICO 87102

WILLIAM E. JIMERSON, SHERIFF
WILLIAM McBROOM, TREASURER
TENNY C. CULP, COUNTY CLERK
JACK H. DARLING, ASSESSOR
GERARD W. THOMSON,
PROBATE JUDGE

May 20, 1981

Mr. Cecil Boyd Wilson
740 Carlito Road, NE
Albuquerque, NM 87113

RE: CRM-80-9

Dear Mr. Wilson:

At their meeting of May 19, 1981 The Board of County Commissioners approved your request for vacation (closing) of the drainage easement adjacent to Lots 15, 16, Block 1; Lots 3, 5, 9, Block 3; Lots 5, 6, 14, Block 4 Sunnymeade Subdivision and vacation of the north end of Noble Drive NE adjacent to Lots 5 & 6, Block 4, Sunnymeade Subdivision north of Bear Canyon Lane N.E.

If you have any questions concerning this matter, do not hesitate to call me at 766-7422. My office is at the Planning Division, Room 601, 400 Marquette, NW, Albuquerque, NM 87103.

Sincerely,

John R. Lucero,
County Planner

cc: Jerry Wooldridge, 700 Carliot Road, NE; 87113
C. A. and Normal Brizendine, 6713 Tokay NE; 87113
Jimmy Maddy, 6710 Tokay, NE; 87113
County Manager
County Zoning Administrator

JRL:edj

EXHIBIT A

PLAN/PLATS

ON

FILE

1 5 4 3